

CITY OF LAKE ELMO  
WASHINGTON COUNTY, MINNESOTA

RESOLUTION NO. 99-47

**A RESOLUTION APPROVING THE OPEN SPACE CONCEPT PLAN FOR TERRY EMERSON**

**WHEREAS**, the Lake Elmo Planning Commission reviewed the Open Space Concept Plan for Terry Emerson, at its June 12, 1999 meeting and recommended approval to the City Council.

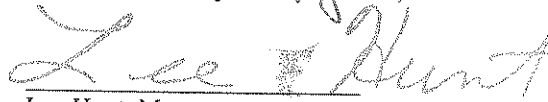
**NOW, THEREFORE, BE IT RESOLVED**, that the Lake Elmo City Council does hereby approve and accept the Concept Plan for Terry Emerson for 22 single family lots, as the same as on file dated June 10, 1999, with the City Administrator based upon the following findings.

1. The application generally complies with the submission requirements for an OP Concept Plan prescribed by Section 300 of the City Code, with the exception of general architectural guidelines.
2. The site is within the Open Space Development Area designated by the Comprehensive Plan; and OP development is a Conditional Use in the existing AG zoning district.
3. The Concept Plan complies with the mathematical requirements of the OP Ordinance, and is eligible for 9 units per 20 acres of gross site area – 22 units, based on open space easements, Village Green and qualifying length of pedestrian trails.
4. The required amount of Preserved Open Space, as 50% of the buildable area of the site, is proposed for perpetual Open Space Easement.

**FURTHER**, the following conditions shall be attached:

1. Compliance with Architectural Guidelines of the OP Ordinance for structure design.
2. Compliance with the requirements of the City Engineer's Memo.
3. Compliance with the performance standards for OP developments specified by Chapter 300 of the City Code.
4. Public roadway extension to the south shall be dedicated, not by easement.

**ADOPTION**, by the Lake Elmo City Council this 3<sup>rd</sup> day of August, 1999.

  
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Lee Hunt, Mayor

**ATTEST:**

  
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Mary Kueffner, City Administrator