

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

**RESOLUTION NO. 2019 - 026**

***RESOLUTION APPROVING THE LEGACY AT NORTH STAR 2<sup>ND</sup> ADDITION FINAL  
PLAT AND PLANNED UNIT DEVELOPMENT (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 Final Plat and Planned Unit Development Plan for 74 detached single family lots as the second phase of a 266 detached single family residential planned unit development on 98.93 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 March 25, 2019 to consider the Final Plat and PUD Plans; and

**WHEREAS**, the Lake Elmo Planning Commission adopted a motion recommending approval of the Final Plat and PUD Plans subject to conditions of approval; and

**WHEREAS**, the Lake Elmo Planning Commission has submitted its report and recommendation concerning the Final Plat and PUD Plans as part of a memorandum to the City Council from the Planning Director for the April 16, 2019 City Council Meeting; and

**WHEREAS**, the City Council reviewed the application at its meeting held on April 16, 2019 and made the following findings:

1. That the applicant has met all the requirements of City Code Section 153.10 related to the Final Plat and Final Plat.
2. That the proposed Final Plat and PUD Plans for Legacy at North Star 2<sup>nd</sup> Addition consist of the creation of 74 single-family detached residential structures.
3. That the Legacy at North Star 2<sup>nd</sup> Addition Final Plat and PUD Plans are generally consistent with the Preliminary Plat and PUD Plans as approved by the City of Lake Elmo on February 20, 2018 by Resolution 2018-013.
4. That the Legacy at North Star 2<sup>nd</sup> Addition Final Plat and PUD Plans are consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area with an allowed

- d. Connection of sewer to Hamlet on Sunfish Lake Development (5 points).
  - e. Provision of private park amenities including a clubhouse, tot lot, and pool (5 points).
13. That the proposed PUD will allow a more flexible, creative, and efficient approach to the use of the land, and will specifically relate to existing zoning district standards in the following manner (with exceptions as noted):

a. Lot Dimensions and Bulk Building Requirements

	Villa Lots	Interior Single Family	Exterior Single Family
Minimum Lot Width	55 ft.	55 ft.	65 ft.
Minimum Lot Area	6,600 sq. ft.	6,840 sq. ft.	8,090 sq. ft.
Minimum Front Yard Setback	15 ft.	25 ft.	25 ft.
Minimum Side Yard Setback	7 ft./8 ft.	7 ft./8 ft.	10 ft./5 ft. or 7.5 ft./7.5 ft.
Maximum Impervious Surface	50%	45%	45%

**NOW, THEREFORE, BE IT RESOLVED THAT** the City Council does hereby approve the Legacy at North Star 2<sup>nd</sup> Addition Final Plat and PUD Plans 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 before the recording of the Final Plat. All changes and modifications to the plans requested by the City Engineer in the memorandum addressing Legacy at North Star Second Addition Final Plat and PUD Plans dated March 19, 2019 shall be incorporated into these documents before the City will review and approve the plans.
2. All easements as requested by the City Engineer and Public Works Department shall be documented on the Final Plat before its execution by City Officials.
3. Final Plat approval is contingent upon the temporary cul-de-sac along 38<sup>th</sup> Trail North extending fully beyond Lot 3, Block 6 for the 2<sup>nd</sup> Addition, or that Lot 3, Block 6 is removed from the 2<sup>nd</sup> Addition Plat. The temporary cul-de-sac cannot encroach on a lot proposed for platting.
4. If applicable, the Final Plat be contingent upon the City receiving separate drainage and utility easements in the City's standard form of easement agreement for all off-site development improvements (beyond the plat limits). All off-site easements must be clearly shown on the street,

16. That the development utilize Traditionaire LED Downlights from Xcel Energy for the development in lieu of the Street Light Type/Pole of Acorn with aluminum pole (all black) indicated in the City's Engineering Standards and that streetlights be located only at intersections and ends of cul-de-sacs.

Passed and duly adopted this 16<sup>th</sup> day of April, 2019 by the City Council of Lake Elmo, Minnesota.



Mike Pearson, Mayor

ATTEST:



Julie Johnson, City Clerk