

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

RESOLUTION NO. 2017-061

*RESOLUTION APPROVING A THE GWSA LAND DEVELOPMENT'S PARCEL A -
SCHILTGEN CONCEPT PUD PLANS*

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

WHEREAS, GWSA Land Development, 10850 Old County Road 15, Suite 200 Plymouth, MN 55441 submitted an application to the City of Lake Elmo (City) for a Concept PUD Plan for a 279 detached single family residential planned unit development on 99.12 acres, a copy of which is on file in the City of Lake Elmo Planning and Zoning Department; and

WHEREAS, notice has been published, mailed and posted pursuant to the Lake Elmo Zoning Ordinance, Section 154.102; and

WHEREAS, the Lake Elmo Planning Commission held public hearing on May 22, 2017 to consider the Concept PUD approval request; and

WHEREAS, the Lake Elmo Planning Commission adopted a motion recommending approval of the Concept PUD subject to 16 conditions of approval; and

WHEREAS, the Lake Elmo Planning Commission has submitted its report and recommendation concerning the Concept PUD as part of a memorandum to the City Council from the Planning Director for the June 6, 2017 Council Meeting; and

WHEREAS, the City Council reviewed the application at its meeting held on June 6, 2017 and made the following findings of fact:

1. That the PUD Concept Plan is consistent with the intent of the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
2. That the PUD Concept Plan complies with the general intent of the Village-Urban Low Density Residential zoning districts with PUD modifications.
3. That the PUD Concept Plan generally complies with the City's Subdivision regulations.
4. That the PUD Concept Plan is generally consistent with the City's engineering standards with exceptions as noted in the City Engineer's memorandum dated May 8, 2017.
5. The PUD Concept Plan meets the minimum requirement for a PUD including minimum lot area, open space and street layout.
6. The PUD Concept Plan meets more than one of the required PUD objectives identified in Section 154.751 including providing: 1) more adequate, usable, and suitably located open space and recreational amenities and other public facility than would otherwise be provided under conventional development techniques. 2) Preservation and enhancement

of important environmental features through careful and sensitive placement of buildings and facilities, and 3) Allowing the development to operate in concern with a redevelopment plan in certain areas of the City and to ensure the redevelopment goals and objective will be achieved.

7. The current concept PUD plan does not provide justification for a density bonus of more than 10 points under the City PUD Ordinance
8. The proposed green space buffers on the north and west are too narrow as shown
9. The Planning Commission is open to reducing the front yard setback for side loaded garages to 20 feet provided here is sufficient architectural detail on street facing facades.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council does hereby approve the Concept PUD Plans for Parcel A – Schiltgen prepared by GWSA Land Development subject to the following conditions:

1. That the future preliminary plat and preliminary PUD Plans submittal identify all requests for flexibility from the V-LDR zoning district.
2. That all comments of the City Engineer’s Memorandum dated May 8, 2017 be addressed with the future preliminary plat and preliminary PUD Plans submittal.
3. That a shoreland tier analysis be provided with the future preliminary plat and preliminary PUD Plans submittal with the required 50% protected open space.
4. That the developer provide trails as recommended by the Parks Commission.
5. That any approval be contingent on complying with Washington County’s requirements and requests pertaining to right-of-way, turn lanes and trail needs.
6. That the preliminary plat and preliminary PUD Plans submittal include a landscape and buffering plan to address open space overlay area requirements.
7. That 6 ft. sidewalks be provided on one side of all city streets.
8. That wetlands and wetland buffer areas be contained on outlots outside of lot areas.
9. That fees in lieu of park land dedication be provided as required by 153.14 with future final plat.
10. That the preliminary plat and preliminary PUD Plans submittal include a detailed subdivision phasing plan which includes a timeline for providing sanitary sewer to the Hamlet development.
11. That the preliminary plat and preliminary PUD Plans submittal include off-street parking for the proposed HOA clubhouse/pool area.
12. That the preliminary plat and preliminary PUD Plans submittal include a detailed architectural plan and clearly identify the various architecture styles and locations for them on the plans.
13. That the developer comply with any comments to be provided by the MnDNR.

14. That the side yard setbacks be 10 ft. / 5 ft. consistent with the V-LDR zoning district or as an alternate, 7.5 ft. /7.5 ft. on each side, including window wells being outside of utility easements.
15. That the Village Parkway design be carried through in this development with the southern road at least to the first street stub providing access to the south.
16. That the density shown in the concept plan is not presently justified, but may be considered with the preliminary plat submittal.

Passed and duly adopted this 6th day of June, 2017 by the City Council of the City of Lake Elmo, Minnesota.



Mike Pearson, Mayor

ATTEST:



Julie Johnson, City Clerk