

**CITY OF LAKE ELMO  
WASHINGTON COUNTY  
STATE OF MINNESOTA**

**RESOLUTION NO. 2014-74**

*A RESOLUTION APPROVING A PRELIMINARY PLAT FOR VILLAGE PARK PRESERVE*

**WHEREAS**, the City of Lake Elmo is a municipal corporation organized and existing under the laws of the State of Minnesota; and

**WHEREAS**, GWSA Land Development, LLC, 10850 Old County Road 15, Suite 200, Plymouth, MN, has submitted an application to the City of Lake Elmo (City) for a Preliminary Plat for a 104-unit single family subdivision on an approximately 64 acre parcel in the Village Planning Area (PIDs: 13.029.21.43.0004 and 13.029.21.44.0002) to be called Village Park Preserve, a copy of which is on file in the City of Lake Elmo Community Development Department; and

**WHEREAS**, the Lake Elmo Planning Commission held public hearing on September 8, 2014 to consider the Preliminary Plat request; and

**WHEREAS**, the Lake Elmo Planning Commission adopted a motion recommending approval of the Preliminary Plat subject to 13 conditions of approval; and

**WHEREAS**, the Lake Elmo Planning Commission has submitted its report and recommendation concerning the Preliminary Plat as part of a memorandum to the City Council from City Planner Nick Johnson for the September 16, 2014 Council Meeting; and

**WHEREAS**, the City Council reviewed the Preliminary Plat at its meeting held on September 16, 2014 and made the following findings of fact:

- 1) That the Village Park Preserve Preliminary Plat is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area conditioned upon receiving final approval for the Metropolitan Council for the Comprehensive Plan Amendment for the Holliday parcel.
- 2) That the Village Park Preserve Preliminary Plat complies with the City's LDR- Urban Low Density Residential zoning district.
- 3) That the Village Park Preserve Preliminary Plat complies with the City's Subdivision Ordinance.
- 4) That the Village Park Preserve Preliminary Plat meets other City zoning ordinances, such as landscaping, tree preservation, erosion and sediment control, and other ordinances, except where noted in the conditions of approval or the attachments to this report.

- 5) That the Village Park Preserve Preliminary Plat is consistent with the City's engineering standards provided the plans are updated to address the City Engineer's comments documented in a letter dated September 4, 2014.
- 6) That the Village Park Preserve Preliminary Plat provides effective and safe pedestrian facilities, providing access to Reid Park and a future connection to downtown Lake Elmo, contributing to a walkable community as guided by the Village Land Use Plan.
- 7) That the Village Park Preserve Preliminary Plat provides a significant expansion of Reid Park, as recommended by the Village Land Use Plan.
- 8) That the Village Park Preserve residential subdivision will allow for the completion of the Village Parkway minor collector road from 30<sup>th</sup> Street to Easton Village, providing a critical transportation improvement needed for the Village Planning Area.

**NOW, THEREFORE, BE IT RESOLVED THAT** the City Council does hereby approve the Village Park Preserve Preliminary Plat subject to the following conditions:

- 1) The Metropolitan Council must approve the Comprehensive Plan Amendment for the Holliday parcel in advance of the City's consideration of an application for Final Plat for the Village Park Preserve Subdivision.
- 2) In advance of Final Plat application, the applicant shall provide adequate title evidence satisfactory to the City Attorney.
- 3) All required modifications to the plans as requested by the City Engineer in a review memorandum dated September 4, 2014 shall be incorporated into the plans prior to consideration of a Final Plat.
- 4) The Preliminary Plat approval is conditioned upon the applicant meeting all minimum City standards and design requirements.
- 5) The developer shall follow all of the rules and regulations spelled out in the Wetland Conservation Act, and shall acquire the needed permits from Valley Branch Watershed District prior to the commencement of any grading or development activity on the site.
- 6) Related to the proposed storm water discharge to the south, the applicant must provide written permission from all property owners of the affected parcels located south of the proposed 30<sup>th</sup> Street culvert consenting to the discharge location, volume and rate(s) in advance of submitting Final Plat.
- 7) The applicant shall be responsible for the submission of final plans and the construction of all improvements within the 30<sup>th</sup> Street right-of-way as required by the City and further described in the review memorandum from the City Engineer dated September 4, 2014.
- 8) The applicant shall observe all right-of-way and other requirements included in a review memorandum from Washington County dated September 3, 2014.

- 9) The Landscape Plan shall be updated per the recommendations of the City's Landscape Consultant, describe in a memo dated September 4, 2014. Tree protection measures for trees intended to be saved according to the submitted Tree Survey must be included in the Final Landscape Plan.
- 10) The applicant must enter into a separate grading agreement with the City prior to the commencement of any grading activity in advance of final plat and plan approval. The City Engineer shall review any grading plan that is submitted in advance of a final plat, and said plan shall document extent of any proposed grading on the site.
- 11) The applicant shall install an additional row of trees in the rear of Lots 1-3, Block 1 to provide additional screening for the eastern boundary of the McLeod property to satisfy the condition of approval related to the requested Comprehensive Plan Amendment.
- 12) The developer shall obtain all required permits from Northern Natural Gas to perform construction work over the gas line that runs from north to south across this site.
- 13) The developer shall submit a letter from the Metropolitan Airports Commission agreeing to design of stormwater facilities acceptable to the City prior to submitting Final Plat application.

Passed and duly adopted this 16<sup>th</sup> day of September 2014 by the City Council of the City of Lake Elmo, Minnesota.

---

Mike Pearson, Mayor

ATTEST:

---

Adam Bell, City Clerk