

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

**RESOLUTION NO. 2001-022**

**A RESOLUTION APPROVING THE PRELIMINARY PLAT OF LAKE ELMO VISTA**

**WHEREAS**, Thomas Steffens, Metro Development Corporation, and Stephen Korhel have made application for a Preliminary Plat to create ten (10) residential building lots on a parcel of 34.69 acres in the Residential Estate Zoning District.

The property is located on the west side of Keats Avenue, south of Rolling Hills Residential Development and North of Arabian Hills Residential Development, legally described as:

The South 655.93 feet of the Southwest Quarter of the Northeast Quarter of Section 3, Township 29 North, Range 21 West, Washington County, Minnesota. Also, that part of the North 375.00 feet of the Southeast Quarter of the Northeast Quarter of said Section 3 lying westerly of the West 611 feet thereof. Also, the South 298.93 feet of said Southeast Quarter of the Northeast Quarter. Subject to Keats Avenue North over the East 33.00 feet of the South 298.93 feet of said Southeast Quarter of the Northeast Quarter.

**WHEREAS**, at its March 26<sup>th</sup> meeting, the Planning Commission reviewed and unanimously recommend approval of this application to plat a 35 acre parcel as a conventional RE residential neighborhood of 10 single family detached building lots (of which one lot contains an existing home that will be razed).


**WHEREAS**, the Preliminary Plat of Lake Elmo Vista was presented to the City Council at its April 3, 2001 City Council who made the following Findings:

1. The Preliminary Plat complies with the standards of the Residential Estates Zoning District
2. The Preliminary Plat complies with the design standards of Section 400 of the City Code upon approval of the Subdivision Variance evidenced by City Council Resolution No 2001-021.


**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of Lake Elmo does hereby approve and accept the Preliminary Plat of Lake Elmo Vista, per plans Staff dated March 6, 2001, as the same on file with the City Administrator, based on the following Conditions:

1. Redesign of the Lot 4, Block 2 and Lot 3, Block 1 common lot line to reduce the Aspect Ratio of Lot 4, Block 2 to the 3:1 Code standard.
2. Compliance with the recommendations of the City Engineer dated February 27, 2001.
3. Submission by the applicant of a site forestation inventory and plan for compliance with site forestation requirements of Section 400.08, Subd. 6, concurrent with the Final Plat application.

**ADOPTED**, by the Lake Elmo City Council on the 3<sup>rd</sup> day of April 2001.

  
\_\_\_\_\_  
Lee Hunt, Mayor

ATTEST:

  
\_\_\_\_\_  
Mary Kueffner, City Administrator