

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

RESOLUTION NO. 2023-074

***RESOLUTION APPROVING THE FINAL PLAT AND PUD REQUEST FOR NORTH STAR
(PIDS 14.029.21.14.0002)***

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, GWSA Land Development, LLC, (the “Applicant”) has requested a Final Plat and PUD for North Star, on property legally described on **Exhibit A** attached hereto (the “Property”), consisting of approximately 101.39 acres for development of 200 single family homes plus amenity space; and,

WHEREAS, the final plat is for the first addition of North Star, which will contain a total of 105 single family lots plus outlots for future additions, public, and private purposes; and

WHEREAS, the final plat is further depicted on **Exhibit B** attached hereto; and

WHEREAS, the plans submitted to the City on May 21, 2023 along with subsequent revisions; and

WHEREAS, the applications for Final Plat and PUD were not found by the city to be complete until June 21, 2023; and

WHEREAS, the Lake Elmo City Council reviewed the Final Plat and PUD requests at its meeting held on August 15, 2023 and voted to approve the item with the following findings of fact:

1. That all the requirements of City Code Section 103.00.100 related to the Final Plans and Final Plat have been met by the Applicant.
2. That the North Star Final Plat and PUD Plan consists of 105 single family lots plus outlots intended for future development and public and private purposes.
3. That the North Star Final Plat and PUD is generally consistent with the Preliminary Plat and PUD Plans as approved by the City of Lake Elmo on December 20, 2022.
4. That the North Star Final Plat and PUD Plan are consistent with the intent of the 2040 Lake Elmo Comprehensive Plan and the 2040 Land Use Map for this area.
5. That the North Star Final Plat and PUD Plan complies with the general intent of the Village Low Density Residential (V-LDR) zoning district with PUD modifications.
6. That the North Star Final Plat and PUD Plan generally complies with the Lake Elmo Design Guidelines and Standards Manual.

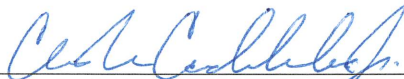
7. That the North Star Final Plat and PUD generally complies with the City's Subdivision regulations.
8. That the North Star Final Plat and PUD generally complies with the City's Zoning Code (including Shoreland Zoning) with the exceptions provided for in the PUD.
9. That the North Star Final Plat and PUD Plan is generally consistent with the City's engineering standards with the exceptions noted by the City Engineer in their review comments to the City dated July 24, 2023, and as otherwise identified in future reviews.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council does hereby approve North Star Final Plat and PUD requests subject to the following conditions:

1. Prior to the City signing or approving recording of the Final Plat or Development Agreement, the Applicant shall fully address all comments in the following review memos, or any subsequently revised memo, to the satisfaction of the City:
 - a. City Engineer's memos dated July 24, 2023,
 - b. City Landscape Architect's memo dated July 11, 2023,
 - c. City Fire Chief's memo dated June 22, 2023.
2. That Outlots A, D, E, F, G, H, and I are dedicated to the City as part of the Final Plat.
3. That prior to the City permitting the recording of the Final Plat and Development Agreement, the applicant shall demonstrate that the plans reflect compliance with Valley Branch Watershed District (VBWD) review requirements and provide the City evidence that all conditions attached to a VBWD permit will be met before the starting any grading activity on the site.
4. That the applicant shall obtain all necessary permits for the Subdivision Improvements including but not limited to all applicable City permits (building, grading, sign, etc.), MDH, MPCA, County R/W, NPDES/SWPPP permits and Valley Branch Watershed District approval before starting any grading or construction activities.
5. No deviations are provided for signage. When construction of the subdivision monument sign is desired, the Applicant must apply for a sign permit with the City and will provide a complete sign plan detailing signage proposed.
6. The applicant/developer is responsible, at their own expense, for installing all required improvements to the property and within public Right of Way.
7. A storm water maintenance and easement agreement in a form acceptable to the City shall be executed and recorded with the final plat.
8. The applicant/developer shall provide the City a fee in lieu of park land dedication as required by Section 103.00.150 and consistent with preliminary approvals to be paid prior to recording of the final plat.
9. The applicant shall pay required Village AUAR fee prior to release of the final plat.
10. A landscape and irrigation license agreement in a form acceptable to the City shall be executed and recorded with the final plat.
11. 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.
12. Finalization, adoption, and publication of an overlay PUD district ordinance shall occur before the recording of the final plat.
13. If necessary, the applicant shall provide the City with a copy of written permission for any off-site grading work and storm sewer discharges to adjacent properties before starting any site work, grading and as part of any final plat or final PUD application.
14. Before the execution and recording of a final plat for the development, the developer or applicant shall enter into a Developer's Agreement with the City. Such an Agreement must

be approved by the City Attorney and by the City Council. The Agreement shall delineate who is responsible for the design, construction and payment for the required improvements with financial guarantees, therefore.

