

CITY OF LAKE ELMO
WASHINGTON COUNTY, MINNESOTA

RESOLUTION 99- 62

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR 12 TOWNHOUSE UNITS
IN AN OPEN SPACE DEVELOPMENT STAGE PLAN
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 12 Townhouse Units in the Open Space Development, known as "The Fields of St. Croix, Phase II"; based on the following findings:

1. The overall dwelling unit density of all phases of the Fields of St. Croix is within the range defined by the Comprehensive Plan, and therefore the inclusion of 12 Townhouse units is in substantial compliance with the Comprehensive Plan.
2. The inclusion of 12 Townhouse units appears to present no negative impacts on the health, safety, morals, convenience or general welfare of occupants of surrounding lands.
3. 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. Because of the location of the 12 Townhouse units near the center of the OP site, inclusion of that unit type does not appear to result in a negative impact on property values in the surrounding area.
5. The Townhouse unit type does not appear to present negative impacts on utilities and schools beyond those anticipated by the Comprehensive Plan for OP development.

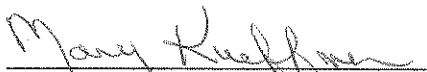
NOW, THEREFORE, BE IT RESOLVED, that the Lake Elmo City Council does hereby grant a Conditional Use Permit for 12 Townhouse Units in the Open Space (OP) Development, known as "The Fields of St. Croix, Phase II", based on the recommendation of the Lake Elmo Planning Commission.

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



Lee Hunt, Mayor

Attest:



Mary Kueffner, City Administrator