

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

RESOLUTION NO. 2021-135

*A RESOLUTION APPROVING A FINAL PLAT FOR THE ROYAL GOLF CLUB AT LAKE
ELMO 4TH ADDITION*

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

WHEREAS, U.S. Home Corporation d/b/a Lennar has submitted an application to the City of Lake Elmo (“City”) for a Final Plat for the Royal Golf Club at Lake Elmo Fourth Addition, 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 June 6, 2017; and

WHEREAS, the proposed Royal Golf Club at Lake Elmo Fourth Addition Final Plat includes five outlots on 87.9 acres of land located at the southeast corner of Lake Elmo Avenue and 20th Street N; and

WHEREAS, the outlots will be used for conveyance purposes to facilitate the sale of the fourth phase of the Royal Golf Club from H.C. Golf Land, LLC to U.S. Home Corporation, d/b/a Lennar; and

WHEREAS, future development of the outlots will require review and approval of a Final PUD; and

WHEREAS, the Lake Elmo Planning Commission adopted a motion recommending approval of the Final Plat subject to 4 conditions of approval on November 22, 2021; and

WHEREAS, the City Council reviewed the Royal Golf Club at Lake Elmo Fourth Addition Final Plat at its meeting held on December 7, 2021 and made the following findings of fact:

- 1) That all the requirements of City Code Section 103.00.100 – Final Major Subdivisions have been met by the Applicant.
- 2) That the Royal Golf Club at Lake Elmo 4th Addition Final Plat complies with the City’s subdivision ordinance.
- 3) That the Royal Golf Club at Lake Elmo 4th Addition Final Plat complies with the City’s Engineering Standards, as noted by the City Engineer on November 5, 2021.

- 4) That the Final Outlot Plat will be utilized for conveyance purposes and will assist in facilitation of U.S. Home Corporation, d/b/a Lennar's, purchase of the 4th phase of the Royal Golf Club from H.C. Golf Land, LLC.
- 5) That the Final Outlot Plat will create five (5) new outlots from Outlot C of the Royal Golf Club at Lake Elmo 3rd Addition and Outlot B of the Royal Golf Club at Lake Elmo.
 - a. Outlot A (0.9 acres / 39,076 sf)
 - b. Outlot B (61.53 acres / 2,680,384 sf)
 - c. Outlot C (7.59 acres / 330,779 sf)
 - d. Outlot D (1.86 acres / 80,884 sf)
 - e. Outlot E (16.02 acres / 697,916sf)
- 6) That the Final Outlot Plat will be named The Royal Golf Club at Lake Elmo 4th Addition Washington County Minnesota, to remain consistent with previous phases of The Royal Golf Club at Lake Elmo.
- 7) That consistency with Preliminary Plat and PUD Plans approved by the City of Lake Elmo on June 6, 2017 will be reviewed at the time of submittal for a final PUD for the Royal Golf Club 4th Addition.
- 8) That consistency with the Lake Elmo Comprehensive Plan and Zoning Code will be reviewed at the time of submittal for a final PUD for the Royal Golf Club 4th Addition.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council does hereby approve the Royal Golf Club at Lake Elmo Fourth Addition Final Plat subject to the following conditions:

- 1) Prior to the City issuing building permits, the developer shall receive City Council approval on a Final PUD for the Royal Golf Club 4th Addition and enter into a Developer's Agreement acceptable to the City Attorney and approved by the City Council. This agreement shall delineate who is responsible for the design, construction, and payment of the required improvements with financial guarantees.
- 2) The developer shall follow all of the rules and regulations spelled out in the Wetland Conservation Act and shall acquire the needed permits from the appropriate watershed districts prior to the commencement of any grading or development activity on the site.
- 3) The Final Plat approval is conditioned upon the applicant meeting all City standards and design requirements unless specifically addressed otherwise in this resolution.

Passed and duly adopted this 7th day of December, 2021 by the City Council of the City of Lake Elmo, Minnesota.


Mayor Charles Cadenhead

ATTEST:



Julie Johnson, City Clerk