Passed and duly adopted this 15th day of August, 2023 by the Lake Elmo Minnesota City Council.



Charles Cadenhead, Mayor

ATTEST:



Julie Johnson, City Clerk

Resolution 2023-074
Exhibit A
Legal Description of Subject Property

Parent Parcel

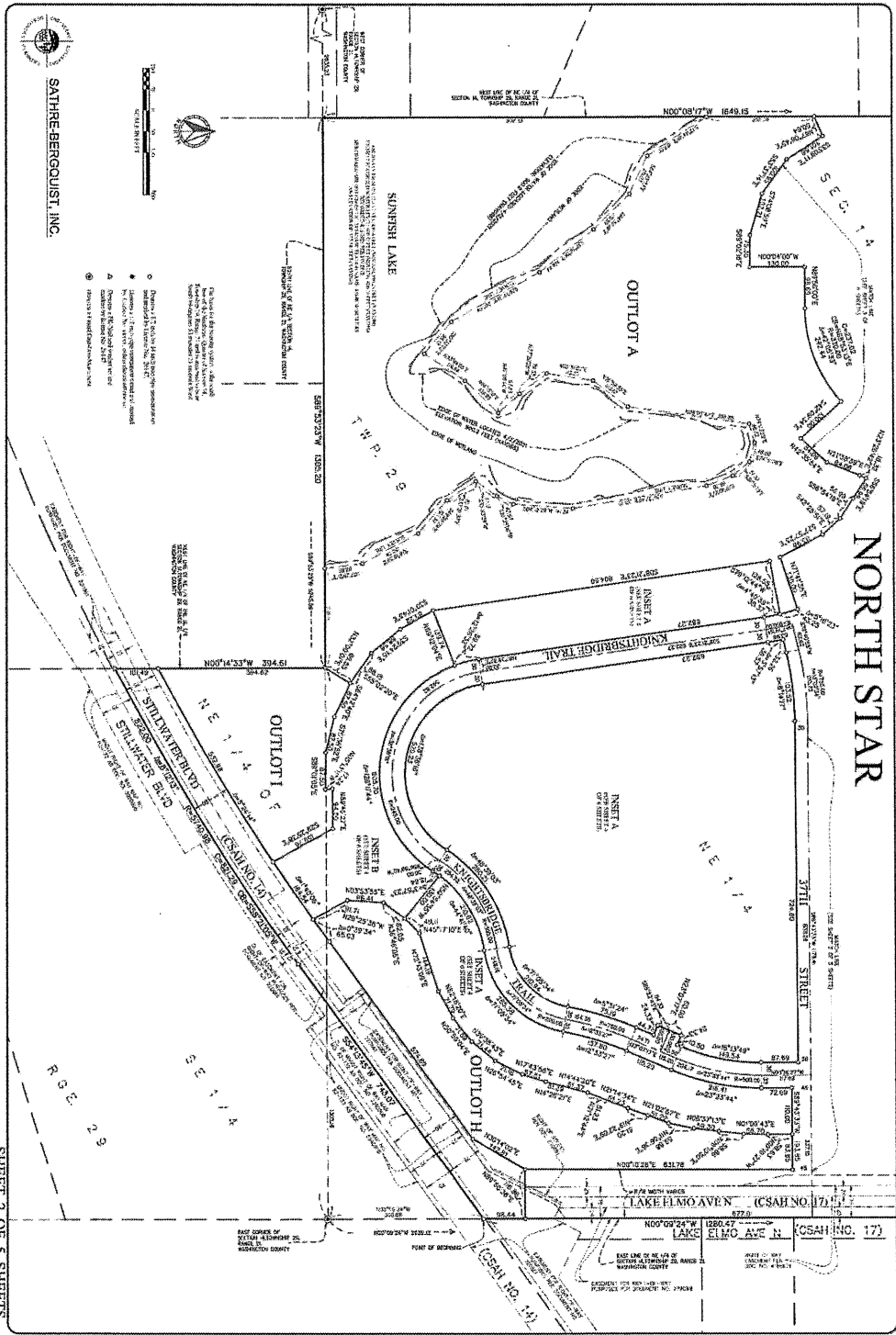
“The Northeast Quarter of Section 14, Township 29 North, Range 21 West, Washington County, Minnesota, EXCEPT the North 991.97 feet of the East Half of Northeast Quarter of Section 14, Township 29 North, Range 21 West, Washington County, Minnesota and EXCEPT the North 991.97 feet of the West Half of Northeast Quarter of Section 14, Township 29 North, Range 21 West, Washington County, Minnesota.

