

CITY OF LAKE ELMO
WASHINGTON COUNTY, MINNESOTA

RESOLUTION NO. 2003-085
A RESOLUTION APPROVING THE PUD DEVELOPMENT STAGE PLAN AND
PRELIMINARY PLAT OF PRAIRIE RIDGE OFFICE PARK

WHEREAS, at its May 20, 2003 meeting, the Lake Elmo City Council approved the application of Peter and Hill Tacheny and Daniel and Wendy Tacheny for a Planned Unit Development Concept plan to construct seven office buildings containing 35,000 square feet; and the net leasable building area to not more than 32,000 square feet area on a site of 17 acres at State Highway 5 and Stillwater Blvd. known as Prairie Ridge Office Park.

WHEREAS, at its September 22, 2003 meeting, the Lake Elmo Planning Commission recommended approval of the PUD Development Stage Plan and Preliminary Plat of Prairie Ridge Office Park per plans staff dated August 25, 2003, and subject to conditions.

WHEREAS, the PUD Development Stage Plan and Preliminary Plat of Prairie Ridge Office Park was presented to the City Council at its October 7, 2003 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 Stage Plan and Preliminary Plat of Prairie Ridge Office Park per plans staff dated August 25, 2003, based on the following findings.

1. The PUD Development Stage Plan complies with the approved Concept Plan, including the Conditions to Concept Plan approval.
2. The application documentation generally complies with the requirements of the PUD Section of the Zoning Ordinance.
3. The application documentation generally complies with the requirements of Section 400 of the City Code regarding Preliminary Plats.
4. The Preliminary Plat and Preliminary Construction Plans comply with the subdivision design standard of Section 400 of the City Code.

Further that the applicant shall comply with the following conditions:

1. Reduction of off street parking to the 140 spaces required as a minimum by the Zoning Ordinance, with the balance depicted by the Plan (24 spaces) to be shown on the Site Plan as "Proof of Parking" only.
2. Signage be incorporated along Stillwater Blvd. (in concert with Washington County) to advise motorists of the new access point to Stillwater Blvd. north of the viaduct.