

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

RESOLUTION NO. 2024-128

***A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR THE EXPANSION
OF THE CLUBHOUSE FOR THE PROPERTY LOCATED AT 11441 20TH 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 20th 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 expansion of the existing clubhouse.
- 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.
- 5) The use or development conforms to the City of Lake Elmo Comprehensive Plan.

The clubhouse expansion use(s) conforms 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.

- 6) The use or development is compatible with the existing neighborhood.
The clubhouse expansion is consistent with the existing clubhouse area, golf course, and neighborhood.
- 7) The proposed use meets all specific development standards for such use listed in Article IX Specific Development Standards of Article XII
With the approval of the variance, the conditional use permit meets all specific development standards listed in Article XII.
- 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 PUD anticipates the clubhouse as an allowed use with expansions 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 clubhouse expansion should be designed, constructed, operated and maintained to be compatible with the existing or intended character of the general vicinity and will not change the essential character of the area.
- 10) The proposed use will not be hazardous or create a nuisance as defined under this Chapter to existing or future neighboring structures.
The clubhouse expansion should not be hazardous or create a nuisance as defined under this Chapter to existing or future neighboring structures.
- 11) The proposed use will be served adequately by essential public facilities and services.
The clubhouse expansion should not create additional requirements at a public cost, nor will it be detrimental to the economic welfare of the community.
- 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 clubhouse expansion 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 proposed use should not be detrimental to any persons, property or general welfare because of excessive production of traffic, noise, smoke, fumes, glare or odors. Parking plans are adequate for the proposed expansion. Additionally, it is anticipated that some users will walk, cycle, or take golf-carts in addition to using vehicles to get to the expansion.

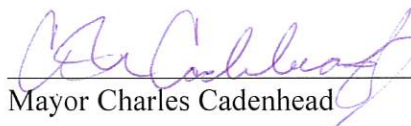
- 14) Vehicular approaches to the property, where present, will not create traffic congestion or interfere with traffic on surrounding public thoroughfares.
Vehicular approaches to the property are not proposed to be changed and the clubhouse expansion should not create traffic congestion. Because it is anticipated that some users will walk, cycle, or take golf-carts in addition to using vehicles, the proposed clubhouse expansion should not 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 should not result in the destruction, loss or damage of the natural environment.
- 16) That, in accordance with 105.123.290, the expansion of the existing clubhouse shall be permissible under the Conditions 1-5 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 20th 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. The clubhouse addition shall be similar or compatible with the style and composition of the existing structure.
3. The applicant shall keep the maintenance building parking lot available to accommodate overflow parking from the main parking lot.
4. Any expansion of the Clubhouse beyond this approval shall require a conditional use permit amendment.
5. 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.



Mayor Charles Cadenhead

ATTEST:



Julie Johnson, City Clerk