

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

RESOLUTION NO. 2023-076

***RESOLUTION APPROVING THE FINAL PLAT AND PUD REQUEST FOR PRAIRIE SKY
(PIDS 13.029.21.21.0009 AND 13.029.21.21.0017)***

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, Landucci Construction, (the “Applicant”) has requested a Final Plat and PUD for Prairie Sky, on property legally described on Exhibit A attached hereto (the “Property”), consisting of approximately 5.35 acres for development of 15 twinhome buildings with 30 units; and,

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

WHEREAS, the plans submitted to the City on April 28, 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 23, 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 Prairie Sky Final Plat and PUD Plan consists of 30 twin-home units for residential use.
 3. That the Prairie Sky Final Plat and PUD is generally consistent with the Preliminary Plat and PUD Plans as approved by the City of Lake Elmo on March 21, 2023.
 4. That the Prairie Sky 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 Prairie Sky Final Plat and PUD Plan complies with the general intent of the Village Mixed-Use (V-MX) zoning district with PUD modifications.
 6. That the Prairie Sky Final Plat and PUD Plan generally complies with the Lake Elmo Design Guidelines and Standards Manual.
 7. That the Prairie Sky Final Plat and PUD generally comply with the City’s Subdivision regulations.
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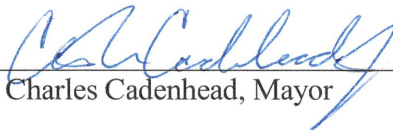
8. That the Prairie Sky Final Plat and PUD generally comply with the City's Zoning Code (including Shoreland Zoning) with the exceptions provided for in the PUD and associated Variance request.
9. That the Prairie Sky Final Plat and PUD Plan is generally consistent with the City's engineering standards with the exceptions noted by the City Engineer in his review comments to the City dated July 12, 2023, and as otherwise identified in future reviews.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council does hereby approve Prairie Sky 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 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 12, 2023,
 - b. City Landscape Architect's memo dated June 30, 2023,
 - c. City Fire Chief's memo dated May 11, 2023.
2. 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.
3. 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.
4. 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.
5. The applicant/developer is responsible, at their own expense, for installing all required improvements to the property. Any improvements in Stillwater Boulevard shall be consistent with Washington County standards.
6. A storm water maintenance and easement agreement in a form acceptable to the City shall be executed and recorded with the final plat.
7. No stormwater impacts shall be created on CSAH 14 (Stillwater Boulevard).
8. The applicant/developer shall provide the City a fee in lieu of park land dedication as required by Section 103.00.150 to be paid prior to recording of the final plat.
9. The applicant/developer shall pay the City the required AUAR fee prior to recording 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. Existing drainage and utility easements shall be vacated prior to recording final plat.
12. 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.
13. Finalization, adoption, and publication of an overlay PUD district ordinance shall occur before the recording of the final plat.
14. 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.

15. Before the execution and recording of a final plat for the development, the developer or applicant shall enter into a Developer's Agreement or a Site Work 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.
16. The Applicant must notify all home builders about the City's outdoor watering restrictions and that all home builders must notify all home buyers that the City has imposed limits on outdoor water use including a limit of 2 days per week of watering. Said decision about whether this notice is no longer required shall be made at the sole discretion of the City.
17. The Applicant shall have the City approve the notification message before the release of the Final Plat by the City.

