

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

**RESOLUTION NO. 2020- 013**

*A RESOLUTION APPROVING AN AMENDMENT TO THE CITY OF LAKE ELMO  
COMPREHENSIVE PLAN LAND USE MAP FOR THE SITE OF THE APPLEWOOD POINTE  
OF LAKE ELMO SENIOR HOUSING DEVELOPMENT*

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

**WHEREAS**, The City of Lake Elmo has established a Comprehensive Plan that includes background data, policy statements, standards, and maps that help to guide the future physical, social, and economic development of the City; and

**WHEREAS**, United Properties (the Applicant) have requested the City amend the land use plan for an 11.7-acre site to allow the construction of a senior housing development; and

**WHEREAS**, the Applicant submitted a request to the City to amend the Comprehensive Plan along with a preliminary Planned Unit Development plan for a proposed senior housing development to be known as Applewood Pointe of Lake Elmo to be located on the vacant property located on the corner of Hudson Boulevard and Eagle Point Boulevard; and

**WHEREAS**, the proposed land use plan change would be from BP (business park) to MU-BP (mixed use business park) for the 11.7-acre property on the northeast corner of Hudson Boulevard and Eagle Point Boulevard; and

**WHEREAS**, the notice has been published, mailed and posted pursuant to the Lake Elmo Zoning Ordinance, Section 154.109, and MN State Statute 473.858; and

**WHEREAS**, the Lake Elmo Planning Commission held a public hearing about the proposed Comprehensive Plan amendment on January 13, 2020; and

**WHEREAS**, the Lake Elmo Planning Commission has submitted its recommendation of approval of the proposed Comprehensive Plan Amendment to the City Council; and

**WHEREAS**, the City Council considered the said matter at its February 4, 2020 and April 7, 2020 meetings; and

**WHEREAS**, the City Council has reviewed the proposed Comprehensive Plan amendment and believes that it is consistent with the spirit and intent of the Comprehensive Plan and that it would be beneficial by providing a location for a housing option not currently available in Lake Elmo.

**NOW, THEREFORE**, based on the testimony elicited and the information received, the City makes the following:

**FINDINGS**

1. That the Applicant has submitted a request to amend the Land use designation in the Lake Elmo Comprehensive Plan for the development site in accordance with the procedures as established by state statute and the City Code.
2. That the request is to amend the Land Use Plan Map for the site of the proposed Applewood of Lake Elmo from BP (business park) to MU-BP (Mixed Use – Business Park).
3. That the proposed land use plan change will positively impact the City’s average MUSA density as required by the Metropolitan Council by adding 103 housing units in the MUSA.
4. That the proposed amendment to the Comprehensive Plan is consistent with the overall goals and objectives of the Comprehensive Plan.
5. That the proposed land use plan change would allow for the development of a housing option not currently available in Lake Elmo.

**NOW, THEREFORE, BE IT RESOLVED** that based on the foregoing, the Lake Elmo City Council does hereby approve the proposed amendment to the Lake Elmo Comprehensive Plan Land Use Map from BP (business park) to MU-BP (mixed use business park) for the site of the proposed Applewood Point Senior housing development (on the corner of Hudson Boulevard and Eagle Point Boulevard), subject to and contingent upon the following:

1. The Metropolitan Council’s approval of the Comprehensive Plan Map Amendment.

This resolution was adopted by the City Council of the City of Lake Elmo on this 7<sup>th</sup> day of April, 2020.

  
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Mike Pearson, Mayor

ATTEST:

  
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Julie Johnson, City Clerk