

CITY OF LAKE ELMO

WASHINGTON COUNTY, MINNESOTA

RESOLUTION NO. 2001-042

A RESOLUITON APPROVING THE PUD DEVELOPMENT STAGE PLAN
STAFF DATED JUNE 11, 2001;
PRELIMINARY PLAT; AND THE PUD FINAL PLAN AND SITE PLAN FOR
CARRIAGE HOMES IX ON LOT 15, CARRIAGE STATION

WHEREAS, the Lake Elmo City Council approved the Final Plat of Carriage Homes IX by Resolution No. 2000-023, on June 20, 2000.

WHEREAS, the Lake Elmo Planning Commission, at a Public Hearing held May 14, 2001, reviewed and recommended denial of the PUD Development Stage Plan staff dated May 18, 2001: Preliminary Plat and the PUD Final Plan and Site Plan for the northeasterly structure (only) for Carriage Homes IX on Lot 15, Carriage Station.

WHEREAS, the Lake Elmo City Council at its June 19, 2001 meeting reviewed the staff dated June 18, 2001 PUD Development Stage Plan, Preliminary Plat and Site Plan/Final PUD Plan (Northeast Building/Lot 2 and Common Area/Lot 5),

NOW, THEREFORE, BE IT RESOLVED that the Lake Elmo City Council does hereby approve the PUD Development Stage Plan dated June 18, 2001 subject to the following conditions:


1. Compliance with the standards of Section 1350 of the City Code regarding exterior lighting, with no departures from those standards.
2. Inclusion of a provision in the common ownership covenants for Lot 5 addressing the responsibility of the common ownership association to replace any trees along the West property line of Lot 5 which may die from any cause for the duration of those covenants. Such replacement to be of the same species and height as existing at these locations in 2001.
3. It is hereby determined that the "Welcome to Lake Elmo" sign proposed is permitted as a Public Sign by the terms of Section 535.05, Subd. 1A of the City Code. The common ownership covenants shall provide for the perpetual upkeep and maintenance of the sign by the common ownership association, as directed by the City.
4. All site improvements proposed for Lot 5 of the proposed plat shall be completed concurrently with the initial construction of any principal structure on the site.

NOW, THEREFORE, BE IT RESOLVED, that the Lake Elmo City Council does hereby approve the Preliminary Plat; subject to the following conditions:


1. Compliance with the recommendations of the City Engineer.
2. Preparation and review/approval by the City of a Developers Agreement and common ownership covenants.
3. Modification of the Preliminary Plat to be consistent with the approved Development Stage Plan.

NOW, THEREFORE, BE IT RESOLVED, that the Lake Elmo City Council does hereby approve the Site Plan/Final PUD Plan (Northeast Building/Lot 2 and Common Area/Lot 5; subject to the following conditions:

1. Incorporation of all amendments and modifications required by the PUD Development Stage Plan recommendation.
2. All improvements proposed for Lots 2 and 5 will be completed concurrently, with development security, as required by Section 520, to secure those total improvements.
3. Compliance with the recommendations of the City Engineer.
4. Exterior structure lighting and parking lot lighting shall be so designed as to not emit more than 1-foot candle of light intensity on any portion of the site, measured at a point 6 feet above grade level.
5. Due consideration shall be accorded by the developer to relocating driveway access to the site from 55th Street to between the two northerly buildings, from the proposed location at the northwest site periphery.


Lee Hunt, Mayor

ATTEST:


Mary Kueffner, City Administrator