

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

**RESOLUTION NO. 99-11
A RESOLUTION APPROVING THE AMENDED CONCEPT PLAN
FOR TANA RIDGE**

WHEREAS, The Lake Elmo Planning Commission reviewed the Concept Plan for Tana Ridge, 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 Amended Concept Plan of Tana Ridge for 18 single family detached lots on 40 acres of land as the same as on file with the City Administrator based upon the following findings:

1. The Amended Concept Plan is consistent with the goals, objectives and policies of the Comprehensive Plan.
2. The Amended Concept Plan, when executed in combination with the Emerson/Forliti and Fields 2nd Phase Concept Plans, is consistent with the purpose of the Open Space Preservation District.
3. The Amended Concept Plan, when executed in combination with the Emerson/Forliti and Fields 2nd Concept Plans, complies with OP development standards.
4. The Amended Concept Plan, when executed in combination with the Emerson/Forliti and Fields 2nd Concept Plans, preserves the required open space.

FURTHER, the following conditions shall be attached:

1. 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.
2. Compliance with the requirements of the City Engineer's Review letter of January 5, 1999.
3. The Development Stage Plan shall reflect Public Park Dedication coordinated with the Emerson/Forliti and Fields 2nd Plans as follows:
 - A. The Public Park shall be 12.5 acres in area, as depicted by the Concept Plan.
 - B. The Public Park Dedication shall include park improvements at a cost not to exceed \$40,000, and include grading and seeding of a soccer field; grading and seeding of a softball field; installation of a chain link backstop; and, building of a tot-lot area with sand base and activity equipment.
 - C. Vehicular parking for Park visitors shall be on-street, with street cross section to accommodate five (5) vehicles.

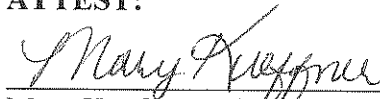
6. The Development Stage Plan shall reflect Public Park Dedication coordinated with the Emerson/Forliti and Tana Ridge Plans as follows:
 - A. The Public Park shall be 12.5 acres in area, as depicted by the Concept Plan.
 - B. The Public Park Dedication shall include park improvements at a cost not to exceed \$40,000, and include grading and seeding of a soccer field; grading and seeding of a softball field; installation of a chain link backstop; and, building of a tot-lot area with sand base and activity equipment.
 - C. Vehicular parking for Park visitors shall be on-street, with street cross section to accommodate five (5) vehicles.
7. Any modifications to the Tana Ridge or Emerson/Forliti Concept Plans that results in adjustments to the aggregate Park or OP open space shall void this recommendation.
8. Setbacks and lot size are not approved by the Stage.
9. The roadway be re-designed to reduce the disruption of the open space.
10. The Development Stage Plans shall include the area of the Concept Plan labeled "Phase III. "Farmstead Market Commercial Area".

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



Lee Hunt, MAYOR

ATTEST:



Mary Kueffner, City Administrator