

CITY OF LAKE ELMO
WASHINGTON COUNTY, MINNESOTA

RESOLUTION 99-59

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR AN OPEN SPACE
DEVELOPMENT PROJECT IN THE AGRICULTURAL ZONING DISTRICT
KNOWN AS "THE FIELDS OF ST. CROIX, PHASE II"

WHEREAS, the Lake Elmo Planning Commission considered a concept review of "The Fields of St. Croix, Phase II" at a public hearing held on June 28, 1999, as submitted by Robert Engstrom Companies; and

WHEREAS, the Lake Elmo City Council considered the recommendation of the Planning Commission and approved the concept plan of "The Fields of St. Croix, Phase II", on July 6, 1999; and

WHEREAS, the Lake Elmo Planning Commission, at a Public Hearing held September 13, 1999, reviewed and recommended approval of the Open Space Development Project, known as "The Fields of St. Croix, Phase II", based on the following findings:

1. The site is located within an Open Space Preservation Area, as defined by the Comprehensive Plan, and therefore is in substantial compliance with the Comprehensive Plan.
2. The OP appears to present no negative impacts on the health, safety, morals, convenience or general welfare of occupants of surrounding lands beyond those anticipated by the Comprehensive Plan as usual and customary from development under the OP Ordinance.
3. With respect to the residential component of the OP Plan, there would appear to be no adverse impacts on traffic and parking on adjacent streets or land beyond those anticipated by the Comprehensive Plan for OP development.
4. The OP Plan does not appear to result in a negative impact on property values in the surrounding area.
5. The OP Plan does not appear to present negative impacts on utilities and schools beyond those anticipated by the Comprehensive Plan for OP development.


NOW, THEREFORE, BE IT RESOLVED, that the Lake Elmo City Council does hereby grant a Conditional Use Permit for the Open Space (OP) Development Project, known as "The Fields of St. Croix, Phase II", based on the favorable recommendation of the Lake Elmo Planning Commission.

Adopted by the Lake Elmo City Council this 21ST day of September, 1999.



Lee Hunt, Mayor

Attest:



Mary Kueffner, City Administrator