

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

RESOLUTION NO. 2002-105

**A RESOLUTION APPROVING THE PRELIMINARY PLAT OF LAKE ELMO
BUSINESS PARK**

WHEREAS, RECO Real Estate, LLC and Patrick O. Regan have made application for a Preliminary Plat to create seven (7) commercial building lots and two outlots on a parcel of 28.5 acres.

The property is located on the west side of Lake Elmo Avenue, and the north side of Hudson Boulevard, legally described as:

That part of the Southwest Quarter of the Southwest Quarter of Section 36, Township 29 North, Range 21 West, City of Lake Elmo, Washington County, Minnesota lying northerly and easterly of Minnesota Department of Transportation Right-of-Way Plat 82-52, on file and of record in the office of the County Recorder, Washington County, Minnesota, Except small parcels of record.

WHEREAS, at its September 23, 2002 meeting, the Planning Commission reviewed and unanimously recommended approval of this application to plat a 28.5 acre parcel as a commercial development of 7 building lots and two outlots.

WHEREAS, the Preliminary Plat of Lake Elmo Business Park was presented to the City Council at its October 1, 2002 City Council Meeting who made the following Findings:

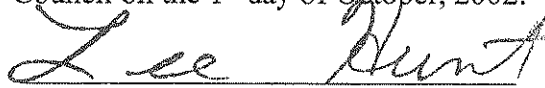
1. The preliminary plat complies with the design standards of Section 400 of the City Code.
2. The Planning Commission recommended approval of the preliminary plat at its meeting of September 23, 2002.

NOW, THEREFORE, BE IT RESOLVED, that the City Council for the City of Lake Elmo does hereby approve and accept the Preliminary Plat of Lake Elmo Business Park, per plans that staff dated September 6, 2002, and September 20, 2002, as the same on file with the City Administrator, based on the following Conditions:

1. Compliance with the recommendations of the City Engineer.
2. Compliance with the recommendations of the City Attorney, including Proof of Title.
3. All proposed setbacks shall comply with the requirements of Section 300 of the City Code. No variance to those standards is approved or implied.

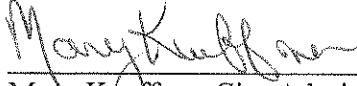
4. No individual lot Site Plans or land/building uses are approved or implied to be approved by the preliminary plat. Reference to specific uses in the Traffic Study, are for modeling purposes only. All structures and individual lot improvements are considered to be illustrative only.

ADOPTED, by the Lake Elmo City Council on the 1st day of October, 2002.



Lee Hunt, Mayor

ATTEST:



Mary Kueffner, City Administrator