



MAYOR AND COUNCIL COMMUNICATION

DATE: 5/17/16
CONSENT
ITEM #: 18
MOTION

AGENDA ITEM: Boulder Ponds 2nd Addition Final PUD and Final Plat
SUBMITTED BY: Stephen Wensman, Planning Director
REVIEWED BY: Emily Becker, City Planner
Jack Griffin, City Engineer

BACKGROUND:

OP4 Boulder Ponds, LLC is requesting approval of Boulder Ponds 2nd Addition Final PUD and Final Plat, the second phase of the Boulder Ponds residential development. The Planning Commission reviewed the Final PUD and Final Plat on April 25, 2016 and recommended approval with eight conditions.

ISSUE BEFORE COUNCIL:

Approval of the Final PUD and Final Plat of Boulder Ponds 2nd Addition.

PROPOSAL DETAILS/ANALYSIS:

The Planning Commission recommended approval of the Boulder Ponds 2nd Addition Final PUD and Final Plat with eight conditions. Since the Planning Commission review, OP4 Boulder Ponds has received approval for both Boulder Ponds and Boulder Ponds 2nd Addition landscape plans. The irrigation plans for Boulder Ponds 2nd Addition are still being reviewed. The Developer is currently reviewing the Landscape Maintenance and License Agreement, also a condition of Final Plat. The Developer has provided evidence to the City Attorney that it has a fee interest in the Plat. Evidence of Watershed approval and compliance with conditions has been met. There is no work to be performed within the BP pipeline area. As a result, the related conditions have been removed from the attached resolution of approval.

Staff is recommending approval of Boulder Ponds 2ND Addition Final Plat and Final PUD Plan based on the following findings:

- 1) That the Boulder Ponds 2nd Addition Final Plat and Final PUD Plan is consistent with the Preliminary Plat and Plans as approved by the City of Lake Elmo on September 16, 2014.
- 2) That the Boulder Ponds 2nd Addition Final Plat and Final PUD Plan is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.

- 3) That the Boulder Ponds 2nd Addition Final Plat generally complies with the City's Urban Low Density Residential zoning district, with the exceptions as noted in the approved Preliminary PUD Plans.
- 4) That the Boulder Ponds 2nd Addition 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.
- 5) That the Boulder Ponds 2nd Addition Final Plat complies with the City's subdivision ordinance.

FISCAL IMPACT:

The City will be asked to review a developer's agreement as a separate agenda item. The agreement will include a detailed accounting of any development costs that will be the responsibility of the City.

OPTIONS:

The Boulder Ponds 2nd Addition Final PUD and Final Plat are consistent with the Preliminary Plat approval and should be approved by the City Council.

RECOMMENDATION:

Staff and the Planning Commission recommend approval with the following motion:

“move to approve Resolution 2016-41 approving the Final PUD and Final Plat for Boulder Ponds 2nd Addition with 5 conditions”