

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

RESOLUTION 2024-038

*A RESOLUTION APPROVING THE ROYAL GOLF AT LAKE ELMO 6TH ADDITION FINAL
PLAT AND PLANNED UNIT DEVELOPMENT (PUD) PLANS.*

WHEREAS, US Home Corporation LLC d/b/a Lennar (“Applicant”) has submitted an application to the City of Lake Elmo (“City”) for a Final Plat and Planned Unit Development (PUD) Plans for a planned development to be called The Royal Golf Club at Lake Elmo 6th Addition, copies of which are on file in the City Planning Department; and

WHEREAS, the proposed Final Plat and Planned Unit Development Plan is for a residential golf course community Planned Unit Development on 428.06 acres of land located between 10th Street and 20th Streets, east of Lake Elmo Avenue and west of Manning Trail on the former 3M Tartan Park properties and will include 291 single-family residential lots, a lot for the clubhouse and facilities, and golf course; and

WHEREAS, the Lake Elmo City Council approved the Royal Golf Club at Lake Elmo PUD Preliminary Plat and PUD on June 6th 2017; and

WHEEREAS, the proposed Royal Golf Club at Lake Elmo 6th Addition Final Plat and PUD plan includes 46 single family hours lots to be in the southeast corner of Lake Elmo Avenue and 20th Street; and

WHEREAS, the City Council, reviewed the request at its meeting on April 2nd, 2024, meeting and voted to approve the item; and

NOW, THEREFORE, based upon the testimony elicited and information received, the City Council makes the following:

FINDINGS

1. That all the requirements of City Code Sections 103.00.100 and 105.12.130 related to Final Plat and Final PUD Plans have been met by the Applicant.
2. That the Royal Golf Club at Lake Elmo 6th Addition Final Plat and PUD Plans are generally consistent with Preliminary Plat and PUD Plans approved by the City of Lake Elmo on June 6, 2017.
3. That the Royal Golf Club at Lake Elmo 6th Addition Final Plat and PUD Plans are consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
4. That the Royal Golf Club at Lake Elmo 6th Addition Final Plat and PUD Plans generally comply with the City’s GCC - Golf Course Community zoning districts as modified by the PUD regulations.
5. That the Royal Golf Club at Lake Elmo 6th Addition Final Plat PUD Plans comply with the City’s subdivision ordinance.
6. That the Royal Golf Club at Lake Elmo 6th Addition Final Plat and PUD Plans comply with the City’s Planned Unit Development Regulations.
7. That the Royal Golf Club at Lake Elmo 6th Addition Final Plat and PUD Plans comply with the City’s Engineering Standards, except where noted in the review memorandum from the City Engineer dated March 6th 2024 and modified by PUD regulations.

8. That the Royal Golf Club at Lake Elmo 6th Addition Final Plat and PUD Plans generally comply with other City zoning ordinances, shoreland, and erosion and sediment control.
9. That the Royal Golf Club at Lake Elmo 6th Addition Final Plat and PUD Plans generally comply with the City's landscaping and tree preservation ordinances, providing some flexibility to the Applicant to allow for woodland management and pollinator friendly native seeding in lieu of some required tree replacement in order to avoid possible detriment caused by over planting.
10. That the Royal Golf Club at Lake Elmo 6th Addition Final Plat and PUD Plans achieve multiple identified objectives for planned developments within Lake Elmo.
11. That the proposed Final Plat and PUD Plans are for the 6th Addition of 46 single family residential units of a 291-unit total residential golf course community Planned Unit Development on 21.03 acres of land (of 231 acres total) located on the former 3M Tartan Park properties.
12. That there has been significant public testimony that 20th Street is already dangerous without the additional traffic and that the City and developer need to explore ways to make the road safer.
13. That the proposed PUD will allow a more flexible, creative, and efficient approach to the use of the land, and will specifically relate to existing zoning district standards in the following manner (with exceptions as noted):

a. Setbacks:

i. **Royal Golf Club at Lake Elmo Setbacks**

	100 Ft. Wide Lots	80-90 Ft. Wide Lots	55-65 Ft. Wide Lots
Front	30 ft.	30 ft.	20 ft. for side loaded garages, or 25'
Side	10 ft.	10 ft.	10ft. house/5ft. garage or 7.5 ft./7.5 ft.
Corner Side	15 ft.	15 ft.	15 ft.
Rear	30 ft.	30 ft.	20 ft.

