

CITY OF LAKE ELMO

RESOLUTION NO. 2014-45

A RESOLUTION APPROVING A PLANNED UNIT DEVELOPMENT CONCEPT PLAN FOR WILDFLOWER AT LAKE ELMO

WHEREAS, Robert Engstrom Companies, 4801 West 81st Street, #101, Bloomington, MN (“Applicant”) has submitted an application to the City of Lake Elmo (“City”) for a Planned Unit Development (PUD) Concept Plan, a copy of which is on file in the Lake Elmo Planning Department; and

WHEREAS, the proposed PUD Concept Plan is to allow the development of a 145-unit residential subdivision to be called Wildflower at Lake Elmo that will be located within the northern portion of the Village Planning Area, and will incorporate exceptions from the City’s Zoning Regulations as noted below; and

WHEREAS, the Lake Elmo Planning Commission held a public hearing on June 9, 2014 to consider the PUD Concept Plan; and

WHEREAS, on June 9, 2014 the Lake Elmo Planning Commission adopted a motion to recommend that the City Council approve the PUD Concept Plan with conditions; and

WHEREAS, the Lake Elmo Planning Commission submitted its report and recommendation to the City Council as part of a memorandum from the Planning Department dated June 17, 2014; and

WHEREAS, the City Council reviewed the recommendation of the Planning Commission concerning the PUD Concept Plan at its regular meeting on June 17, 2014.

NOW, THEREFORE, based upon the testimony elicited and information received, the City Council makes the following:

FINDINGS

- 1) That the procedure for obtaining approval of said PUD Concept Plan is found in the Lake Elmo City Code, Section 154.800.
- 2) That all the requirements of said City Code Section 154.800 related to the PUD Concept Plan have been met by the Applicant.
- 3) That the proposed PUD Concept Plan would allow the development of 145 single-family lots on a total site area of approximately 117 acres, roughly half of which would be preserved as open space. The Concept Plan includes the construction of a new parkway

entrance from 39th Street and would allow for the re-platting of a portion of Outlot P within the Fields of St. Croix Second Addition.

- 4) That the PUD Concept Plan would be located on property legally described in the attached Exhibit A.
- 5) That the proposed PUD Concept Plan includes the following exceptions from the underlying MDR – Urban Medium Density Residential Zoning District requirements:
 - a) The construction of streets that are 18 feet in width (and less than the City standard of 28 feet) to serve the rear portion of the courtyard homes in the southern portion of the subdivision.
 - b) The establishment of a minimum lot size of 6,000 square feet for the courtyard homes.
- 6) That the proposed General Concept Plan for a PUD:
 - a) Is consistent with the goals, objectives, and policies of the Comprehensive Plan and that the uses proposed are consistent with the V-MDR Village Medium Density Residential land use designation shown for the area on the official Comprehensive Land Use Plan.
 - b) Is consistent with the purpose of Section 150.800 et seq. of the City Code.
 - c) Complies with the development standards of Section 150.800 et seq. of the City Code.
- 7) That the proposed PUD will allow a more flexible, creative, and efficient approach to the use of the land than if the applicant was required to conform to the standards of the existing zoning districts on this property.
- 8) That the uses proposed in the PUD will not have an adverse impact on the reasonable enjoyment of neighboring property and will not be detrimental to potential surrounding uses.
- 9) That the PUD is of sufficient size, composition, and arrangement that construction, marketing, and operation are feasible as a complete unit, and that provision and construction of dwelling units and open space are balanced and coordinated.
- 10) That the PUD will not create an excessive burden on parks, schools, streets, and other public facilities and utilities, which serve or are proposed to serve the development.
- 11) That the PUD is designed in such a manner as to form a desirable and unified environment within its own boundaries.

CONCLUSIONS AND DECISION

1. Based on the foregoing, the Applicant's PUD Concept Plan for the development of a 145-unit residential subdivision to be called Wildflower at Lake Elmo is hereby approved, subject to the following:
 - a. The applicant shall submit a formal request to the City to remove the existing conservation easements over Outlot P of the Fields of St. Croix Second Addition. The concept plan must be revised if the City Council does not agree to the requested removal.
 - b. The proposed road providing a connection to 39th Street shall be included as part of the improvement plans for Wildflower at Lake Elmo.
 - c. The preliminary plat shall include landscape plans that incorporate additional screening and buffering of residential properties located to the east and northeast of Wildflower at Lake Elmo.
 - d. The Preliminary Plat will address all comments from the City Engineer in a letter to the City dated June 2, 2014. In particular, the preliminary development plans shall address the provision of public sewer and water to the subdivision.
 - e. The Comprehensive Plan Amendments related to Wildflower at Lake Elmo must be approved before the City can take action on a preliminary plat.
 - f. All storm water retention and infiltration areas must be dedicated to the City and platted as outlots on the preliminary plat unless otherwise directed by the City Engineer.
 - g. The developer shall define the purpose and use of the proposed streets, and specifically for those streets that do not meet current City engineering and design standards. All streets shall be dedicated for public use subject to any parking restrictions as recommended by the City Engineer.
 - h. The most southerly street running east and west shall be designed in accordance with the recommendations of the City Engineer.
 - i. A public trails must be located outside of wetland buffer zones.
 - j. The small residential area and cul-de-sac immediately east of Lake Elmo Avenue shall be provided with public sanitary sewer service.
 - k. The applicant shall secure all necessary permits from Washington County for the proposed access off of Lake Elmo Avenue North.
 - l. The developer shall work with the property owner immediately to the south of Wildflower at Lake Elmo concerning the proposed expansion of the existing Layton

Avenue right-of-way. The developer will also give consideration to adding a second access point to 39th Street.

- m. The developer shall submit a PUD plan as part of any future preliminary development plans. The City of Lake Elmo agrees to a reduced road right-of-way to serve the rear yards of the courtyard homes. The PUD Plan shall include all requested departures from City ordinances and development standards.
- n. The developer shall prepare a plan for ownership and management of the proposed conservation areas as part of preliminary PUD plans.
- o. The Fields of St. Croix Association will be added a party to all existing conservation easements within the Fields of St. Croix Second Addition as described in Open Space Easement documents associated with this subdivision dated February 28, 2000 and December 6, 2002.
- p. The Concept Plan shall be amended to incorporate all revisions proposed by the developer and presented at the June 9, 2014 Planning Commission meeting for additional screening and road adjustments immediately south of the Richard Smith property and to remove the eastern cul-de-sac within Outlop P of the Fields of St. Croix Second Addition near the Eischen property.

Passed and duly adopted this 17th day of June 2014 by the City Council of the City of Lake Elmo, Minnesota.

Mike Pearson, Mayor

ATTEST:

Adam Bell, City Clerk