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

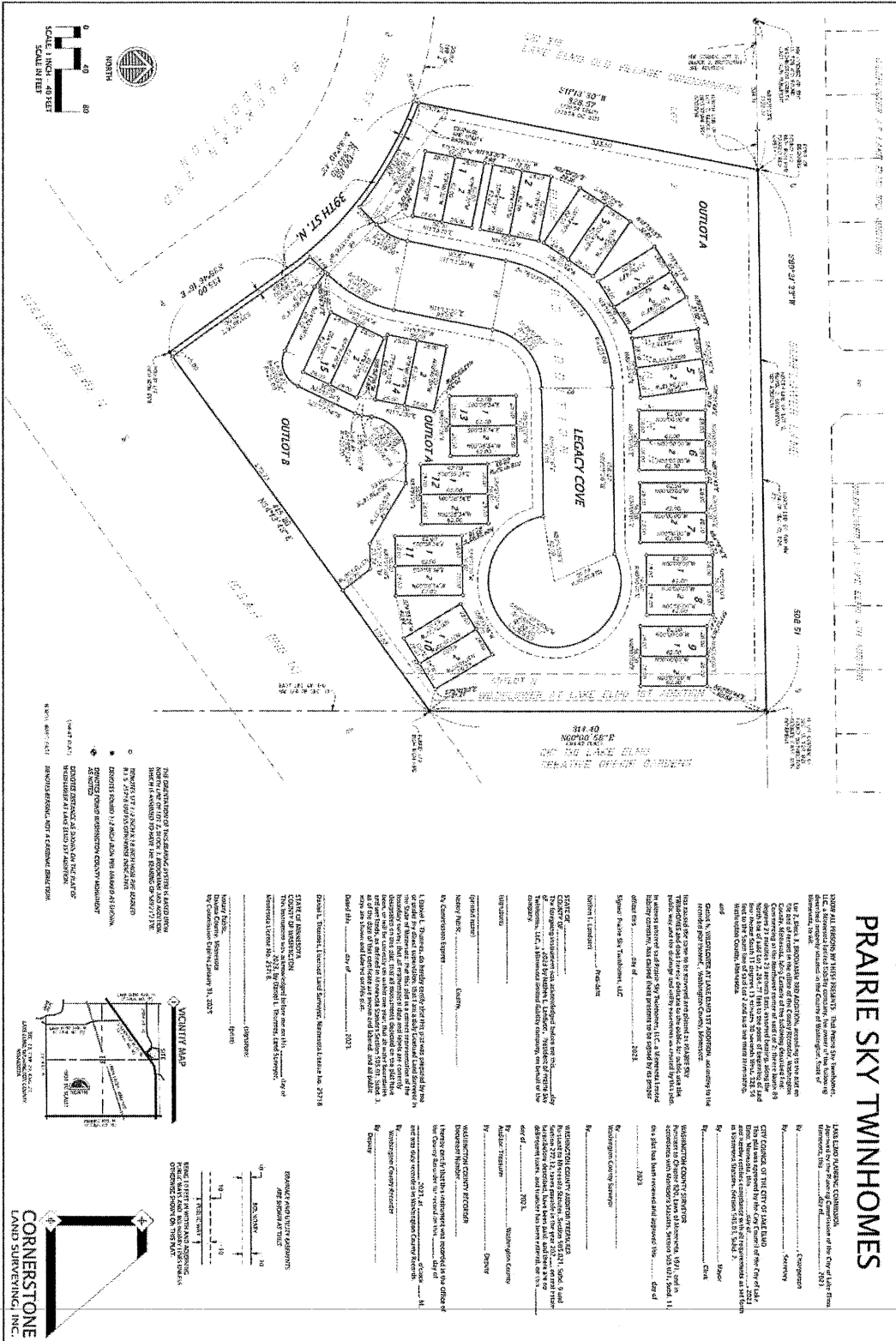
Resolution 2023-076
Exhibit A
Legal Description of Subject Property

Lot 2, Block 3, BROOKMAN 3RD ADDITION, according to the plat on file and of record in the office of the County Recorder, Washington County, Minnesota, lying Easterly of the following described line: Commencing at the Northwest corner of said Lot 2; thence North 89 degrees 21 minutes 23 seconds East, assumed bearing, along the North line of said Lot 2, 264.71 feet to the point of beginning of said line; thence South 11 degrees 13 minutes 30 seconds West, 328.54 feet to the South line of said Lot 2 and said line there terminating, Washington County, Minnesota.

and

Outlot N, WILDFLOWER AT LAKE ELMO 1ST ADDITION, Washington County, Minnesota. (not part of the above mentioned title commitment.

**Resolution 2023-076
Exhibit B
Prairie Sky Final Plat**



PRAIRIE SKY TWINHOMES

STATE OF MINNESOTA, COUNTY OF HENNEPIN, City of Minneapolis.
 I, the undersigned, being duly qualified and sworn, do hereby certify that the foregoing plat of subdivision of land is a true and correct copy of the original plat on file in the office of the City of Minneapolis, Minnesota, and that the same is a true and correct copy of the original plat on file in the office of the City of Minneapolis, Minnesota, and that the same is a true and correct copy of the original plat on file in the office of the City of Minneapolis, Minnesota.

APPROVED AND ORDERED:
 City of Minneapolis
 Mayor
 City of Minneapolis

APPROVED AND ORDERED:
 County of Hennepin
 County of Hennepin

APPROVED AND ORDERED:
 State of Minnesota
 State of Minnesota

APPROVED AND ORDERED:
 City of Minneapolis
 City of Minneapolis

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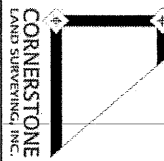
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 City of Minneapolis



**CORNERSTONE
LAND SURVEYING, INC.**