

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

**RESOLUTION NO. 2015-60**

*A RESOLUTION APPROVING A FINAL PLAT AND FINAL PLANNED UNIT DEVELOPMENT  
(PUD) PLAN FOR THE WILDFLOWER AT LAKE ELMO PLANNED RESIDENTIAL  
DEVELOPMENT*

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

**WHEREAS**, Robert Engstrom Companies, 4801 West 81<sup>st</sup> Street, #101, Bloomington, MN has submitted an application to the City of Lake Elmo (“City”) for a Final Plat and Final PUD Plan for the Wildflower at Lake Elmo planned residential development, a copy of which is on file in the City of Lake Elmo Community Development Department; and

**WHEREAS**, the City approved the Wildflower at Lake Elmo General Concept Plan on June 17, 2014; and

**WHEREAS**, the City approved the Wildflower at Lake Elmo Preliminary Plat and Preliminary PUD Plan on April 7, 2015; and

**WHEREAS**, the proposed Wildflower at Lake Elmo Final Plat and Final PUD Plan includes 60 single family residential lots within a planned development on two parcels of land (PIDs: 12.029.21.32.0001 and 12.029.21.43.0013) in the Village Planning Area; and

**WHEREAS**, the Lake Elmo Planning Commission held public hearing on July 13, 2015 to consider the Final Plat and Preliminary PUD Plan request; and

**WHEREAS**, the Lake Elmo Planning Commission adopted a motion recommending approval of the Final Plat and Final PUD Plan subject to XX conditions of approval; and

**WHEREAS**, the Lake Elmo Planning Commission has submitted its report and recommendation concerning the Final Plat and Final PUD Plan as part of a memorandum to the City Council for the July 21, 2015 Council Meeting; and

**WHEREAS**, the City Council reviewed the Wildflower at Lake Elmo Final Plat and Final PUD Plan at its meeting held on July 21, 2015 and made the following findings of fact:

- 1) That all the requirements of City Code Section 153.07 related to the Final Plan and Final Plat have been met by the Applicant, with the exceptions noted in the staff report.
- 2) That the proposed Final Plat for Wildwood consists of the creation of 60 single-family detached residential structures and an open space/nature conservation area.

- 3) That the Wildflower Final Plat and Final PUD Plan is consistent with the Preliminary Plat and Plans as approved by the City of Lake Elmo on April 7, 2014.
- 4) That the Wildflower Final Plat and Final PUD Plan is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
- 5) That the Wildflower Final Plat generally complies with the City's Urban Medium Density Residential zoning district, with the exceptions as noted in the approved Preliminary PUD Plans.
- 6) That the Wildflower Final Plat complies with all other applicable zoning requirements, including the City's landscaping, storm water, sediment and erosion control and other ordinances, except as noted in this report or attachment thereof.
- 7) That the Wildflower Final Plat complies with the City's subdivision ordinance.
- 8) That the Wildflower Final Plat and Final PUD Plan complies with the City's Planned Unit Development Ordinance.
- 9) That the Wildflower Final Plat is consistent with the City's engineering standards with the exceptions noted by the City Engineer in his review comments to the City dated July 8, 2015 and as otherwise identified in future reviews.

**NOW, THEREFORE, BE IT RESOLVED THAT** the City Council does hereby approve the Wildflower at Lake Elmo Final Plat and Final PUD Plan subject to the following conditions:

- 1) The City Attorney shall review all proposed and existing conservation easements within the development area to ensure these easements will not encumber the City from installing and maintaining and the proposed public infrastructure (including storm water ponds and related improvements) over the City-owned outlots.
- 2) The developer shall provide easements for public access to all public trails and sidewalks that are not otherwise constructed within a public right-of-way. Any such easements shall be subject to review and approval by the City Attorney.
- 3) The developer shall dedicate additional right-of-way associated with the future extension of Prairieview Trail to accommodate the planned storm water improvements include with the first addition public improvements. This right-of-way shall extend to the westernmost limits of Outlot F.
- 4) The developer shall dedicate additional right-of-way associated with the future extension of Blazingstar Lane to accommodate the planned private driveway that will provide access to the exception parcel located north of Outlot G. The developer shall provide any

easements necessary to ensure that this access may be accommodated once the plat has been recorded.

- 5) Final grading, drainage, and erosion control plans, sanitary and storm water management plans, landscape plans, and street and utility construction plans shall be reviewed and approved by the City Engineer prior to the recording of the Final Plat. All changes and modifications to the plans requested by the City Engineer in a memorandum dated July 8, 2015 and any future reviews shall be incorporated into these documents before they are approved.
- 6) All recommended conditions of approval as requested by the City Engineer in his July 8, 2015 comment letter shall be incorporated by reference into the City's approval of the final plat and PUD plans.
- 7) Prior to the execution of the Final Plat by City officials, the Developer shall enter into a Developer's Agreement acceptable to the City Attorney and approved by the City Council that delineates who is responsible for the design, construction, and payment of the required improvements for the Wildflower Final Plat and Final Development Plans with financial guarantees therefore.
- 8) All easements as requested by the City Engineer and Public Works Department shall be documented on the Final Plat prior to the execution of the final plat by City Officials.
- 9) A Common Interest Agreement concerning management of the common areas of Wildflower and establishing a homeowner's association shall be submitted in final form to the Community Development Director before a building permit may be issued for any structure within this subdivision. The applicant shall also enter into a maintenance agreement with the City that clarifies the individuals or entities responsible for any landscaping installed in areas outside of land dedicated as public park and open space on the final plat.
- 10) The developer is encouraged to incorporate elements from the Lake Elmo Theming Study into the final design of the community mailboxes within Wildflower.
- 11) The applicant shall deed Outlots B, C, J, and K to the City upon recording of the final plat.
- 12) The final landscape plan shall be updated to address the review comments from the City's landscape architecture consultant.
- 13) The final construction plans shall be updated to include a trail connection along Lake Elmo Avenue between the existing trail outlet to Lake Elmo Avenue and the boundary between the Wildflower development and the property south of Wildflower.
- 14) The developer shall establish a legally binding agreement to prevent further residential or commercial development of all outlots planned for open space or conservation uses.

- 15) The developer shall provide a completed bituminous driveway connection to the Smith property at 11514 Stillwater Boulevard North as part of the improvements associated with Phase 1 of the development.
- 16) The developer shall complete the planting and removal work at the Eischen property at 11647 Stillwater Boulevard North as described in a private agreement between the developer and Eischen family as part of Phase 1 of the development.
- 17) The final plat shall be revised to incorporate street names that are consistent with the Washington County Street Naming System.

Passed and duly adopted this 21<sup>st</sup> day of July, 2015 by the City Council of the City of Lake Elmo, Minnesota.

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Mike Pearson, Mayor

ATTEST:

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Julie Johnson, City Clerk