

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

RESOLUTION NO. 2016-12

A RESOLUTION APPROVING THE LEGENDS OF LAKE ELMO CONCEPT PLAN

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

WHEREAS, Landucci Homes, Inc, 13230 20th Street Court North, Stillwater MN has submitted an application to the City of Lake Elmo (City) for Concept Plan for Legends of Lake Elmo, an Open Space Preservation Development, a copy of which is on file in the City of Lake Elmo Planning and Zoning Department; and

WHEREAS, the Lake Elmo Planning Commission held a public hearing on February 22, 2016 to consider the Concept Plan; and

WHEREAS, the Lake Elmo Planning Commission has submitted its report and recommendation concerning the Concept Plan as part of a memorandum to the City Council from Planning Director Stephen Wensman for the March 2, 2016 City Council meeting; and

WHEREAS, the Lake Elmo Planning Commission adopted a motion recommending approval of the Legends of Lake Elmo Concept Plan, dated January 25, 2016; and

WHEREAS, the Lake Elmo City Council reviewed the Concept Plan at its meeting held on March 2, 2016 and made the following findings of fact:

- a) The Concept Plan is consistent with the goals, objectives and policies of the Comprehensive Plan.
- b) The Concept Plan is consistent with the purpose of City Code, Section 150.175 *et seq.*
- c) The Concept Plan complies with the development standards of City Code, Section 150.175 *et seq.*

NOW, THEREFORE, BE IT RESOLVED THAT the City Council does hereby approve the Concept Plan for Legends of Lake Elmo, dated January 25, 2016 subject to the following conditions:

- 1) As part of any future preliminary plan application, the applicant shall:
 - (a) Articulate the details of the conservation easement that will be necessary to protect the open space within the OP development;
 - (b) Work with staff to establish special setbacks for all lots that could potentially allow construction within required buffer areas;

- (c) Provide parkland as may have been directed by the City Council during concept plan review;
- (d) Provide for the needed east/west trail along 50th Street North;
- (e) Provide detailed information on how the proposed public open space will be managed and maintained into the future;
- (f) Provide details of an HOA and outline its responsibilities for the maintenance of open space and recreational facilities.
- (g) Address all requirements of the City Engineer as listed in this report and the Engineer's memo on any future preliminary plan submittal.
- (h) Address other issues as may have been identified either in the staff report or at the public meetings to review the concept plan.
- (i) That the applicant work with the Heckers to provide a mutually agreeable plan providing screening and a driveway access to the Legends of Lake Elmo road for the commercial wedding ceremony venue.
- (j) That the applicant work with the Parks Commission on parks plans for this development and bring a recommendation to the Council prior to preliminary plat.

This resolution was adopted by the City Council of the City of Lake Elmo on this 2nd day of March, 2016.

Mike Pearson, Mayor

ATTEST:

Julie Johnson, City Clerk