

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

RESOLUTION NO. 2019 - 100

***A RESOLUTION APPROVING A MINOR SUBDIVISION OF
PROPERTY LOCATED ON THE SOUTH SIDE OF 5TH STREET NORTH AND NORTH
OF HUDSON BOULEVARD***

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

WHEREAS, Continental 483 Fund (Continental Development) and Alan Dale (the property owner) have submitted an application to the City of Lake Elmo (City) for a Minor Subdivision to subdivide two parcels located on the south side of 5th Street North and north of Hudson Boulevard (in the SW1/4 and the SE1/4 of Section 34, Township 29 N. , Range 21 West) into four separate parcels in accordance with the proposed DPS Lake Elmo plat as prepared Samabatek, Inc. and signed by Craig E. Johnson, P.L.S., License #44530, a copy of which is on file in the City of Lake Elmo Planning and Zoning Department; and

WHEREAS, the Lake Elmo Planning Department has reviewed the Minor Subdivision request for consistency with the City of Lake Elmo Zoning and Subdivision Ordinances; and

WHEREAS, the Lake Elmo Planning Commission reviewed the proposed Minor Subdivision at a meeting held on December 9, 2019; and

WHEREAS, the Lake Elmo Planning Commission has submitted its report and recommendation concerning the Minor Subdivision as part of a memorandum to the City Council for the December 17, 2019 City Council Meeting; and

WHEREAS, the City Council reviewed the Applicant's Minor Subdivision request at a meeting held on December 17, 2019.

NOW, THEREFORE, based upon the testimony elicited and information received, the City Council makes the following:

FINDINGS

1. That the Minor Subdivision is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
2. That the Minor Subdivision complies with the minimum lot frontage and area requirements of the City's HDR (high-density residential PUD) zoning districts.


3. That the proposed DPS Lake Elmo minor subdivision, with one change, will meet the requirements of the City's subdivision ordinance and specifically the requirements concerning exceptions to platting.
4. That the proposed Minor Subdivision subdivides the two properties that now are a total of 72.6 acres into five lots as follows: Outlot A – 15.73 acres, Outlot B - 14.14 acres, Outlot C –19.11 acres, and Outlot D – 16.88 acres. (Proposed Outlot E (for 5th Street North) – 6.75 acres)

CONCLUSIONS AND DECISION

NOW, THEREFORE, BE IT RESOLVED THAT that based on the testimony elicited and information received, the City Council of the City of Lake Elmo hereby approves the Minor Subdivision request, provided the following conditions are met:

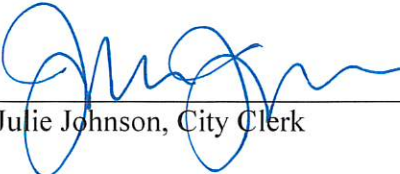
1. The applicant/owner dedicating to the City a 100-foot-wide street easement for future Julia Avenue.
2. The applicant/owner removing Outlot E from the subdivision.
3. The City will not issue any building permits within this plat until the proposed building sites are replatted from Outlots into Lots and Blocks.
4. The applicant/developer must submit and receive approval of a building permit application; grading, drainage, landscaping, erosion control, and other applicable plans before starting any construction activity on the future development sites.
5. The applicant/developer must obtain all other necessary City, State, Watershed District and other applicable governing body permits before the commencement of any construction activity on the future development sites.
6. The applicant/owner paying all outstanding special assessments for the property before recording the minor subdivision with Washington County. The applicant/owner shall provide the City with proof of payment of the special assessments before the City will release the plat for recording.

Passed and duly adopted this 17th day of December, 2019 by the City Council of the City of Lake Elmo, Minnesota.



Mike Pearson, Mayor

ATTEST:



Julie Johnson, City Clerk