

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

RESOLUTION NO. 2019-052

***RESOLUTION APPROVING THE FRISBEE PROPERTIES 39TH STREET SENIOR
HOUSING CONCEPT 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, Mathew Frisbee, representing Ayers and Associates, submitted an application to the City of Lake Elmo (City) for a Concept PUD Plan for a 60 unit, senior rental housing residential planned unit development on a 5 acre site on the north side of 39th Street North to be known as the 39th Street Senior Housing, a copy of which is on file in the City of Lake Elmo Planning Department; and

WHEREAS, notice was 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 July 8, 2019 to review and consider the Concept PUD approval request; and

WHEREAS, the Lake Elmo Planning Commission adopted a motion recommending to the City Council approval of the Concept PUD subject to 11 conditions of approval; and

WHEREAS, the Lake Elmo Planning Director submitted a report and recommendation about the Concept PUD as part of a memorandum to the City Council for the July 16, 2019 City Council Meeting; and

WHEREAS, the City Council reviewed the Concept PUD application for the 39th Street Senior Housing at its meeting held on July 16, 2019 and made the following findings of fact:

1. That the PUD Concept Plan meets the general intent of the Village Mixed Use Land Use designation in the Comprehensive Plan and the Village Mixed Use zoning district with PUD modifications.
2. That the PUD Concept Plan generally complies with the City's Subdivision regulations.
3. That the PUD Concept Plan is generally consistent with the City's engineering standards with exceptions as noted in the City Engineer's memorandum dated July 1, 2019.
4. The PUD Concept Plan meets the minimum requirement for a PUD including minimum lot area, open space and street layout.
5. The PUD Concept Plan meets more than one of the required PUD objectives identified in Section 154.751 including providing: innovation in land development techniques that may be more suitable for a given parcel than conventional approaches; provision of a more adequate,

usable, and suitably located open space, recreational amenities and other public facilities than would otherwise be provided under conventional land development techniques; accommodation of housing of all types with convenient access to employment opportunities and/or commercial facilities; and especially to create additional opportunities for senior and affordable housing; coordination of architectural styles and building forms to achieve greater compatibility within the development and surrounding land uses; and higher standards of site and building design than would otherwise be provided under conventional land development.

~~**NOW, THEREFORE, BE IT RESOLVED THAT**~~ the City Council does hereby approve the Concept PUD Plans for the 39th Street Senior Housing development as prepared by Mathew Frisbee for Ayers and Associates subject to the following conditions:

1. That the applicant prepare any future preliminary plat and preliminary PUD plans showing all of the site perimeter property lines - including any revisions for any additional right-of-way or easements that may be needed for 39th Street.
2. That the future preliminary plat and preliminary PUD Plans submittal identify all requests for flexibility from the Zoning Code.
3. That the applicant address all comments in the City Engineer's Memorandum dated July 1, 2019 with the future preliminary plat and preliminary PUD Plans submittal. These include having only one driveway for the site and managing all storm water on the site.
4. That the Preliminary Plat and PUD Plans submittal include a complete tree inventory and tree preservation/replanting and landscape and screening plans to be reviewed and approved by the City's Landscape Architect.
5. That the Preliminary Plat and PUD Plans submittal include accurate open space and impervious surface calculations.
6. That the developer provide fees in lieu of park land dedication as required by the City Code.
7. That the preliminary plat and preliminary PUD Plans submittal include detailed architectural plans for all the proposed buildings.
8. The applicant receive a permit from the Valley Branch Watershed District for the construction of the proposed development.
9. That all comments of the Fire Chief be addressed with any future preliminary plat plans and preliminary PUD plan submittal.
10. That all comments of the Building Official be addressed with any future preliminary plat plans and preliminary PUD plan submittal.
11. That the proposed sidewalk to Arbor Glen be revised to minimize the potential pedestrian conflicts for those attempting to cross the existing driveways on that site.

Passed and duly adopted this 16th day of July, 2019 by the Lake Elmo Minnesota City Council.



Mike Pearson, Mayor

ATTEST:



Julie Johnson, City Clerk