

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

RESOLUTION NO. 2023-016

*A RESOLUTION APPROVING A PLANNED UNIT DEVELOPMENT (PUD) AMENDMENT
FOR 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, Airlake Development Inc and Crossroads Properties LLC, have submitted a Final PUD application to the City of Lake Elmo (“City”) for a PUD amendment 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 Lake Elmo Planning Commission held public hearing on February 13th, 2023 to consider the Final PUD application and PUD amendment request; and

WHEREAS, the Lake Elmo Planning Commission adopted a motion recommending approval of the PUD amendment subject to 3 conditions of approval on February 13th 2023; and

WHEREAS, the Lake Elmo Planning Commission has submitted its report and recommendation concerning the Final PUD Plan and PUD amendment as part of a memorandum to the City Council for the March 7th, Council Meeting; and

WHEREAS, the City Council reviewed the Crossroads East PUD Final Plan and PUD amendment at its meeting held on March 7th 2023 and made the following findings of fact:

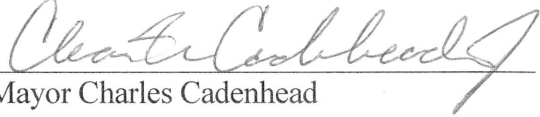
1. The PUD amendment is generally consistent with the intent of the 2040 Lake Elmo Comprehensive Plan and the 2040 Land Use Map for this area.
2. The PUD amendment complies with the general intent of the underlying zoning district with PUD modifications.
3. The PUD amendment generally complies with the City’s Zoning Code except for the additional signage allowance.
4. The additional signage allowance is necessary due to the possibility of having up to 39 tenants in the Crossroads building. The tenants all have separate entrances to the building and need signage to identify their locations.
5. The PUD amendment is authorized by Section 105.12.1220 of the Zoning Code (PUD Amendments).

NOW, THEREFORE, BE IT RESOLVED THAT the City Council does hereby approve the Crossroads East PUD Amendment subject to the following conditions:

- 1) Photometric plans must be submitted for each individual sign before any permits are issued.
- 2) A building permit must be issued prior to the construction of the ground sign.


3) Sign permits must be issued for each individual wall sign before they are placed on the building.

Passed and duly adopted this 7th day of March, 2023 by the City Council of the City of Lake Elmo, Minnesota.



Mayor Charles Cadenhead

ATTEST:



Julie Johnson, City Clerk