

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

**RESOLUTION NO. 99-13
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 January 25, 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 37 single family lots; 17 residential units shown as Phase III; and an Agricultural Products Market Site as the same as on file 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 Emerson/Forliti and Tana Ridge Concept Plans, is consistent with the purpose of the Open Space Preservation District.
3. The Concept Plan, when executed in combination with the Emerson/Forliti and Tana Ridge Concept Plans, complies with OP development standards.
4. The Concept Plan, when executed in combination with the Emerson/Forliti and Tana Ridge Concept Plans, preserves the required open space.

FURTHER, the following conditions shall be attached:

1. The 17 dwelling units proposed by the Concept Plan as "Phase III." are identified as Townhouses. A Development Stage Plan for these dwelling units shall be submitted concurrent with the balance of Fields 2nd.
2. Extension of a public street westerly from the north cul-de-sac on the west side to connect with the public road serving Emerson/Forliti.
3. "Transfer" of 17 dwelling units to Fields 2nd from the Fields of St. Croix first plan is approved in Concept provided that the Development Stage Plan include a legal vehicle to accommodate such transfer.
4. Compliance with the recommendations of the City Engineer's Memo of January 4, 1999.
5. The Development Stage Plan shall include a proposal to legally guarantee that the open space and public park surplus (subject to Parks Commission recommendations) and the common waste water treatment system, all of which require common actions with adjacent OP projects, will be accomplished completely and in a timely manner, as proposed by the Concept Plan.

4. Any modifications to the Tana Ridge or Fields 2nd Concept Plans that results in adjustments to the aggregate Park or OP open space calculations shall void this recommendation
5. Setbacks and lot size are not approved by the Stage.
6. The roadway be re-designed to reduce the disruption of the open space.
7. Outlot B, as depicted on the Concept Plan, shall be considered Preserved Open Space as defined by the Zoning Ordinance, subject to a recorded Covenant precluding additional dwelling units, in lieu of a Conservation Easement.
8. A Public Street shall be extended easterly to connect with the northerly cul-de-sac of the Fields 2nd.

ADOPTED, by the Lake Elmo City Council this 2nd day of February, 1999.



Lee Hunt, MAYOR

ATTEST:



Mary Kueffner, City Administrator