



STAFF REPORT

DATE: 3/4/25

Consent

TO: Lake Elmo City Council
FROM: Nathan Fuerst, AICP, Consulting Planner
AGENDA ITEM: Highpointe Crossing - Preliminary Plat Extension Request
REVIEWED BY: Jason Stopa, Community Development Director

CORE STRATEGIES:

- | | |
|---|---|
| <input type="checkbox"/> Vibrant, inclusive, connected community | <input type="checkbox"/> Efficient, reliable, innovative services |
| <input type="checkbox"/> Responsive, transparent, adaptive governance | <input type="checkbox"/> Balanced Finances now and future |
| <input checked="" type="checkbox"/> Managed Growth | <input checked="" type="checkbox"/> Resilient Infrastructure |

BACKGROUND:

The City Council approved the Highpointe Crossing OP PUD and Preliminary Plat on September 17, 2024. The Subdivision Ordinance requires the subdivider to apply for a final plat within 180 days of preliminary plat approval or the preliminary plat becomes void unless extended and approved by the Council. The deadline for a final plat application is currently March 16, 2025.

The Applicant, Paul Robinson with Rachel Development has requested a year extension to the current deadline of March 16 to allow for time to assess how they will move forward given complications identified with the proposed community septic system.

ISSUE BEFORE COUNCIL:

The City Council is asked to make a decision whether to extend the Highpointe Crossing final plat deadline to March 16, 2026 from March 16, 2025.

PROPOSAL DETAILS/ANALYSIS:

A written narrative was requested from the applicant regarding this possible extension, and one was provided via email on Friday, February 14, 2025, which is copied below:

We would like a year extension for the final plat. We need some time to seek an alternative to the community septic system. As you know we had a mounding study and special soil tests completed. The results from Braun we forwarded to the City. They showed that the soils do not have enough hydraulic conductivity to take the water from the community septic site, very disappointing. We still like the plan, and are planning to meet with you soon to see if there are some alternative paths forward.

At this time, staff are identifying possible alternatives to move forward but require additional coordination with the developer, and possibly the met council, prior to recommending any further next steps.

FISCAL IMPACT:

N/A

OPTIONS:

1. Approve the extension in whole or in part
2. Deny the extension

RECOMMENDATION:

Given the complexity of the possible solutions to this issue, staff recommend granting the full extension that is requested by Rachel Development. Staff anticipate following up with the applicant to discuss alternatives to move forward.

Staff recommend approval of this item on the City's consent agenda, or with an example motion provided below:

Move to approve Resolution 2025-017 extending the deadline for the Highpointe Crossing development project final plat submittal to March 16, 2026.

ATTACHMENTS:

Resolution 2025-017 – Resolution extending the final plat submittal deadline for Highpointe Crossing.

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

RESOLUTION NO. 2025-017

*A RESOLUTION APPROVING AN EXTENSION FOR THE FINAL PLAT APPLICATION
DEADLINE FOR THE HIGHPOINTE CROSSING DEVELOPMENT*

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

WHEREAS, Rachel Development, 4180 Napier Court NE, St. Michael, MN, submitted an application to the City of Lake Elmo (City) for a Preliminary Plat and OP PUD for the Highpointe Crossing development, a copy of which is on file in the City of Lake Elmo Community Development Department; and

WHEREAS, on September 17, 2024, the Lake Elmo City Council reviewed and approved Prairie Sky Preliminary Plat and Open Space PUD through Resolution 2024-093; and

WHEREAS, Lake Elmo Municipal Code section 103.00.090 (h) requires final plats to be submitted within 180 days after approval of a preliminary plat, unless an extension is approved by the City Council; and

WHEREAS, Rachel Development has submitted a request for an extension to the application deadline for a Final Plat to allow additional time needed to review solutions or alternatives to issues identified with wastewater management.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council does hereby approve an extension to the application deadline for a Final Plat of the Highpointe Crossing subdivision, and hereby extends the Final Plat application deadline to March 16, 2026.

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

Charles Cadenhead, Mayor

ATTEST:

Julie Johnson, City Clerk