- b. **Maximum Impervious Coverage:** The maximum impervious coverage for 55-65' wide lots shall be 50%. All other lots shall have a maximum impervious coverage of 40%.
- c. **Lot Sizes:** The minimum lot size for Villa lots (55-65' wide) in the development shall be 6,600 sq. ft.
- d. **Attached Garages:** That attached garages shall not exceed 1,300 sq. ft. in area at the ground floor level except by conditional use permit. The width of the visible garage door area when closed shall not exceed 60% of the principal building façade (including garage) fronting on the primary street.
- e. **Subdivision Identification Signs:** The Royal Golf Club at Lake Elmo residential subdivision shall be allowed up to a maximum of 4 subdivision identification signs, including the identification sign for the golf course entrance, not to exceed 24 sq. feet in sign area each, located no closer than 10 feet to any public right-of-way. In addition, neighborhood identification markers (pillars) shall be permitted to be no larger than 2 ft. x 2 ft. to identify the development logo and the name of the neighborhood. Additional subdivision signs should be considered for a subdivision of this size.
 - i. *Staff Note:* If the developer requests a change to this, a variance should be requested.

- f. All other requirements for the City's GCC – Golf Course Community zoning district will apply, including the allowed uses and other site and development standards.
- g. That the proposed street names within the development are generally consistent with the City's Street Naming Policy as amended April 17, 2018.

CONCLUSIONS AND DECISION

Based on the foregoing, the Applicants' application for a Final Plat and PUD Plans is granted, provided the following conditions are met:

Prior to Final Plat Release:

1. Prior to the execution of Final Plat, the Developer shall enter into a Developer's Agreement acceptable to the City Attorney and approved by the City Council that delineates who is responsible for the design, construction, and payment of the required improvements with financial guarantees, therefore.
2. Enter into a preliminary plat extension agreement in the City's standard form.
3. The applicant shall enter into a landscape license and maintenance agreement with the City that clarifies the individuals or entities responsible for landscaping.
4. That the applicant satisfy parkland dedication via fee in lieu of park land dedication be paid to the City in the amount of \$96,656.00 prior to recording of the final plat.
5. That the developer pay a parkland dedication fee equal to \$500 per 2.5 caliper inch required in lieu of some required tree preservation replacement tree requirements, totaling \$76,590 in lieu of planting the required number of trees required. This fee was calculated as follows: \$500.00 multiplied by 969 2.5-caliper inch tree not planted within the entire subdivision, divided by 291 single family lots within the entire subdivision, multiplied by 46 single family lots within the 6th Addition.
6. All changes and modifications to the plans requested by the City Engineer in the memorandum dated 3/6/2024 shall be incorporated into the Final Plat and PUD Plans to the satisfaction of the City Engineer.
7. All changes and modifications to the plans requested by the City's Landscape Architect in the memorandum dated 3/5/2024 shall be incorporated into the Final Plat and PUD Plans to the satisfaction of the Landscape Architect.
8. That the Final Plat include street names as approved by Council.
9. The developer shall follow all 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.
10. The developer shall provide a quit claim deed for the four outlots within 5th Addition that were required to be deeded to the City prior to release of the final plat for recording (Outlot B,F,G, and H).

Prior to Building Permits:

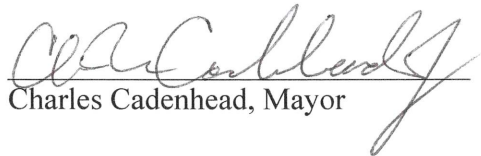
11. The Royal Golf Club at Lake Elmo 6th Addition shall be incorporated into the Common Interest Agreement concerning management of the common areas and establish a homeowner's association (HOA) which shall be submitted in final form to the City before any building permit may be issued for any structure in any phase of the development. Said agreement shall comply with Minnesota Statutes 515B-103 and specifically the provisions concerning the transfer of control to the future property owners. The HOA documents shall include required maintenance of wetland buffers.

General:

12. All requirements by the Fire Department's memo dated 2/27/2024 shall be met.

13. That there shall be no encroachments to drainage and utility easements on residential lots other than those reviewed and approved by the City Engineer and upon execution of an easement encroachment agreement.
14. That the HOA documents include architectural requirements that require four-sided architecture and garages facing the public rights-of-way to have windows and/or other architectural features.
15. The Final Plat and PUD Plans approval is conditioned upon the applicant meeting all City standards and design requirements unless specifically addressed otherwise in this resolution.
16. Prior to the construction of any subdivision identification signs or neighborhood markers within the development, the developer shall submit sign plans for review and obtain a sign permit from the Planning Department. Any amendments to the finding regarding signs indicated in this Resolution shall be subject to a PUD amendment or variance.

Passed and duly adopted this 2nd day of April, 2024 by the City Council of the City of Lake Elmo, Minnesota.


Charles Cadenhead, Mayor

ATTEST:


Julie Johnson, City Clerk