AND

That part of the Northeast Quarter of the Southeast Quarter of Section 14, Township 29 North, Range 21 West, Washington County, Minnesota lying northerly of the northerly right-of-way line of the Chicago, St. Paul, Minneapolis and Omaha Railroad.”

That part of the parent parcel lying north of a line described as commencing at the East corner of said Section 14; thence on an assumed bearing of North 00 degrees 09 minutes 24 seconds West along the east line of said Section 14, a distance of 366.68 feet to the actual point of beginning; thence South 54 degrees 13 minutes 45 seconds West a distance of 743.07 feet; thence southwesterly 822.00 feet along a tangential curve, concave to the northwest having a radius of 5740.98 feet and a central angle of 08 degrees 12 minutes 13 seconds, to the west line of the Northeast Quarter of the Southeast Quarter of said Section 14 and there terminating.

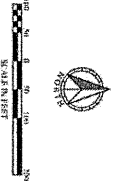
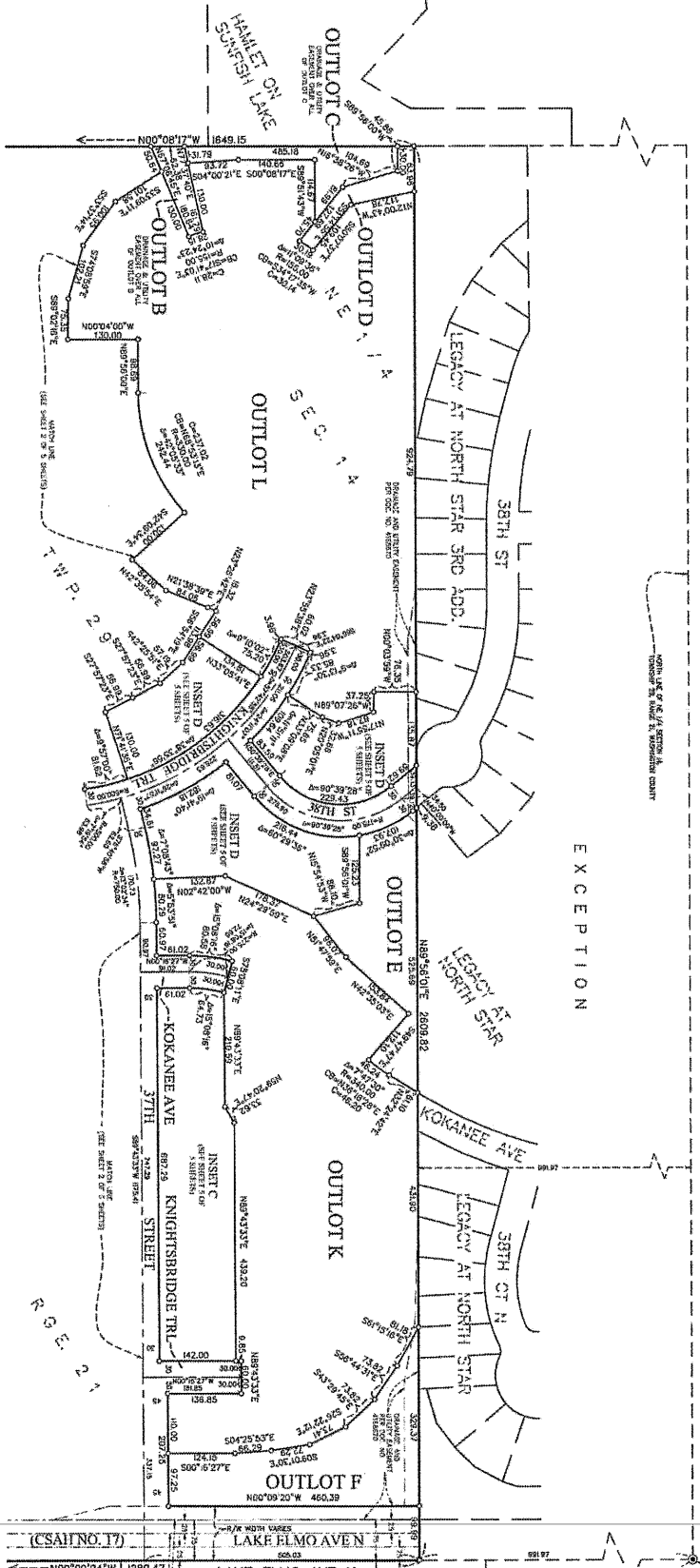
**Resolution 2023-074
Exhibit B
North Star Final Plat**





