

CITY OF LAKE ELMO
WASHINGTON COUNTY, MINNESOTA

RESOLUTION NO. 2003-096

A RESOLUTION APPROVING THE SITE PLAN AND VARIANCE
FOR RIVER VALLEY CHRISTIAN CHURCH

WHEREAS, at its November 10, 2003 meeting, the Lake Elmo Planning Commission reviewed and recommended approval of the application by River Valley Christian Church to expand the existing church parking area by 30 stalls.

WHEREAS, at its December 2, 2003 meeting, the City Council reviewed the Site Plan and held a public hearing for a variance from the Public Facilities (PF) buffer requirements of the Zoning Ordinance to permit construction of a 30 stall overflow parking lot on the site of the River Valley Christian Church, per plans Staff dated November 6, 2003,

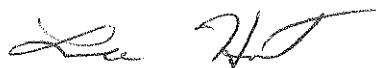
WHEREAS, the City Council makes the following findings regarding the variance from the 100 foot PF zone buffer standard:

1. The property can not be put to a reasonable use, including public safety considerations regarding parking along Lake Elmo Avenue, without granting the variance to allow parking lot expansion.
2. The site was sized and the site layout determined prior to the adoption of the PF buffer standards that now impose a constraint on parking area expansion. The plight of the landowner is not created by the land owner, but by ordinance amendment subsequent to the selection, sizing and development of the site by the land owner.
3. The variance will not change the essential character of the neighborhood or the effective buffering of the site to the South due to the extensive power line easement area south of the property line that precludes future developments in that area.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Lake Elmo does hereby approve the Section 520 Site Plan and variance from the Public Facilities (PF) buffer requirements of the Zoning Ordinance to permit construction of a 30 stall overflow parking lot on the site of the River Valley Christian Church, 5900 Lake Elmo Avenue, per plans Staff dated November 6, 2003, and subject to the following condition:

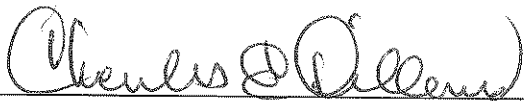
1. That the landscape islands sized to City Code standards be constructed within the new parking area.

ADOPTED by the Lake Elmo City Council on the 2nd day of December, 2003.



Lee Hunt, Mayor

ATTEST:



Charles E. Dillerud, Acting City Administrator