

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

RESOLUTION NO. 2021-115

*A RESOLUTION APPROVING A FINAL PLAT AND FINAL PLANNED UNIT DEVELOPMENT
(PUD) PLAN FOR THE CROSSROADS EAST FIRST ADDITION*

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

WHEREAS, Launch Properties, 800 LaSalle Avenue, #1610, Minneapolis, MN, and Crossroads Properties, 7200 Hudson Boulevard, #230, Oakdale, MN, have submitted an application to the City of Lake Elmo (“City”) for a Final Plat and Final PUD Plan for the Crossroads East First Addition planned unit development, a copy of which is on file in the City of Lake Elmo Community Development Department; and

WHEREAS, the City approved the Crossroads East Preliminary Plat and Preliminary PUD Plan on August 4, 2021; and

WHEREAS, the proposed Crossroads East First Addition Final Plat and Final PUD Plan includes two lots for two office and industrial buildings, and three outlots for stormwater management on 28.40 acres located at the northeast corner of Lake Elmo Avenue and Hudson Boulevard; and

WHEREAS, the Lake Elmo Planning Commission held public hearing on September 27, 2021 to consider the Final Plat and Final PUD Plan request; and

WHEREAS, the Lake Elmo Planning Commission adopted a motion recommending approval of the Final Plat and Final PUD Plan subject to 13 conditions of approval on September 27, 2021; and

WHEREAS, the Lake Elmo Planning Commission has submitted its report and recommendation concerning the Final Plat and Final PUD Plan as part of a memorandum to the City Council for the November 3, 2021, Council Meeting; and

WHEREAS, the City Council reviewed the Crossroads East First Addition Final Plat and Final PUD Plan at its meeting held on November 3, 2021 and made the following findings of fact:

- 1) That all the requirements of City Code Section 153 related to the Final Plan and Final Plat have been met by the Applicant.
- 2) That the proposed Final Plat for Crossroads East Addition consists of the creation of two lots for business/industrial use and three outlots for stormwater management.

- 3) That the Crossroads East Addition Final Plat and Final PUD Plan is generally consistent with the Preliminary Plat and Plans as approved by the City of Lake Elmo on August 4, 2021.
- 4) That the Crossroads East Addition Final Plat and Final PUD Plan is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
- 5) That the Crossroads East Addition Final Plat generally complies with the City's Business Park zoning district, with the exceptions as noted in the approved Preliminary PUD Plans and PUD Agreement.
- 6) That the Crossroads East Addition Final Plat complies with all other applicable zoning requirements, including the City's landscaping, storm water, sediment and erosion control and other ordinances, except as noted in this report or attachment thereof.
- 7) That the Crossroads East Addition Final Plat complies with the City's subdivision ordinance.
- 8) That the Crossroads East Addition Final Plat and Final PUD Plan complies with the City's Planned Unit Development Ordinance.
- 9) That the Crossroads East Addition Final Plat is generally consistent with the City's engineering standards with the exceptions noted by the City Engineer in his review comments to the City dated September 15, 2021 and as otherwise identified in future reviews.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council does hereby approve the Crossroads East First Addition Final Plat and Final PUD Plan subject to the following conditions:

- 1) The applicant shall address the comments in the City Engineer's review memorandums dated September 15, 2021 before the City releases the final plat for recording. The City Engineer shall review and approve the final construction plans prior to the recording of the Final Plat. All changes and modifications to the plans requested by the City Engineer in the memorandums dated September 15, 2021 and any future reviews shall be incorporated into these project documents before the City approves the final plans.
- 2) Prior to recording the final plat, the Developer shall revise the final plat to incorporate all comments set forth in the City Attorney's plat opinion letter dated October 4, 2021. The Developer shall also procure a title insurance policy in the amount of \$100,000 in favor of the City, insuring the City's interests as they appear on the plat.
- 3) Prior to the execution of the Final Plat by City officials, the Developer shall enter into a Developer's Agreement acceptable to the City Attorney and approved by the City Council that delineates who is responsible for the design, construction, and payment of the required improvements for the Crossroads East Final Plat and Final PUD Development Plans with financial guarantees, therefore.
- 4) All easements as requested by the City Engineer and Public Works Department shall be documented on the Final Plat before the execution of the final plat by City Officials.


- 5) as per the Fire Department comments dated September 20, 2021, the location of the secondary access must be identified, and plans and specifications must be provided prior to recording the final plat.
- 6) The applicant shall revise the final landscape and tree planting plan, including provisions to meet screening and bufferyard requirements, for approval by the City before the City releases the final plat for recording.
- 7) The applicant must provide the City with a detailed breakdown of the types of uses and their floor spaces with a detailed parking calculation for each building in the development with the required building permits. There shall be no deviation from the required number of parking spaces.
- 8) That all storm water facilities internal to the site shall be privately owned and maintained. A storm water maintenance and easement agreement in the City's standard form shall be executed and recorded with the final plat for all 100-year high water level areas and to protect all overland emergency flow paths.
- 9) The applicant must meet all City standards and design requirements, including but not limited to building materials, parking, lighting and signage, unless specifically addressed otherwise in these conditions.
- 10) Before the installation or construction of any subdivision identification signs or directional markers within the development, the applicant shall submit sign plans to the City for review and obtain a sign permit from the City. A signage plan for the entire development including size and location of monument signs, wall signs and signage for tenant spaces must be submitted prior to approval of the initial sign permit.
- 11) The applicant must notify any purchasers or tenants of the buildings on the site that the City may impose restrictions or limits on outdoor water use that may include no vehicle washing and no watering of grass, sod, or landscaping.
- 12) The applicant must provide the Fire Department and the Sheriff's Department with keys, key cards, or other acceptable methods of entry for quick access into the buildings for emergency service calls.
- 13) No building permits will be issued until the final plat is recorded.

Passed and duly adopted this 3rd day of November, 2021 by the City Council of the City of Lake Elmo, Minnesota.



Mayor Charles Cadenhead

ATTEST:



Julie Johnson, City Clerk