

CITY OF LAKE ELMO
WASHINGTON COUNTY
STATE OF MINNESOTA
RESOLUTION NO. 2019-073

***RESOLUTION APPROVING THE UNITED PROPERTIES APPLEWOOD 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, Jennifer Mason, representing United Properties, submitted an application to the City of Lake Elmo (City) for a Concept PUD Plan for a 100 unit, senior cooperative housing residential planned unit development on a 11.7 acre site on the southeast corner of Eagle Pointe Boulevard and Hudson Boulevard to be known as Applewood Pointe, 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 September 9, 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 13 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 October 1, 2019 City Council Meeting; and

WHEREAS, the City Council reviewed the Concept PUD application for the Applewood Pointe Senior Housing at its meeting held on October 1, 2019 and made the following findings of fact:

1. That if the City amends Lake Elmo Comprehensive Plan and Land Use Map to re-guide the site of this PUD from BP (business park) to MU-BP (mixed use business park) or to HDR (urban high density residential), the PUD concept plan would be consistent with the intent of the Lake Elmo Comprehensive Plan and Future Land Use Map for the area.
2. That the PUD Concept Plan will meet the general intent of the High Density Residential Land Use designation in the Comprehensive Plan (with a Comprehensive Plan amendment) and the High Density Residential zoning district with PUD modifications.
3. That the PUD Concept Plan generally complies with the City's Subdivision regulations.

4. 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 September 3, 2019.
5. The PUD Concept Plan meets the minimum requirement for a PUD including minimum lot area, open space and street layout.
6. The PUD Concept Plan meets the allowed density requirement provided the Comprehensive Plan's Land Use Map is amended to re-guide this site from Business Park to Mixed Use Business Park or to Urban High Density Residential.
7. 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 technique.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council does hereby approve the Concept PUD Plans for the Applewood Pointe Senior Housing development as prepared by LSE Architects for United Properties subject to the following conditions:

1. That the applicant request and the City approve a Comprehensive Plan Amendment to amend the City's Land Use Plan to re-guide the property from BP (business park) to MU-BP (mixed use business park or to HDR (high density residential).
2. That the future preliminary plat and preliminary PUD plans would be for the parcel with the PID #33.029.21.44.0009.
3. 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 Hudson Boulevard.
4. That the future preliminary plat and preliminary PUD Plans submittal identify all requests for flexibility from the Zoning Code.
5. That the applicant address all comments in the City Engineer's Memorandum dated September 3, 2019 with the future preliminary plat and preliminary PUD Plans submittal. These include completing a traffic impact study, having only one driveway for the site, installing a public trail along Hudson Boulevard and managing all storm water on the site.
6. That the Preliminary Plat and PUD Plans submittal include a complete tree inventory and tree preservation/replanting and landscape plans to be reviewed and approved by the City's Landscape Architect.
7. That the Preliminary Plat and PUD Plans submittal include accurate open space and impervious surface calculations.

8. That the applicant/developer provide the City fees in lieu of park land dedication as required by 153.14 with future final plat.
9. That the preliminary plat and preliminary PUD Plans submittal include detailed architectural plans for all the proposed building.
10. The applicant receive a permit from the South Washington Watershed District for the construction of the proposed development.
11. That all comments of the Fire Chief be addressed with any future preliminary plat plans and preliminary PUD plan submittal.
12. That all comments of the Building Official be addressed with any future preliminary plat plans and preliminary PUD plan submittal.
13. That the applicant/developer install a 8-foot-wide trail along Hudson Boulevard and a 6-foot-wide concrete sidewalk along Eagle Pointe Boulevard as a part of the improvement of the site.

Passed and duly adopted this 1st day of October, 2019 by the Lake Elmo Minnesota City Council.



Mike Pearson, Mayor

ATTEST:



Julie Johnson, City Clerk