

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

**RESOLUTION NO. 99-41
A RESOLUTION APPROVING THE CONCEPT PLAN
FOR THE FIELDS OF ST. CROIX – PHASE 2**

WHEREAS, the Lake Elmo Planning Commission reviewed the Concept Plan for the Fields of St. Croix-Phase Two, at its June 28, 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 of the Fields of St. Croix-Phase Two for 5^{1/2} single family lots; 12 townhouse units; and an Agricultural Products Market Site as the same as on file, dated May 28, 1999, with the City Administrator based upon the following findings:

1. The Concept Plan is consistent with the goals, objectives and policies of the Comprehensive Plan.
2. The Concept Plan, when executed in combination with the Tana Ridge Concept Plan and the recommendations of the Park Commission, is consistent with the purpose of the Open Space Preservation District.
3. The Concept Plan, when executed in combination with the Tana Ridge Concept Plan and the recommendations of the Park Commission, complies with OP development standards.
4. The Concept Plan, when executed in combination with the Tana Ridge Concept Plan and the recommendations of the Park Commission, preserves the required open space.

FURTHER, the following conditions shall be attached:

1. Compliance with the recommendations of the City Engineer's memo.
2. The Development Stage Plan shall include a proposal to legally guarantee that the open space and public park components (subject to Park Commission recommendations) and the common waste water treatment system, all of which require common actions with the adjacent OP project, will be accomplished completely and in a timely manner, as proposed by the Concept Plan.
3. Subject to any Park Commission recommendation regarding the proposed public park.
4. Any modifications to the Tana Ridge Concept Plan that results in adjustments to the aggregate Park or OP open space calculations shall void this recommendation.
5. The Development Stage Plan shall provide substantial detail with respect to the design of and proposed uses of the Non-residential component adjacent to State Highway 5.
6. Lot 12, Block 3 will be relocated or eliminated because of the existing development already there.

ADOPTION, by the Lake Elmo City Council this 6th day of July, 1999.



Lee Hunt, Mayor

ATTEST:



Mary Kueffner, City Administrator