

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

RESOLUTION NO. 2023- 096

RESOLUTION APPROVING GWSA LAND DEVELOPMENT LLC REQUEST FOR AMENDMENT TO THE CITY OF LAKE ELMO COMPREHENSIVE PLAN MAP 3-7 MUSA GROWTH & PHASING PLAN TO CHANGE THE NORTH STAR DEVELOPMENT FROM A TIMELINE OF 2035-2040 TO A TIMELINE OF 2020-2030.

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, on December 20, 2022, the City of Lake Elmo conditionally approved a Preliminary Plat and Planned Unit Development proposed by GWSA Land Development, LLC (the “Applicant”) for the North Star development on the property legally described in **Exhibit A** attached hereto (the “property”); and

WHEREAS, on August 15, 2023, the City of Lake Elmo conditionally approved a Final Plat and Planned Unit Development for the Property; and

WHEREAS, the Applicant requested permits required for the development of the Property, and a sewer extension permit was denied by the Metropolitan Council due to the phasing for the Property indicated in Map 3-7 in the City of Lake Elmo’s adopted 2040 Comprehensive Plan; and

WHEREAS, the Applicant has requested an amendment to Map 3-7 of the City of Lake Elmo’s 2040 Comprehensive Plan, the MUSA Growth and Phasing Plan, to change the Property from a timeline of 2035-2040 to a timeline of 2020-2030; and

WHEREAS, the public notice was published, mailed and posted pursuant to the Lake Elmo Zoning Ordinance, Section 154.109, and MN State Statute 473.858; and

WHEREAS, the Lake Elmo Planning Commission held a public hearing about the proposed amendment on September 25, 2023; and

WHEREAS, the Lake Elmo Planning Commission has submitted its report and recommendation of approval to the City Council as part of a staff report dated September 25, 2023; and

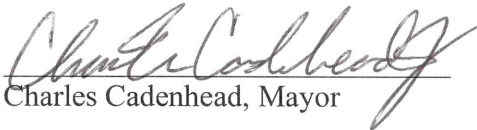
WHEREAS, the City Council considered the said matters at its October 3, 2023, meeting and made the following findings of fact:

1. That the applicant has submitted a request to the City of Lake Elmo to amend the Comprehensive Plan in accordance with the procedures as established by the Lake Elmo Planning Department and the Lake Elmo Planning Commission; and
2. That the request is to amend the Map 3-7, MUSA Phasing & Growth Plan to change the phasing of the land around the North Star development from a timeline of 2035 to 2040 to a timeline of 2020-2030; and
3. That the proposed amendment is consistent with the overall goals and objectives of the Lake Elmo Comprehensive Plan.
4. That the proposed amendment is consistent with the preliminary and final approvals of the North Star Development granted by the Lake Elmo City Council on December 20, 2022, and August 15, 2023, respectively.

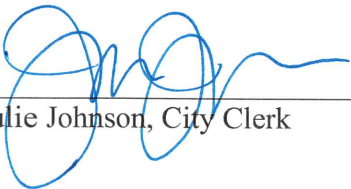
NOW, THEREFORE, BE IT RESOLVED THAT the City Council does hereby GWSA Land Development LLC Comprehensive Plan Amendment subject to the following condition:

1. Submission of the Comprehensive Plan Amendment to the Metropolitan Council and the receipt of formal notification from the Metropolitan Council that they have reviewed and approved the proposed amendment.

This resolution was adopted by the City Council of the City of Lake Elmo on this 3rd day of October 2023.


Charles Cadenhead, Mayor

ATTEST:


Julie Johnson, City Clerk

Resolution 2023-096
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.