

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

**RESOLUTION NO. 98-49**

**A RESOLUTION APPROVING A PLANNED UNIT DEVELOPMENT CONCEPT  
PLAN FOR THE NORTHLAND COMPANY**

WHEREAS, United Properties have made application to the City of Lake Elmo for a Planned Unit Development Concept Plan pursuant to Section 300.08 of the Lake Elmo Municipal Code for the following described parcels of land; to wit:

PARCEL 1:

The West half of the Southeast Quarter (W1/2 of SE1/4) of Section Thirty-three (33), Township Twenty-nine (29) North, Range Twenty-one (21) West, except that part lying north of the north right-of-way line as shown on State Highway Right-of-way Plat No. 4 of 12, State Project 8282 (94-392) 902, plus

PARCEL 2:

The East one-half of the Southeast Quarter (E1/2 of SE1/4) of Section Thirty-three (33), Township Twenty-nine (29) North, Range Twenty-one (21) West, containing according to the United States Survey thereof Eighty (80) acres.

EXCEPTING, therefrom the West 175.0 feet of the East 568.52 feet of the South 373.37 feet of the East one-half of the Southeast Quarter (E1/2 of SE1/4) of Section Thirty-three (33), Township Twenty-nine (29) North, Range Twenty-one (21) West, Village of Lake Elmo, Washington County, Minnesota, containing 1.5 acres, more or less, subject to the right-of-way of Minnesota Highway 12.

ALSO EXCEPTING therefrom the East 200.0 feet of the South 435.6 feet of the East one-half of the Southeast quarter (E1/2 of SE1/4) of Section 33, Township 29 North, Range 21 West.

ALSO EXCEPTING therefrom that certain 11.54 acres, more or less, as is more specifically set forth in a plat, dated February 19, 1972 and filed for record with the Washington County Registrar of Titles on March 1, 1972 as Document No. 33420, being Parcel 27 as shown on said plat, plus

PARCEL 3:

That part of the East one-half of the Southeast one-quarter (E1/2 of SE1/4) of Section 33, Township 29, Range 21 West, Village of Lake Elmo, previously intended to be taken by the State of Minnesota for right-of-way for Trunk Highway No. 94 as more specifically set forth in a plat dated February 19, 1972 and filed for record with the Washington County Registrar of Titles on March 1, 1972 as Document No. 33420, containing 11.54 acres, more or less, being parcel 27 as shown on said plat.

EXCEPTING from Parcels 1, 2, and 3 those portions taken for highway purposes.

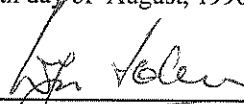
WHEREAS, the Lake Elmo Planning Commission considered the Planned Unit Development Concept Plan request at its August 10, 1998 meeting, and recommended that the PUD Concept Plan be approved based on the following findings:

1. The Concept Plan conforms to the Comprehensive Plan of the City.
2. The Concept Plan satisfies the intent and purposes of the City's land use, zoning and subdivision regulations.
3. The Concept Plan is consistent with the public health, safety and general welfare.

NOW, THEREFORE, BE IT RESOLVED that the Lake Elmo City Council does hereby approve and accept the Planned Unit Development Concept Plan as the same is on file with the City Administrator subject to the following conditions:

1. The Development Stage plans shall address all PUD site peripheries with respect to measures proposed to buffer uses and structures within the project from the incompatible uses off-site, and public roadways. Development Stage Plans shall include detailed plans for site peripheries, including on site landscape, spatial separation and topographic relief that will be the responsibility of the overall project developer, not the individual site developers, together with a timetable for installation of these improvements and a plan for the perpetual maintenance of the improvements.
2. The Development Stage plans shall address, in detail, measures proposed to visually and functionally link the uses proposed for the area of the site north of Hudson Boulevard with the service uses proposed south of Hudson Boulevard. Key components would include pedestrian movement, architectural design, signage, landscape themes, and site lighting.
3. Development Stage application documentation shall include a Project Design Guide that, in narrative, tabular and graphic form, specifies required standards for development for all individual lots within the PUD. The standards shall directly relate to, but not necessarily be the same as, those prescribed by the BP (Business Park) section of the Lake Elmo Zoning Ordinance, and the other chapters of the Lake Elmo City Code that regulate land and site development (e.g. lighting, parking, noise and others that may apply). The documentation of PUD design standards shall include a description of the degree and manner of flexibility from existing City Code standards for development in the BP (Business Park) District proposed by the applicant, and the reasons such flexibility is proposed. It is the intent of this condition that the Design Guide become an appendix to, and a part of the PUD Developers Agreement. The Protective Covenants submitted by the applicant under Tab #2 of the PUD Concept Plan Booklet are expressly excluded from this Concept Plan approval action. Proposed project and site design standards shall be submitted with the Development Stage application only.
4. The aforementioned Design Guide shall include specific narrative and graphic design standards for building architecture/construction materials, landscaping, parking lot and building service area design/location, and landscaped area irrigation, to ensure internal conformity of appearance and minimal external visual impact.
5. The Development Stage application shall propose measures to forecast, monitor and regulate waste water discharge from individual sites to ensure compliance with waste water volume restrictions prescribed for Lake Elmo by contract and the Metropolitan Council.
6. The Development Stage Plan shall provide for a greater degree of Open Space aggregation than represented by the Concept through the clustering of buildings and activities, as contemplated by the Planned Unit Development "Purpose" paragraph (Section 300.08, Para.1) of the Lake Elmo City code.

ADOPTED, by the Lake Elmo City Council this 18th day of August, 1998.

  
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Wyn John, Mayor

ATTEST:

  
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Mary Kueffner, City Administrator