

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

RESOLUTION NO. 2018-081

A RESOLUTION APPROVING A FINAL PLAT FOR NORTHPORT 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, Pulte Homes of MN, LLC, 7500 Flying Cloud Drive, Ste 670, Eden Prairie, MN 55344, has submitted an application to the City of Lake Elmo (“City”) for a Final Plat for Northport 2nd Addition Final Plat, a copy of which is on file in the City of Lake Elmo Planning Department; 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 Village Park Preserve 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 September 5, 2017, the Lake Elmo City Council adopted Resolution 2017-089 approving the Final Plat for Northport 1st Addition; and

WHEREAS, the Lake Elmo Planning Commission reviewed the Northport 2nd Addition Final plat at its July 9, 2018 meeting; and

WHEREAS, the Lake Elmo Planning Commission adopted a motion recommending approval of the Final Plat subject to 13 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 July 17, 2018 meeting; and

WHEREAS, the City Council reviewed the Northport 2nd Addition Final Plat at its meeting held on July 17, 2018 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 2nd Addition consists of the creation of 29 single-family detached residential structures.
- 3) That the Northport 2nd Addition 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 on September 6, 2017.
- 4) That the Northport 2nd Addition Final Plat is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
- 5) That the Northport 2nd Addition Final Plat complies with the City's Urban Low Density Residential zoning district regulations.
- 6) That the Northport 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 July 9, 2018 Staff report to the Planning Commission.
- 7) That the Northport 2nd Addition Final Plat complies with the City's subdivision ordinance.
- 8) That the Northport 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 regarding Northport 2nd Addition Final Plat dated July 2, 2018.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council does hereby approve the Northport 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 Northport 2nd Addition Final Plat dated July 2, 2018 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.
- 2) 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. A drainage and utility easement should be dedicated over all of Outlot A.

- 3) The Northport 2nd Addition final plat shall include an outlet to be called Outlot B including the Pond #4SE to be dedicated to the City for ongoing operation and maintenance.
- 4) Final plat approval shall be contingent upon either removing Lot 10, Block 2 and Lot 1, Block 3, or adding a temporary cul-de-sac per City detail 807B at the street termination point for Upper 31st Street North.
- 5) No building permits, including model home permits, may be accepted and issued by the City until for the 2nd Addition until all grading and storm water facilities are fully completed and verified by as-built shots for all Northport preliminary plan areas, including final grading adjacent to Easton Village, the storm sewer outfall pipe south of 30th Street, the construction of 30th Street box culvert extension, and the 30th Street turn lane improvements.
- 6) Final plat approval shall be contingent on the plans including a bituminous trail connection to Reid Park.
- 7) 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.
- 8) 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 Village Park Preserve Final Plat with financial guarantees therefore.
- 9) The Landscape Plans must be updated plans and approved by the City's Landscape Architect. All utility conflicts must be removed.
- 10) A Landscape License Agreement shall be executed for the maintenance of right-of-ways prior to release of the final plat by City Officials.
- 11) 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.
- 12) The Applicant shall provide the City with a copy of the Northern Natural Gas permit and abide by any conditions of approval.
- 13) The developer shall follow all of the rules and regulations spelled out in the Wetland Conservation Act.

Passed and duly adopted this 17th day of July, 2018 by the City Council of the City of Lake Elmo, Minnesota.



Mike Pearson, Mayor

ATTEST:



Julie Johnson, City Clerk