

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

RESOLUTION NO. 2015-072

A RESOLUTION APPROVING A PRELIMINARY AND FINAL PLAT AND PRELIMINARY AND FINAL DEVELOPMENT PLANS FOR THE NORTHEAST METRO INTERMEDIATE SCHOOL DISTRICT 916 SCHOOL FACILITY 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, Northeast Metro Intermediate School District 916, 2540 County Road F East, White Bear Lake, MN, (Applicant) has submitted an application to the City of Lake Elmo (City) for a preliminary and final plat and preliminary and final PUD plans associated with a new public school facility for special needs students to be located on a property which is legally defined as: Outlot A, Eagle Point Business Park 7th Addition, according to the recorded plat thereof, Washington County, Minnesota; and

WHEREAS, the current lot is proposed to be replatted as Lot 1, Block 1 of Eagle Point Business Park 8th 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 plat and preliminary and final PUD plans for the Applicant's school facility because the site has previously been platted and improved as future 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 24, 2015, to consider the preliminary and final plat for Eagle Point Business Park 8th Addition and the preliminary and final PUD development plans for the school facility; and

WHEREAS, on August 24, 2015, the Lake Elmo Planning Commission adopted a motion to recommend that the City Council approve the preliminary and final plat for Eagle Point Business Park 8th Addition and the preliminary and final PUD plan for the school facility with conditions; and

WHEREAS, the Lake Elmo Planning Commission has submitted its report and recommendation concerning the Eagle Point Business Park 8th Addition preliminary and final plat and the preliminary and final development plans as part of a memorandum to the City Council from Community Development Director Kyle Klatt for the September 1, 2015 Council Meeting; and

WHEREAS, the City Council reviewed the Eagle Point Business Park 8th Addition preliminary and final plat and the preliminary and final development plans for school facility at its meeting held on August 18th, 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 Final Plat is found in the Lake Elmo City Code, Section 153.08.
- 2) That all the requirements of said City Code Section 153.07 related to the Final Plat have been met by the Applicant.
- 3) That the procedure for obtaining approval of said Preliminary and Final PUD plans is found in the Lake Elmo City Code, Section 154.800.
- 4) 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.
- 5) That the proposed Preliminary and Final PUD Plans for the Northeast Metro Intermediate School District 916 consists of an approximate 75,000 square foot public school facility for special needs students, and will provide 154 parking stalls in accordance with plans and specifications submitted to the City, and will be located on property legal described as follows: Lot 1, Block 1, Eagle Point Business Park 8th Addition.
- 6) That the proposed PUD will allow a more flexible, creative, and efficient approach to the use of the land.
- 7) That the proposed PUD is in conformance with the Comprehensive Guide Plan for the City.
- 8) The application is conforming to the standards and requirements for a PUD within the Eagle Point Business Park;
- 9) The building design largely employs guidance from the City's design standards including building placement, open space, landscaping, controlled parking lot lighting, high quality exterior materials and a cohesive architectural style;
 - a. The applicant has agreed to improve the building design through the addition of more parapet walls on all four sides of the building to bring the roofline into compliance with required design standards;

- b. The applicant has updated the lighting plan to eliminate the nonconforming illumination at the northern entry point;
- 10) Engineering design standards are being met or can be met via conditions; and
- 11) Review of the plan did not identify any environmental issues that cannot be addressed through the proposed design.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council does hereby approve the Eagle Point Business Park 8th Addition Preliminary and Final Plat and the Preliminary and Final PUD Plans for the Northwest Metro Intermediate School District 916 public school facility subject to the following conditions:

- 1) The City Engineer shall approve all final easements prior to consideration of the Preliminary & Final PUD Plan/Plat by Council.
- 2) All changes and modifications to the plans requested by the City Engineer in review memo dated 8/20/15 shall be incorporated into these final plans before they are approved.
- 3) 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.
- 4) All necessary permits from other State, Regional, or local agencies shall be provided to the City prior to issuance of a building permit.
- 5) Fire related conditions include:
 - a. FIRE HYDRANTS
 - i. Spacing – prior to filing of the final plat, the City Engineer must approve proposed spacing of fire hydrants after confirming proposed placements meet City requirements for commercial development.
 - ii. The hydrant on the East side of the property, currently identified as “FUTURE ADDITION,” shall be installed at the same time as all other fire hydrants.
 - b. The FDC (Fire Department Connection) location, Annunciator Panel location, lock box location, and lock box type shall all be approved by the Fire Chief prior to installation.
 - c. Fire lanes shall be identified with the Fire Chief, and all such lanes shall be marked by painted curbing and signage when constructed.

- 6) Height of all lighting standards shall not exceed 30'.
- 7) Silt fencing and/or other erosion control BMPs as directed by the City Engineer shall be shown at the construction limits with the future building permit application.
- 8) Telephone, electric, and/or gas service lines are to be placed underground in accordance with the provisions of all applicable City ordinances.
- 9) Design of both monument signs shall be brought into compliance with City standards for maximum sign size [thirty-two (32) square feet given the characteristics of the adjacent roadway].
- 10) A park dedication payment in the amount of \$50,938.86 shall be paid to the City prior to the issuance of a building permit for the proposed school 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 school building.
- 12) The final landscape plan be reviewed and approved by the City's consulting landscape architect prior to a building permit being issued.
- 13) Building plans shall be updated to include additional parapet walls on all four sides of the building to address an existing lack of roof articulation.
- 14) All exterior metal shall be painted or colored with earth tones which complement the other proposed siding materials for the building.

Passed and duly adopted this 1st day of September, 2015, by the City Council of the City of Lake Elmo, Minnesota.

Mike Pearson, Mayor

ATTEST:

Julie Johnson, City Clerk