

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

RESOLUTION NO. 2018-025

*A RESOLUTION APPROVING A FINAL PLAT AND FINAL PLANNED UNIT DEVELOPMENT
(PUD) PLAN FOR THE WILDFLOWER AT LAKE ELMO 3RD ADDITION PLANNED
RESIDENTIAL DEVELOPMENT*

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

WHEREAS, Robert Engstrom Companies, 4801 West 81st Street, #101, Bloomington, MN has submitted an application to the City of Lake Elmo (“City”) for a Final Plat and Final PUD Plan for the Wildflower at Lake Elmo 3rd Addition planned residential development, a copy of which is on file in the City of Lake Elmo Community Development Department; and

WHEREAS, the City approved the Wildflower at Lake Elmo General Concept Plan on June 17, 2014; and

WHEREAS, the City approved the Wildflower at Lake Elmo Preliminary Plat and Preliminary PUD Plan on April 7, 2015; and

WHEREAS, the proposed Wildflower at Lake Elmo 3rd Addition Final Plat and Final PUD Plan includes 25 single family residential lots within a planned development on Outlot O, Wildflower at Lake Elmo; and

WHEREAS, the Lake Elmo Planning Commission held public hearing on March 12, 2018 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 9 conditions of approval on March 12, 2018; 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 March 20, 2018 Council Meeting; and

WHEREAS, the City Council reviewed the Wildflower at Lake Elmo 3rd Addition Final Plat and Final PUD Plan at its meeting held on March 20, 2018 and made the following findings of fact:

- 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, with the exceptions noted in the staff report.

- 2) That the proposed Wildflower at Lake Elmo 3rd Addition Final Plat consists of the creation of 25 single-family detached residential structures.
- 3) That the Wildflower at Lake Elmo 3rd Addition Final Plat and Final PUD Plan is consistent with the Preliminary Plat and Plans as approved by the City of Lake Elmo on April 7, 2014.
- 4) That the Wildflower at Lake Elmo 3rd Addition Final Plat and Final PUD Plan is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
- 5) That the Wildflower at Lake Elmo 3rd Addition Final Plat generally complies with the City's Urban Medium Density Residential zoning district, with the exceptions as noted in the approved Preliminary PUD Plans.
- 6) That the Wildflower at Lake Elmo 3rd 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 noted in this report or attachment thereof.
- 7) That the Wildflower at Lake Elmo 3rd Addition Final Plat complies with the City's subdivision ordinance.
- 8) That the Wildflower at Lake Elmo 3rd Addition Final Plat and Final PUD Plan complies with the City's Planned Unit Development Ordinance.
- 9) That the Wildflower at Lake Elmo 3rd Addition Final Plat is consistent with the City's engineering standards with the exceptions noted by the City Engineer in his review comments to the City dated March 1, 2018 and as otherwise identified in future reviews.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council does hereby approve the Wildflower at Lake Elmo 3rd Addition Final Plat and Final PUD Plan subject to the following conditions:

- 1) The comments in the City Engineer's review memorandum dated March 1, 2018 shall be addressed prior to releasing the plat for recording. Final construction plans shall be reviewed and approved by the City Engineer prior to the recording of the Final Plat. All changes and modifications to the plans requested by the City Engineer in a memorandum dated March 1, 2018 and any future reviews 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 Wildflower at Lake Elmo 3rd Addition Final Plat and Final PUD Development Plans 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 the execution of the final plat by City Officials.
- 4) A Common Interest Agreement concerning management of the common areas of Wildflower at Lake Elmo 3rd Addition and establishing a homeowner's association shall be submitted in final form to the Community Development Director before a building permit may be issued for any structure within this subdivision.
- 5) The applicant shall also enter into a landscape license/public art agreement and maintenance agreement with the City that clarifies the individuals or entities responsible for any landscaping and public art installed in areas outside of land dedicated as public park and open space on the final plat.
- 6) The landscape plan shall be reviewed and approved by the City prior to releasing the final plat for recording.
- 7) Street signs and no parking signs shall be installed on City Streets within the development prior to any building permits being issued.
- 8) Street names shall be given the suffix "N" prior to recording of final plat.
- 9) That the Developer adhere to the Alley Snow and Ice Removal Agreement regarding snow and ice removal from the Courtyard Alleys.

Passed and duly adopted this 20th day of March, 2018 by the City Council of the City of Lake Elmo, Minnesota.



Mike Pearson, Mayor

ATTEST:



Julie Johnson, City Clerk