

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

**RESOLUTION NO. 2024-127**

***A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR AN OUTDOOR  
ATHLETIC FACILITY, FOR PICKLEBALL COURTS, FOR THE PROPERTY LOCATED  
AT 11441 20<sup>TH</sup> STREET NORTH***

**WHEREAS**, the City of Lake Elmo is a municipal corporation organized and existing under the laws of the State of Minnesota; and

**WHEREAS**, Royal Golf Club LLC, 11455 20<sup>th</sup> Street North, Lake Elmo, MN 55042 (the "Applicant"), have submitted an application to the City of Lake Elmo (the "City") for a Conditional Use Permit for the expansion of the clubhouse at the Royal Golf property;

**WHEREAS**, notice of a public hearing has been published, mailed, and posted pursuant to the Lake Elmo Zoning Code, Section 103.00.120; and

**WHEREAS**, the Lake Elmo Planning Commission held a public hearing on said matter on November 13, 2024; and

**WHEREAS**, the Lake Elmo Planning Commission has submitted its report and recommendation of approval of the Conditional Use Permit to the City Council as part of a Staff Memorandum dated December 3, 2024; and

**WHEREAS**, the City Council considered the matter at its meeting held on December 3, 2024; and

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

**FINDINGS**

- 1) That the procedures for obtaining said Conditional Use Permit are found in the Lake Elmo Zoning Ordinance, Section 105.12.290.
- 2) That all submission requirements of Section 105.12.290 have been met by the Applicant.
- 3) That the proposed Conditional Use Permit is for the addition of two pickleball courts.
- 4) The proposed use will not be detrimental to or endanger the public health, safety, comfort, convenience or general welfare of the neighborhood or the city. *The conditional use permit should not be detrimental to or endanger the public health, safety, comfort, convenience or general welfare of the neighborhood or City. The applicant is proposing adding fencing and nets for sound mitigation. The closest residential property is ~600 ft away.*

- 5) The use or development conforms to the City of Lake Elmo Comprehensive Plan.  
***Outdoor athletic uses conform to the City of Lake Elmo's Comprehensive Plan, which recognizes a Golf Course on the land formerly known as Tartan Park as a local and regional amenity that the City wishes to maintain.***
- 6) The use or development is compatible with the existing neighborhood.  
***The use is compatible with the existing neighborhood and should provide an additional healthy recreation opportunity for users.***
- 7) The proposed use meets all specific development standards for such use listed in Article IX specific performance standards. ***With the approval of the variance, the conditional use permit meets all specific development standards of 105.12.540.***
- 8) If the proposed use is in a flood plain management or shoreland area, the proposed use meets all the specific standards for such use listed in Chapter 105.12.1260 (Shoreland Regulations) and Title 100 (Flood Plain Management).  
***This property is within a flood zone. However, the land use table lists base district uses as an allowed use, subject to a Conditional Use Permit.***
- 9) The proposed use will be designed, constructed, operated and maintained so as to be compatible in appearance with the existing or intended character of the general vicinity and will not change the essential character of that area.  
***The proposed pickleball courts are designed to be compatible through spacing, screening, and landscaping. The character of the general vicinity should not be changed.***
- 10) The proposed use will not be hazardous or create a nuisance as defined under this Chapter to existing or future neighboring structures.  
***The closest home to the east is over 600 ft. away from the proposed courts. The applicant is proposing fence netting and landscaping to buffer the use. Staff believe that the spacing and mitigation techniques are sufficient to prevent any potential nuisances.***
- 11) The proposed use will be served adequately by essential public facilities and services.  
***The pickleball courts should be adequately served by essential public facilities and services.***
- 12) The proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.  
***The pickleball courts should not create additional requirements at public cost, nor will it be detrimental to the economic welfare of the community.***
- 13) The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare or odors.

*The pickleball courts should not produce excessive traffic, noise, smoke, fumes, glare or odors. The courts will not include lighting. The applicant is proposing fence netting and landscaping to buffer the use.*

- 14) Vehicular approaches to the property, where present, will not create traffic congestion or interfere with traffic on surrounding public thoroughfares.

*Vehicular approaches to the property are not proposed to be changed and the courts should not create traffic congestion. Because it is anticipated that some users will walk, cycle, or take golf-carts in addition to using vehicles, the pickleball courts are not deemed to cause excessive traffic.*

- 15) The proposed use will not result in the destruction, loss or damage of a natural or scenic feature of major importance. *The proposed use will not result in the destruction, loss or damage of the natural environment. The site is already subject to recreational and commercial uses.*

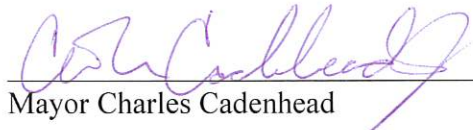
- 16) That, in accordance with 105.123.290, the expansion of the existing clubhouse shall be permissible under the Conditions 1-3 as provided in the decision below, and incorporated herein:

#### DECISION

**NOW, THEREFORE, BE IT FURTHER RESOLVED,** and based upon the information received and the above findings, that the city council of the city of lake elmo hereby approves the request by Royal Development LLC for a Conditional Use Permit for the expansion of the clubhouse on the property located at located at 11441 20<sup>th</sup> st n (Royal Golf Clubhouse), and grants the same, subject to the following conditions of approval:

1. The applicant must obtain all other necessary City, state, and other governing body permits and approvals prior to release of the final plat for recording.
2. Any desire to add lighting, additional courts, or change fencing shall constitute a conditional use permit amendment. This shall not apply to maintenance or repair.
3. If approved, this conditional use permit shall expire if the work does not commence within 12 months of the date of granting the conditional use permit.

Passed and duly adopted this 3rd day of December 2024 by the City Council of the City of Lake Elmo, Minnesota.

  
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Mayor Charles Cadenhead

ATTEST:

  
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Julie Johnson, City Clerk