

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

RESOLUTION NO. 99-46

**A RESOLUTION APPROVING A PLANNED UNIT DEVELOPMENT
STAGE PLAN AND PRELIMINARY PLAT FOR UNITED PROPERTIES**

WHEREAS, United Properties has made application to the City of Lake Elmo for a Planned Unit Development Stage Plan and preliminary plat pursuant to Section 300.08 and Chapter 400 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.

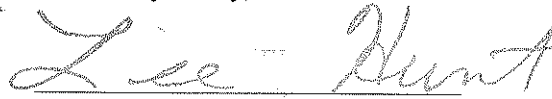
WHEREAS, the Lake Elmo Planning Commission considered the Planned Unit Development Stage Plan and Preliminary Plat request at its June 28, 1999 meeting, and recommended that the PUD Development Stage Plan and Preliminary Plat be approved based on the following findings:

1. The Development Stage Plan conforms to the Comprehensive Plan of the City.
2. The Development Stage Plan and Preliminary Plat satisfy the intent and purposes of the City's land use, zoning and subdivision regulations.
3. The Development Stage Plan and Preliminary Plat are consistent with the public health, safety and general welfare.
4. The Development Stage Plan is substantially responsive to the approved Concept Stage Plan, including those conditions attached thereto.

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

1. All site development shall be consistent with the Development Stage Application booklet dated May 29, 1999, as amended by United Properties submissions of June 23, 1999, as the June 23, 1999 submissions were amended by the Planning Commission and evidenced by dating and signature by the City Planner.
2. Compliance with the City Engineer's memo of June 11, 1999.
3. The public street extending southerly from Hudson Road shall be added to the Preliminary Plat.

ADOPTED, by the Lake Elmo City Council this 20th day of July, 1999.


Lee Hunt, Mayor

ATTEST:


Mary Kueffner, City Administrator

TKDA

TOLTZ, KING, DUVALL, ANDERSON
AND ASSOCIATES, INCORPORATED

ENGINEERS • ARCHITECTS • PLANNERS

1500 PIPER JAFFRAY PLAZA
444 CEDAR STREET
SAINT PAUL, MINNESOTA 55101-2140
PHONE: 651/292-4400 FAX: 651/292-0083

June 11, 1999

Planning Commission Members
Lake Elmo, Minnesota

Re: Review of PUD
Eagle Point Business Park
Lake Elmo, Minnesota
Commission No. 9150-99A

Dear Planning Commission Members;

I have reviewed the PUD dated May 28, 1999, and offer the following comments:

Streets

Last year the City Council placed the future street through this area on the City's Municipal State Aid System. This means that the new street will need to meet State Aid Rules for design. It also means that the City has the option of receiving State Aid funds to build the road.

In the past the City has built roads with State-Aid Funds, and also assessed the cost them. The money received from abutting property owners through assessments is then used throughout the city for other street improvement and repair projects.

The PUD shows an undivided, four-lane, forty-foot wide street with concrete curb and gutter. A sixty-foot wide right-of-way is proposed. In order to meet State Aid Rules, a forty-four-foot wide street would be required. In the past we have required an eighty-foot wide right-of-way on State Aid Routes.

I would recommend that a more appealing street section would be a divided two-lane road with a twelve to sixteen-foot wide landscaped median. Left and right turn lanes would be constructed at the driveways. This street design would require a minimum of a fifteen-foot wide lane in each direction, however an eighteen-foot wide lane would be more appropriate.

Trails

The Developer is proposing a five-foot wide trail be constructed through the development. I would recommend that it be a minimum of eight-feet wide, with a 5% maximum grade.

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Surface Water Runoff

The developer appears to be meeting the City and Watershed District rules for ponding and runoff. A thorough review of each property will be made as the Business Park develops.

Sanitary Sewer

The sanitary sewer plan appears to be adequate. Utility easements will be required over all pipes outside of the street right-of-way. Final routes will be determined as development occurs.

Capacity in the W.O.N.E. interceptor remains an issue. The developer may need to limit the size and type of business uses until our allocation is increased.

Watermain

In our May 1995 Feasibility Report for this area, we recommended that a 1,000 gpm well, and a 340,000 gallon concrete ground storage reservoir with 2,500 gallon per minute pumps be constructed to meet fire suppression demand. This development is temporarily connected to the City of Oakdale water system. The City of Lake Elmo needs to make plans at this time for its own water system for this area.

I recommend that we discuss with the developer the possibility of acquiring some property within this development for these facilities. The size requirements for these facilities are fairly small. The location for the well and tank are flexible. The city would need to drill a test well before acquiring a well site.

We estimated the cost of a well and tank at \$855,000.00 in 1995.

The watermain will need to be twelve-inch to meet fire suppression needs. Fire loops around each building are also generally necessary.

Traffic Management

It is anticipated that with growth in both Lake Elmo and Oakdale, traffic signals and intersection improvements will be needed at the intersection of Hudson Road and Inwood Avenue. These improvements will cost the City of Lake Elmo between \$50,000.000 and \$75,0000.00, based on typical cost splits.

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Financing

It is anticipated that the developer will pay for all sewer, watermain, ponding, streets, and trails within the development. The City will need to review methods to pay for a new well and ground storage reservoir, and the traffic signal.

The City may wish to look at impact fees and/or direct assessments for these items.

Sincerely;

Thomas Prew, P.E.
City Engineer