

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

RESOLUTION NO. 2003-046

**A RESOLUTION APPROVING THE PLANNED UNIT DEVELOPMENT
CONCEPT PLAN OF PRAIRIE RIDGE OFFICE PARK**

WHEREAS, Peter and Jill Tacheny and Daniel and Wendy Tacheny have made application for a Planned Unit Development Concept Plan to create seven two-story buildings with a gross building area of 45,000 square feet and net leasable building area of 40,000 square feet on a parcel of 17 acres.

The property is located on the southwest corner of Stillwater Boulevard and State Highway 5, and legally described as:

That part of the East ½ of the Southeast ¼ of Section Sixteen, Township Twenty-nine, Range Twenty-one West, being Seventeen acres more or less, located North of the Chicago Northwestern Railroad right-of-way and South of State Highway No. 212.

Except that parcel previously conveyed by Quit Claim Deed dated January 10, 1981, filed of record as Document No. 414277.

WHEREAS, at its April 28, 2003 meeting, the Planning Commission reviewed and recommended approval with two conditions of this application.

WHEREAS, the Planned Unit Development Concept Plan of PRAIRIE RIDGE OFFICE PARK was presented to the City Council at its May 20, 2003 City Council Meeting.

NOW, THEREFORE, BE IT RESOLVED, that the City Council for the City of Lake Elmo does hereby approve and accept the Planned Unit Development Concept Plan of PRAIRIE RIDGE OFFICE PARK, based on the following Findings.


1. The concept of office use of this site, with multiple structures in a condo arrangement, is consistent with the 1990 Lake Elmo Comprehensive Plan, as amended regarding this site in 1996. Office use of the site is appropriate.
2. The waiver of individual site standards including lot area, lot frontage, structure and parking setbacks to accommodate the condo office concept, and introduce more significant open space on the site is consistent with the intent and purposes of the Zoning Ordinance.
3. The use and the apparent zoning of the adjacent parcel to the west are not compatible with each other. Since the non-residential use (dog training and pet cemetery) is legally established by Conditional Use Permit, the LB perimeter setback standards from adjacent residential zoning need not be applicable in this case.

4. The public health, safety and welfare are directly related to the intensity of use on the site; and to the point of access to the site as such access is related to the intersection of State Highway 5 and Stillwater Blvd. (CSAH 6).

Further, that the applicant shall comply with the following conditions.

1. Reduction of the gross building area to not more than 35,000 square feet; and the net leasable building area to not more than 32,000 square feet.
2. Preparation, at the applicants' sole expense, of a Traffic Impact Study consistent with the outline contained in the letter from the Washington County Department of Transportation dated April 18, 2003. Said Traffic Study shall accompany any application for a PUD Development Stage Plan.

ADOPTED, by the Lake Elmo City Council on the 20th day of May, 2003.


Dean Johnston, Acting Mayor

ATTEST:


Charles E. Dillerud, Acting City Administrator