

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

RESOLUTION NO. 2018-008

*A RESOLUTION APPROVING FAIRFIELD INN FINAL PLANNED UNIT DEVELOPMENT
PLANS*

WHEREAS, Central Design Group LLC, 200 Old 63 South Suite 305, Columbia, MO 65201 (“Applicant”) has submitted an application to the City of Lake Elmo (“City”) for approval of Final Planned Unit Development (PUD) Plans for a Fairfield Inn; and

WHEREAS, the Lake Elmo Planning Commission held a Public Hearing on January 22, 2018 to consider the Final PUD Plans for the Fairfield Inn Hotel; and

WHEREAS, the City Council reviewed the recommendation of the Planning Commission and the proposed Fairfield Inn Final PUD Plans at a meeting on February 7, 2018; and

NOW, THEREFORE, based upon the testimony elicited and information received, the City Council makes the following:

FINDINGS

- 1) That the Applicant has submitted all application requirements outlined in Sections 154.759 for Final PUD Plans.
- 2) That the Final PUD Plans for Lot 1, Block 1, HOA 2nd Addition is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
- 3) That the proposed Final PUD Plans generally comply with the Lake Elmo Zoning District regulations for the BP – Business Park Zoning District.
- 4) That the proposed Final Plat for Lot 1, Block 1, HOA 2nd Addition meets other City zoning ordinances, such as landscaping, tree preservation, erosion and sediment control, and other ordinances, except as noted below. Requested PUD flexibility is being requested for:
 - a) Off-Street Loading: Allowing development with no off-street loading area as required by the Off-Street Loading Area Code 154.211.
 - b) Impervious Surface: Allowing 49.6% impervious surface when 30% is required by the Shoreland Ordinance 154.800.
- 5) That the Fairfield Inn Final Plat and PUD Plans will not conflict with nearby land uses.

- 6) The proposed Final PUD Plans generally adhere to the City's engineering standards provided all the comments outlined in the City engineers report dated 1/2/2018 are addressed.
- 7) Complies with the development and design standards for the Eagle Point Business Park.
- 8) Is consistent with the Lake Elmo Design Guidelines and Standards Manual, and specifically, the guidelines for business park development.
- 9) Meets the identified objectives associated with a Planned Unit Development project as listed in Section 154.751 of the Lake Elmo Zoning Ordinance.
- 10) The development meets at least one of the identified objectives outlined in section 154.751 of the PUD development regulations Chapter.

CONCLUSIONS AND DECISION

Based on the foregoing, the Applicants' application for Final and PUD Plans, subject to the following conditions of approval:

- 1) That the parking lot screening and landscaping shall be established and maintained per the landscape screening requirements in 154.258, be free of refuse, and be guaranteed for two years and the planting shall be replaced if the material dies before the second year.
- 2) All required conditions and modifications to the plans as requested by the City Engineer in a review letter dated 1/2/2018 shall be incorporated into the plans prior to approval of a building permit. Including the dedication of easements
- 3) That the Fire Chief's and Building Official's comments outlined below from their letter dated 12/21/17 be incorporated into the plans prior to final approval:
 - a. The existing fire hydrants as shown will not be adequate for coverage on the site. The proposed location for the Fire Department Connection will ultimately dictate a final location for one of the needed hydrants and there will need to be a hydrant located on the north end of the site for sure. There will also need to be a hydrant located on the property side of the round-a-bout, the hydrant currently located across the drive lane does not provide a viable use as hose laid from this hydrant will then block the drive lane entry from further emergency vehicle access.
 - b. The rear of the site has very limited access, there is an assemble area proposed on the back with a fire pit and access is very limited. With a 4 story residential building like this, there is a need for wider access/walkway. There is a proposed hard surface around the back of the building but the hard surface will need to be wider, without emergency vehicle access ability, the hard surface will need to be wide enough to accommodate the ability for emergency personnel to deploy hand ladders for emergency rescue operations.

- c. The ability for apparatus to access and maneuver in and around the site is another issue that needs review, typically the engineering review will verify adequate access including turn radius for emergency vehicle access.
 - d. There are other architectural/code review items that will arise once the project reaches the plan review stage.
- 4) The applicant comply with all conditions of the South Washington Watershed District permit 17-003 issued on December 12, 2017.
 - 5) The applicant shall enter into a maintenance agreement with the City concerning the storm water infiltration areas prior to the issuance of a building permit.
 - 6) The applicant shall secure a sign permit for all signage associated with the medical building. Staff shall review all such signs for conformance with the Eagle Point Business Park Design and Development Standards and the City sign code.
 - 7) That the Applicant enter in to a site work agreement with the City for all work within the public right-of-way.
 - 8) That a permit be secured for demolition of the existing Eagle Park Business Park development sign if it is lit or electrified.
 - 9) That the exterior materials and colors are consistent with what is outlined in the Business Park Design Standards

Passed and duly adopted this 7th day of February, 2018 by the City Council of the City of Lake Elmo, Minnesota.



Mike Pearson, Mayor

ATTEST:



Julie Johnson, City Clerk