

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

**RESOLUTION NO. 2017-029**

*A RESOLUTION APPROVING A FINAL PLAT AND FINAL PLANNED UNIT DEVELOPMENT  
(PUD) PLAN FOR INWOOD 5TH ADDITION PLANNED UNIT DEVELOPMENT*

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

**WHEREAS**, M/I Homes of Mpls./St. Paul/Hans Hagen Homes, 941 NE Hillwind Road, Suite 300, Fridley, MN has submitted an application to the City of Lake Elmo (“City”) for a Final Plat and Final PUD Plan for Inwood 5th Addition Planned Unit Development, a copy of which is on file in the City of Lake Elmo Planning Department; and

**WHEREAS**, the City approved the Inwood PUD General Concept Plan on September 16, 2014; and

**WHEREAS**, the City approved the Inwood Preliminary Plat and Preliminary PUD Plan on December 2, 2014 with 19 conditions; and

**WHEREAS**, the proposed Inwood 5th Addition Final Plat and Final PUD Plan includes 101 single family residential lots within the single family residential portion of the 157.2-acre Inwood planned unit development located in Stage 1 of the I-94 Corridor Planning Area; and

**WHEREAS**, the Lake Elmo Planning Commission held public hearing on March 13, 2017 to consider the Final Plat and Final 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 11 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 April 4, 2017 Council Meeting; and

**WHEREAS**, the City Council reviewed the Inwood 5<sup>th</sup> Addition Final Plat and Final PUD Plan at its meeting held on April 4, 2017 and made the following findings:

1. That all the requirements of City Code Section 153.08 related to the Final Plat have been met by the Applicant.
2. That the proposed Final Plat for Inwood 5<sup>th</sup> Addition consists of the creation of 101 single-family detached residential structures.

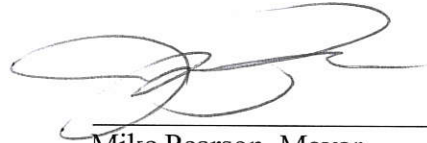
3. That the Inwood 5th Addition Final Plat is generally consistent with the Preliminary Plat and PUD Plans as approved by the City of Lake Elmo on December 2, 2014 with conditions.
4. That the Inwood 5th Addition Final Plat is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
5. That the Inwood 5th Addition Final Plat generally complies with the City's Urban Low Density Residential zoning district except as previously approved as part of the Inwood PUD.
6. That the Inwood 5<sup>th</sup> 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 previously approved as part of the Inwood PUD with conditions.
7. That the Inwood 5th Addition Final Plat complies with the City's subdivision ordinance.

**NOW, THEREFORE, BE IT RESOLVED THAT** the City Council does hereby approve the InWood 5th Addition Final Plat and Final PUD Plan subject to the following conditions:

1. All easements as requested by the City Engineer or Public Works Department shall be documented on the Final Plat prior to the recording of the final plat.
2. That Final grading, drainage, and erosion control plans, utility plans, sanitary and storm water management plans, street and utility construction plans and agreements shall be reviewed and approved by the City Engineer complying with all conditions/comments from the City Engineer's review memorandum dated February 15, 2017 prior to the recording of the final plat.
3. That 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 with financial guarantees therefore prior to recording of the final plat.
4. The applicant shall provide evidence that all conditions attached the South Washington Watershed District permit for the final plat have been met prior to the commencement of any grading/construction activity.
5. That the Landscape Plans shall be revised to address the Planning and Engineering review comments prior to recording the final plat.
6. That Outlots A, B, C, and D be dedicated to the City for stormwater purposes with the recording of the final plat.
7. A Common Interest Agreement concerning management of the common areas of Inwood 5th Addition and establishing a homeowner's association shall be submitted in final form to the Planning Director before a building permit may be issued for any structure within this subdivision.

8. The developer shall also enter into a landscape license agreement and 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.
9. The Developer shall provide 32 feet of right-of-way for 10th Street and observe all County requirements as specified in the Washington County review letter dated November 17, 2014 or any subsequent direction from the County.
10. The Island Trail/10th Street intersection must be reviewed and approved by Washington County. Improvements required by Washington County at the intersection shall be the responsibility of the developer and shall be incorporated into the final PUD plans.
11. The developer shall construct a multi-purpose trail along 10<sup>th</sup> Street between Island Trail to Inwood Avenue prior to issuance of building permits and the final PUD plans shall be updated showing the trail prior to recording the final plat.

Passed and duly adopted this 4th day of April, 2017 by the City Council of the City of Lake Elmo, Minnesota.



Mike Pearson, Mayor

ATTEST:



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Julie Johnson, City Clerk