

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

**RESOLUTION NO. 2017-089**

*A RESOLUTION APPROVING FINAL PLAT FOR NORTHPORT*

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

**WHEREAS**, Pulte Homes of MN LLC, 7500 Flying Cloud Drive, Suite 670, Eden Prairie, MN 55344 (“Applicant”) has previously submitted an application to the City of Lake Elmo (“City”) for a Final Plat for Northport; and

**WHEREAS**, on June 30, 2014, the Lake Elmo Planning Commission reviewed a General Sketch Plan of the property; and

**WHEREAS**, on July 15, 2014, the Lake Elmo City Council approved a Comprehensive Plan Amendment to re-guide PID# 13.029.21.44.0002 from Rural Area Development to Urban Low Density Residential; and

**WHEREAS**, on September 8, 2014, the Lake Elmo Planning Commission held a public hearing, reviewed and recommended approval of the Northport Preliminary Plat; and

**WHEREAS**, on September 16, 2014, the Lake Elmo City Council adopted Resolution 2014-74 approving the Preliminary Plat for a 104-unit single family subdivision, subject to 13 conditions; and

**WHEREAS**, on August 14, 2017, the Lake Elmo Planning Commission reviewed the Northport Final Plat and recommended approval subject to 24 conditions; and

**WHEREAS**, on September 5, 2017, the Lake Elmo City Council reviewed the Northport Final Plat 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 Northport consists of the creation of 36 single-family detached residential structures.
- 3) That the Northport Final Plat is generally consistent with the Preliminary Plat and Plans as approved by the City of Lake Elmo on September 16, 2014 and as amended to comply with conditions of preliminary plat approval with the exceptions of issues identified in the August 14, 2017 Staff report to the Planning Commission.
- 4) That the Northport Final Plat is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.

- 5) That the Northport Final Plat complies with the City's Urban Low Density Residential zoning district regulations.
- 6) That the Northport 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 August 14, 2017 Staff report to the Planning Commission.
- 7) That the Northport Final Plat complies with the City's subdivision ordinance.
- 8) That the Northport 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 regarding Preliminary Plans and 1<sup>st</sup> Addition Final Plat dated August 10, 2017.

**NOW, THEREFORE, BE IT RESOLVED THAT** the City Council does hereby approve the Northport of Lake Elmo Final Plat subject to the following conditions:

- 1) The Preliminary Plat and Plans shall be revised as requested by the City Engineer in the Northport Revised Preliminary Plans review memorandum dated August 10, 2017 and approved prior to resubmittal of Final Plat and Plans.
- 2) After approval of Preliminary Plat and Plans by the City, submitted 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 Northport 1<sup>st</sup> Addition Final Plat dated August 10, 2017 shall be incorporated into these documents before they are approved. Final Construction Plans and Specifications must be prepared in accordance with the City approved Preliminary Plans and in accordance with the City Engineering Design Standards Manual dated March 20, 2017 using City details, plan notes, and specifications.
- 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) All off-site easements as required and approved by the City Engineer and Public Works Director shall be documented on the Final Plat prior to release of the Final Plat for recording.
- 5) The Applicant shall enter into an agreement acceptable to the City Administrator that fully addresses reimbursement to the City, together with full security, to cover the costs for the future relocation of any storm sewer outfall pipe infrastructure and plunge pool, including right-of-way acquisition that will be required in conjunction with the CSAH 15 (Manning Avenue) 4-lane improvement project.
- 6) Outlots A, B, C (labeled H in revised preliminary plans), E and F (Stormwater) and C (Parkland) must be dedicated to the City as part of the Final Plat. City ownership of the outlots must be noted in the final construction plans.

- 7) Final Construction Plans must include a detailed phasing plan for all infrastructure components and the plans must be prepared to clearly delineate between improvements to be completed with the 1<sup>st</sup> Addition and the improvements to be completed with future additions.
- 8) No construction for Northport 1<sup>st</sup> Addition may begin until the applicant has received City Engineer and City Planner approval for the revised Preliminary Plans and Final Construction Plans and Specifications; the applicant has obtained and submitted to the City all applicable permits, easements and permissions needed for the project; and a preconstruction meeting has been held by the City's engineering department.
- 9) The Final Plat shall not be recorded until final construction plan approval has been granted.
- 10) Northport 1<sup>st</sup> Addition includes trunk watermain (12-inch diameter) pipe oversizing. Payment for pipe oversizing from the City standard 8-inch pipe should be addressed as part of the development agreement. It is recommended that the City request sanitary sewer pipe oversizing to be stubbed to the Village Parkway/30<sup>th</sup> Street North intersection.
- 11) 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 Northport Final Plat with financial guarantees therefore.
- 12) The Landscape Plans must be updated and approved by the City's Landscape Architect. These plans shall include the additional row of trees as required by a condition of Preliminary Plat approval.
- 13) The Landscape Plans for the 1<sup>st</sup> Addition shall not include landscaping within Outlot C so as to not interfere with any amendments needed to Infiltration Area #1SE to accommodate potential development of the McLeod parcel. Landscape Plans for Outlot C shall not be submitted until the last phase of the development.
- 14) A Landscape License Agreement shall be executed for the maintenance of City outlots and right-of-ways prior to release of the final plat by City Officials.
- 15) The applicant shall provide a disclosure statement to all first homeowners in the development advising of the airport and associated over-flights, and 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.
- 16) The Applicant shall obtain a letter from Washington County that sufficient right-of-way along CSAH 15/Manning Avenue and at the intersection of 30th Street, as this is programmed for a traffic signal and additional turn lanes in the future; a right-of-way permit be obtained for any work in the CSAH 15/Manning Avenue right-of-way; a drainage report and calculations be submitted to Washington County along with written conclusions that the volume and rate of stormwater run-off into the county right-of-way will not increase as part of the project; and access control must be dedicated to Washington County along CSAH 15/Manning Avenue.
- 17) The Preliminary and Final Plans shall be updated to adhere to the most recent Village Parkway design standards as adopted by the City.

- 18) The Applicant shall construct a trail as shown on the Preliminary Plans dated August 31, 2017 within Outlot C in addition to the required park dedication.
- 19) The Village Parkway trail and sidewalk shall be extended further south to standard intersection location (30<sup>th</sup> Street Boulevard alignment). A crosswalk on Village Parkway between the sidewalk and trail shall be added, and pedestrian ramps for 30<sup>th</sup> Street crossing shall be aligned for trail connection to existing 30<sup>th</sup> Street trail.
- 20) The Applicant shall provide the City with a copy of the Northern Natural Gas permit and abide by any conditions of approval.
- 21) The developer shall follow all of the rules and regulations spelled out in the Wetland Conservation Act.
- 22) The site plan is subject to a storm water management plan meeting State, Valley Branch Watershed District (VBWD) and City rules and regulations. Specifically, the Applicant shall obtain approval from the VBWD for revised plans. Storm water and storm sewer facilities proposed as part of the site plan to meet State and VBWD permitting requirements must be constructed in accordance with the City Engineer Design Standards.
- 23) Street names on the Preliminary Plans and Final Plat shall be consistent with the City's street naming policy, removing the names Linden Avenue North and Lilac Avenue North and change 31<sup>st</sup> Street North to Upper 31<sup>st</sup> Street North.
- 24) Outlot D shall be dedicated to the City prior to recording of the plat, with the City providing documentation agreeing that this land may be used for parkland dedication for a future development.

Passed and duly adopted this 5<sup>th</sup> day of September, 2017 by the City Council of the City of Lake Elmo, Minnesota.



Mike Pearson, Mayor

ATTEST:



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Julie Johnson, City Clerk