

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

RESOLUTION NO. 2004-010

**A RESOLUTION APPROVING THE FINAL PLAT AND FINAL PUD PLAN OF
PRAIRIE RIDGE OFFICE PARK**

WHEREAS, at its October 7, 2003 meeting, the Lake Elmo City Council approved the PUD Development Stage Plan and Preliminary Plat of Prairie Ride Office Park,

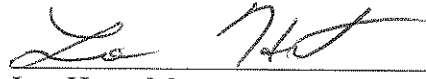
WHEREAS, at its December 8, 2003 meeting, the Lake Elmo Planning Commission recommended approval of the Final Plat/PUD Plan/Site Plan for the construction of 7 office buildings on a site of 17 acres at Stillwater Boulevard and State Highway 5, known as the Prairie Ridge Office Park.

WHEREAS, at its January 20, 2004 meeting, the Lake Elmo City Council reviewed the Final Plat and Final PUD Plan/Section 520 Site Plan of Prairie Ridge Office Park per plans staff-dated November 24, 2003 (Site and Grading), and December 12, 2003 (Architectural Elevations),

NOW, THEREFORE, BE IT RESOLVED, that the Lake Elmo City Council does hereby approve and accept the FINAL PLAT AND FINAL PUD PLAN AND SITE PLAN OF PRAIRIE RIDGE OFFICE PARK, per plans staff dated November 24, 2003 (Site and Grading), and December 12, 2003 (Architectural Elevations), based upon the following findings:

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 (12 spaces) to be shown on the Site Plan as "Proof of Parking" only.
2. Signage be incorporated along Stillwater Boulevard (in concert with Washington County) to advise motorists of the new access point to Stillwater Boulevard north of the viaduct.
3. Compliance with the recommendations of the City Engineer and City Attorney.
4. Subject to payment of fees/provision of development security.
5. No release of building permits until the amended Water Service Agreement with Oakdale has been executed by both cities.

ADOPTED, by the Lake Elmo City Council this 20th day of January, 2004.



Lee Hunt, Mayor

ATTEST:



Charles E. Dillerud, City Administrator