SATHRE-BERGQUIST, INC.

NORTH STAR



The listed lot area bearing points to the north
 are based on the following assumptions:
 1. The lot area is based on the lot area shown on the
 2. The lot area is based on the lot area shown on the
 3. The lot area is based on the lot area shown on the
 4. The lot area is based on the lot area shown on the
 5. The lot area is based on the lot area shown on the

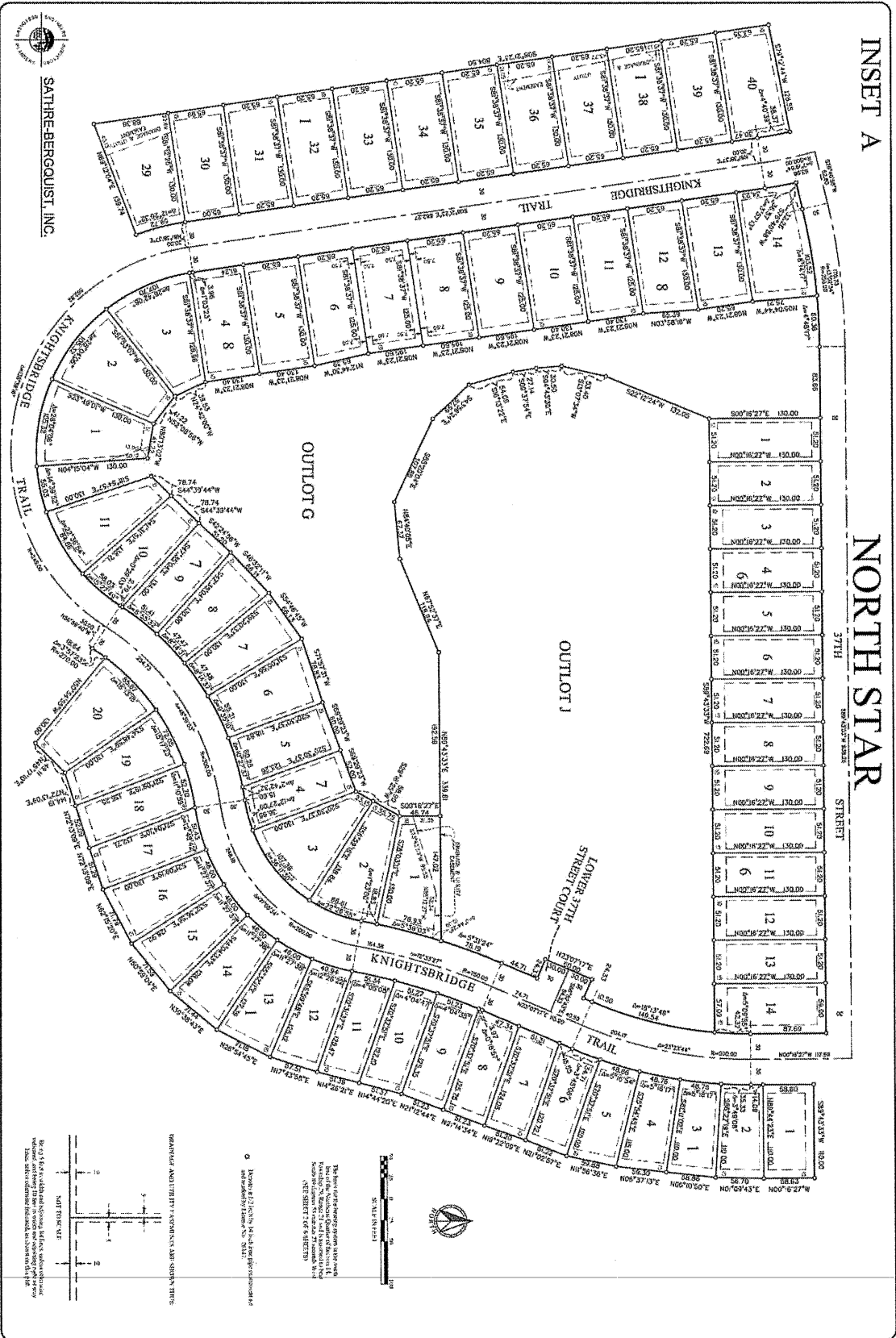
- Reference to 17, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

