

CITY OF LAKE ELMO
WASHINGTON COUNTY, MINNESOTA

RESOLUTION NO. 2002-078

A RESOLUTION AMENDING THE CONDITIONAL USE PERMIT
FOR FIELDS OF ST. CROIX PHASE 2

WHEREAS, the Lake Elmo Planning Commission, at a Public Hearing held August 12, 2002, reviewed and recommended approval of the amendment to the Conditional Use Permit for Attached Housing in the Fields of St. Croix Phase 2 (Original Approval Resolution 99-59, September 21, 1999) by Increasing the Allowable Number of Units from 12 to 14, based on the following finding:

1. The overall dwelling unit density of all phases of the Fields of St. Croix including 14 units of townhouse on Outlot C Fields Phase 2 is within the range defined by the Comprehensive Plan for this area of the City; and therefore an amendment to increase the allowable townhouse units from 12 to 14 on the condition that Outlot A be subjected to an Open Space Easement.
2. The increase from 12 to 14 townhouse units appears to present no additional significant negative impacts on the health, safety, morals, convenience or general welfare of occupants of surrounding lands, on the condition that Outlot A be subjected to an Open Space Easement.
3. There would appear to be no significant additional impacts on traffic and parking on adjacent streets that would result from the amendment.
4. Because of the location of the additional townhouse units, the two additional units (total of 14) will not result in additional impact on property values in the surrounding area.
5. No significant additional impacts on schools and utilities will result from increasing the townhouse units from 12 to 14, on the condition that Outlot A be subjected to an Open Space Easement.

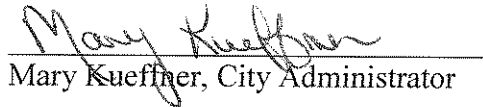
WHEREAS, the Lake Elmo City Council, at its August 20, 2002 meeting, reviewed and approved the amendment to the Conditional Use Permit for Attached Housing in the Fields of St. Croix Phase 2 by Increasing the Allowable Number of Units from 12 to 14, based on the recommendation of the Lake Elmo Planning Commission and the following conditions:

ADOPTED, by the Lake Elmo City Council on the 20th day of August, 2002.

A handwritten signature in cursive script that reads "Lee Hunt".

Lee Hunt, Mayor

ATTEST:

A handwritten signature in cursive script that reads "Mary Kueffner".
Mary Kueffner, City Administrator