

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

RESOLUTION NO. 2025-14

***RESOLUTION APPROVING THE FINAL PLAT AND PUD REQUEST FOR NORTH STAR
2ND ADDITION***

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, GWSA Land Development, LLC, (the “Applicant”) has requested a Final Plat and PUD for North Star 2nd Addition, on property legally described on **Exhibit A** attached hereto (the “Property”)

WHEREAS, the first addition of North Star contained 105 single family lots plus outlots for future additions, public, and private purposes was approved by the City Council on August 15th, 2023, via Resolution 2023-074; and

WHEREAS, the final plat request is for the second addition of North Star, which will contain a total of 61 single family lots; and

WHEREAS, the applications for North Star 2nd Addition Final Plat and PUD were submitted to the City on December 9th 2024 along with subsequent revisions; and

WHEREAS, the applications for North Star 2nd Addition Final Plat and PUD were not found by the city to be complete until January 7th 2025; and

WHEREAS, the Lake Elmo City Council reviewed the North Star 2nd Addition Final Plat and PUD requests at its meeting held on February 4th 2025 and voted to approve the item with the following findings of fact:

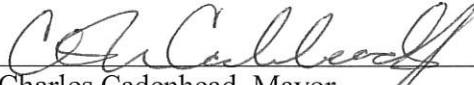
1. That all the requirements of City Code Section 103.00.100 related to the Final Plans and Final Plat have been met by the Applicant.
2. That the North Star 2nd Addition Final Plat and PUD Plan consists of 61 single family lots.
3. That the North Star 2nd Addition Final Plat and PUD is generally consistent with the Preliminary Plat and PUD Plans as approved by the City of Lake Elmo on December 20, 2022.
4. That the North Star 2nd Addition 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 North Star 2nd Addition Final Plat and PUD Plan complies with the general intent of the Village Low Density Residential (V-LDR) zoning district with PUD modifications.
6. That the North Star 2nd Addition Final Plat and PUD Plan generally complies with the Lake Elmo Design Guidelines and Standards Manual.

7. That the North Star 2nd Addition Final Plat and PUD generally complies with the City's Subdivision regulations.
8. That the North Star 2nd Addition Final Plat and PUD generally complies with the City's Zoning Code (including Shoreland Zoning) with the exceptions provided for in the PUD.
9. That the North Star 2nd Addition Final Plat and PUD Plan is generally consistent with the City's engineering standards with the exceptions noted by the City Engineer in their review comments to the City dated 1/28/2025, and as otherwise identified in future reviews.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council does hereby approve Northstar 2nd Addition Final Plat and PUD request subject to the following conditions:


1. 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 1/28/2025
 - b. City Landscape Architect's memo dated 1/21/2025
 - c. City Fire Chief's memo dated 12/20/2024
 - d. City Attorney Plat Opinion dated 1/10/2025
2. 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.
3. 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.
4. The applicant/developer is responsible, at their own expense, for installing all required improvements to the property and within public Right of Way.
5. If applicable, a storm water maintenance and easement agreement in a form acceptable to the City shall be executed and recorded with the final plat.
6. The developer is responsible for, at their own expense, installation of the trail connection to and within Legacy at Northstar.
7. The developer is responsible for, at their own expense, installation and relocation of the existing trees impacted by the Legacy at Northstar trail connection.
8. The applicant shall pay required Village AUAR fee prior to release of the final plat.
9. If applicable, a landscape and irrigation license agreement in a form acceptable to the City shall be executed and recorded with the final plat.
10. A stormwater reuse irrigation and license agreement in a form acceptable to the City shall be executed and recorded with the final plat.
11. 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.
12. 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.
13. Before the execution and recording of a final plat for the development, the developer or applicant shall enter into a Developer's 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.

Passed and duly adopted this 4th day of February 2025 by the Lake Elmo Minnesota City Council.



Charles Cadenhead, Mayor

ATTEST:



Julie Johnson, City Clerk

Resolution 2025-14
Exhibit A
Legal Description of Subject Property

Parent Parcels: Outlot J and L of Northstar 1st Addition