

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

**RESOLUTION NO. 2015-065**

*A RESOLUTION APPROVING PRELIMINARY AND FINAL DEVELOPMENT PLANS  
FOR THE AUTO OWNERS INSURANCE BUILDING WITHIN  
THE EAGLE POINT BUSINESS PARK*

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

**WHEREAS**, Auto Owners Insurance Company, 6101 Anacapi Boulevard, Lansing, MI 48917, has submitted an application to the City of Lake Elmo (City) for preliminary and final plans for the Auto Owners Insurance Building to be located on a property which is legally defined as: Outlot A, HOA 2<sup>nd</sup> Addition, according to the recorded plat thereof, Washington County, Minnesota; and

**WHEREAS**, the lot is proposed to be platted as Lot 1, Block 1 of HOA 3<sup>rd</sup> Addition, a copy of which is on file in the City of Lake Elmo Planning and Zoning Department; and

**WHEREAS**, the City has agreed to conduct a simultaneous review of the preliminary and final PUD plans for the Auto Owners Insurance Building because the site has previously been platted and improved as a buildable lot within the Eagle Point Business Park and is appropriate because of the limited scale of the proposal; and

**WHEREAS**, the Lake Elmo Planning Commission held a public hearing on August 10<sup>th</sup>, 2015, to consider the preliminary and final development plans for the Auto Owners Insurance Building; and

**WHEREAS**, on August 10<sup>th</sup>, 2015, the Lake Elmo Planning Commission adopted a motion to recommend that the City Council approve the preliminary and final plan for the Auto Owners Insurance Building with conditions; and

**WHEREAS**, the Lake Elmo Planning Commission has submitted its report and recommendation concerning the preliminary and final development plans as part of a memorandum to the City Council from Community Development Director Kyle Klatt for the August 18<sup>th</sup>, 2015 Council Meeting; and

**WHEREAS**, the City Council reviewed the preliminary and final development plans for the Auto Owners Insurance Building at its meeting held on August 18<sup>th</sup>, 2015.

**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 Preliminary and Final PUD plans 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 Preliminary and Final PUD plans have been met by the Applicant.
- 3) That the proposed Preliminary and Final PUD Plans for the Auto Owners Insurance Building consists of an approximate 30,000 square foot structure which can eventually be expanded to 44,000 square feet, the building is one story tall, will be office use, and will provide 156 parking stalls (222 stalls following expansion) in accordance with plans and specifications submitted to the City, and will be located on property legal described as follows: Lot 1, Block 1, HOA 3<sup>rd</sup> Addition.
- 4) That the proposed PUD will allow a more flexible, creative, and efficient approach to the use of the land.
- 5) That the proposed PUD is in conformance with the Comprehensive Guide Plan for the City.
- 6) That the proposed PUD complies with the Lake Elmo Zoning District regulations for the BP – Business Park Zoning District.
- 7) That the proposed PUD complies with the development and design standards for the Eagle Point Business Park.
- 8) That the proposed PUD is consistent with the Lake Elmo Design Guidelines and Standards Manual, and specifically, the guidelines for business park development.
- 9) That the proposed PUD meets the identified objectives associated with a Planned Unit Development project as listed in Section 154.801 of the Lake Elmo Zoning Ordinance.

**NOW, THEREFORE, BE IT RESOLVED THAT** the City Council does hereby approve the Preliminary and Final PUD Plans for the Auto Owners Insurance Building subject to the following conditions:

- 1) The City Engineer shall approval all final easements prior filing of the final plat at Washington County.
- 2) The City Engineer shall work with the applicant to finalize all stormwater management plans to bring them into compliance with all applicable state and local regulations. If necessary, sub-surface BMPs shall be installed at the applicant's expense below the proposed parking areas so as not to change the overall site design.
- 3) A sidewalk connecting this property to the neighboring hotel/restaurant site shall be provided.
- 4) As signage has not been reviewed as part of this application, a future application for signage will be required.
- 5) Two (2) additional fire hydrants shall be added to the final design at the applicant's expense, and all easements for utilities as deemed necessary by the City Engineer shall be provided on the final plat prior to filing of the plat at Washington County.
- 6) Fire lanes, the FDC location and lockbox shall be added to the final plans in accordance with direction from the fire chief prior to issuance of a building permit.
- 7) Height of all lighting standards shall not exceed 30'.
- 8) Silt fencing and/or other erosion control BMPs as directed by the City Engineer should be shown at the construction limits with the future building permit application.
- 9) All necessary permits shall be provided to the City prior to issuance of a building permit.
- 10) A park dedication payment in the amount of \$13,215.60 shall be paid to the City prior to the issuance of a building permit for the proposed office building.
- 11) Access charges for municipal services (as may be applicable) shall be paid prior to the issuance of a building permit for the proposed office building.
- 12) All changes and modifications requested by the City Engineer in a memorandum dated August 7, 2015, shall be incorporated into the construction plans before they are approved for construction.
- 13) No construction work may commence on the project until Final Construction Plans for grading, drainage, and erosion control, site plans, utility plans, and storm water management plans have been updated and approved by the City Engineer and a preconstruction meeting has been held.

- 14) Prior to obtaining a building permit, the applicant shall enter into an agreement with the property to the west agreeing to take on that site's stormwater as identified by the proposed plans.
- 15) Final building plans shall provide additional roof articulation to bring the building further into compliance with the City's design standards.

Passed and duly adopted this 18<sup>th</sup> day of August, 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