INSET A

NORTH STAR

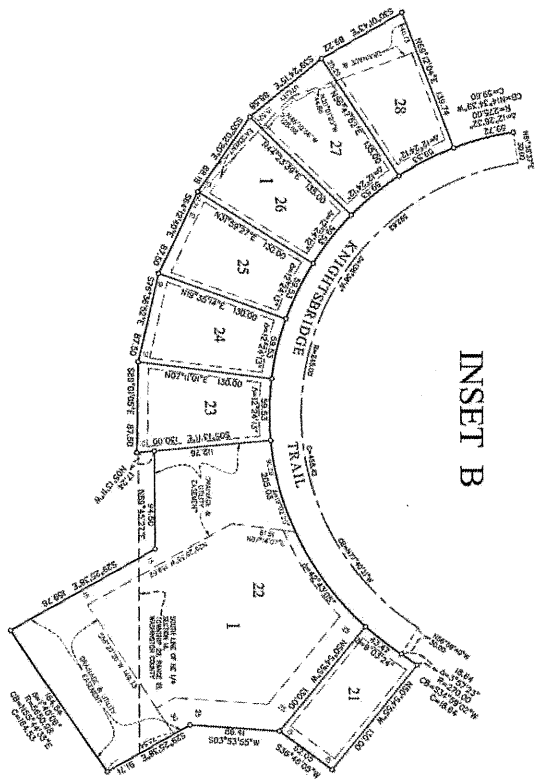
37TH

STREET

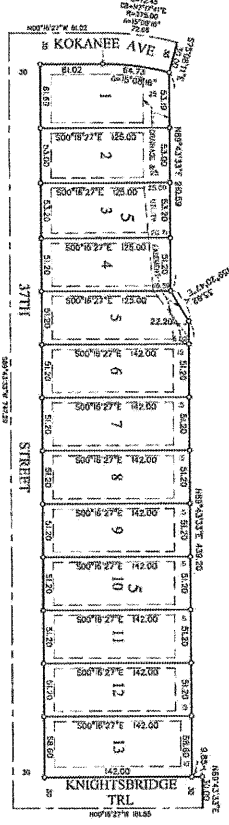


SHEET 4 OF 5 SHEETS

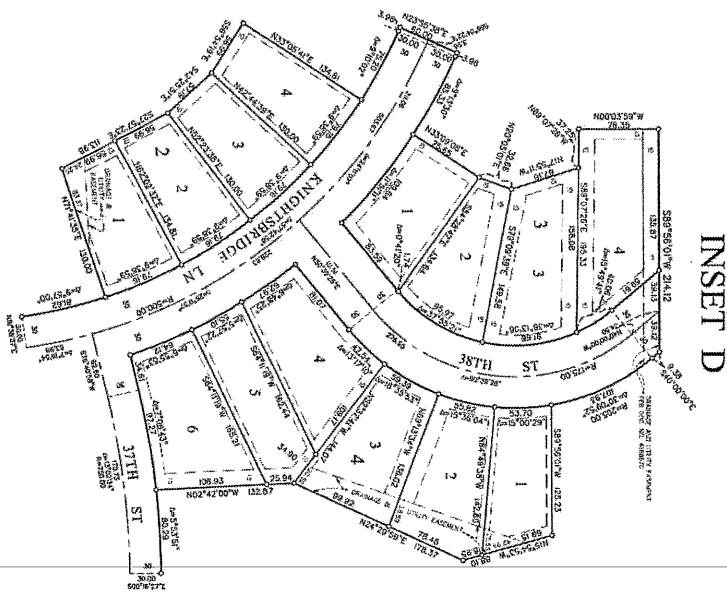
NORTH STAR



INSET B



INSET C



INSET D

