

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

RESOLUTION NO. 2017-040

A RESOLUTION APPROVING A FINAL PLAT FOR EASTON VILLAGE 2ND ADDITION

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

WHEREAS, Chase Development, 2140 West County Road 42, Burnsville, MN has submitted an application to the City of Lake Elmo (“City”) for a Final Plat for Easton Village 2nd Addition Final Plat, a copy of which is on file in the City of Lake Elmo Planning Department; and

WHEREAS, the Easton Village Sketch Plan was reviewed by the Planning Commission on January 7, 2014 and approved by City Council on February 5, 2014; and

WHEREAS, the City approved the Easton Village Preliminary Plat subject to 21 conditions; and

WHEREAS, the proposed Easton Village 2nd Addition includes 19 single family residential lots within the Easton Village 217 unit residential development; and

WHEREAS, the Lake Elmo Planning Commission reviewed the Easton Village 2nd Addition Final plat at its April 24, 2017 meeting; and

WHEREAS, the Lake Elmo Planning Commission adopted a motion recommending approval of the Final Plat subject to 11 conditions of approval; and

WHEREAS, the Lake Elmo Planning Commission has submitted its report and recommendation concerning the Final Plat as part of a memorandum to the City Council for its May 2, 2017 meeting; and

WHEREAS, the City Council reviewed the Easton Village 2nd Addition Final Plat at its meeting held on May 2, 2017 and made the following findings:

- 1) That all the requirements of City Code Section 153.07 related to the Final Plan and Final Plat have been met by the Applicant.
- 2) That the proposed Final Plat for Easton Village consists of the creation of 19 single-family detached residential structures and the elimination of the trail from the cul-de-sac to Village Parkway.

- 3) That the Easton Village 2nd Addition Final Plat is generally consistent with the Preliminary Plat and Plans as approved by the City of Lake Elmo on July 15, 2014 and as amended to comply with conditions of preliminary plat approval with the exceptions of issues identified in the April 24, 2017 Staff report to the Planning Commission.
- 4) That the Easton Village 2nd Addition Final Plat is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
- 5) That the Easton Village 2nd Addition Final Plat complies with the City's Urban Low Density Residential zoning district regulations.
- 6) That the Easton Village 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 with the exception of issues identified in the April 24, 2017 Staff report to the Planning Commission.
- 7) That the Easton Village 2nd Addition Final Plat complies with the City's subdivision ordinance.
- 8) That the Easton Village 2nd Addition Final Plat is generally consistent with the City's engineering standards with the exception of necessary plan revisions outlined by the City Engineer in his review comments to the City dated April 12, 2017.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council does hereby approve the Easton Village 2nd Addition Final Plat subject to the following conditions:

- 1) Final grading, drainage, and erosion control plans, sanitary and storm water management plans, landscape plans, and street and utility construction plans shall be reviewed and approved by the City Engineer and applicable Staff prior to the recording of the Final Plat. All changes and modifications to the plans requested by the City Engineer in the memorandums addressing Easton Village 2nd Addition Final Plat and Easton Village 2nd Addition Construction Plan Review dated April 12, 2017 in the memo shall be incorporated into these documents before they are approved.
- 2) Prior to the execution of the Final Plat by City officials, 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 for the Easton Village 2nd Addition Final Plat with financial guarantees therefore.
- 3) All easements as requested by the City Engineer and Public Works Department shall be documented on the Final Plat prior to its execution by City Officials.
- 4) The Applicant shall submit an updated Landscape Plan that is consistent with Preliminary Landscape Plans; shows utility locations; shows irrigation plans; and includes the right-of-way area along Village Parkway. The updated plans will need to be approved by the City's Landscape Architect. A Landscape Maintenance Agreement will need to be provided for all City right-of-way areas.

- 5) Temporary easements for the temporary cul-de-sacs shall be executed and recorded on the City standard easement agreement form.
- 6) The applicant shall provide a disclosure statement to all first homeowners in the development advising of the airport and associated over-flights.
- 7) All builders shall be encouraged to incorporate interior noise reduction measures into single family residential structures within the subdivision based on the Metropolitan Council's Builder Guide.
- 8) The proposed access to Manning Avenue will be permitted as a temporary access until such time that the Village Parkway is connected to 30th Street or 5 years has passed from the date of final plat approval of the 1st Addition (March 23, 2020), whichever is longer. The developer's agreement for Easton Village shall include appropriate financial securities concerning the future cost for removal of the temporary access.
- 9) Approval by the Valley Branch Watershed District is needed for revised stormwater plans.
- 10) That the Preliminary Plat and Preliminary Plans be revised and approved by the City prior to accepting applications for future phases of the development for Final Plat.

Passed and duly adopted this 2nd day of May, 2017 by the City Council of the City of Lake Elmo, Minnesota.



Mike Pearson, Mayor

ATTEST:


Julie Johnson, City Clerk