

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

RESOLUTION NO. 2004-086

**A RESOLUTION APPROVING THE OP DEVELOPMENT STAGE PLAN,
CONDITIONAL USE PERMIT, AND PRELIMINARY PLAT OF
TAPESTRY AT CHARLOTTE'S GROVE**

WHEREAS, St. Croix Farm, LLC have made application for a Development Stage Plan, Conditional Use Permit, and Preliminary Plat to create 67 residential building lots and nine outlots on a parcel of 173 acres. The property is generally located south of 45th Street North and West of Keats Avenue and legally described as follows:

Property I.D. Numbers 11-029-21-32-0001, 10-029-21-44-0002 and an easterly 16 acre portion of Property I.D. No. 10-029-21-42-0001

WHEREAS, at its September 27, 2004 meeting, the Planning Commission reviewed and unanimously recommended approval of this application to plat a 173 acre parcel as a residential development of 67 building lots and nine outlots.

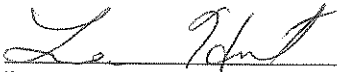
WHEREAS, the Preliminary Plat of TAPESTRY AT CHARLOTTE'S GROVE was presented to the City Council at its October 5, 2004 City Council Meeting where the following Findings were made:

1. The OP Development Stage Plan is consistent with the Lake Elmo Comprehensive Plan and the approved OP Concept Plan.
2. The OP Development Stage Plan complies with the documentation requirements and standards of the OP Ordinance, except as noted.
3. The Preliminary Plat complies with the documentation requirements and standards of Section 400 of the City Code (Subdivision).

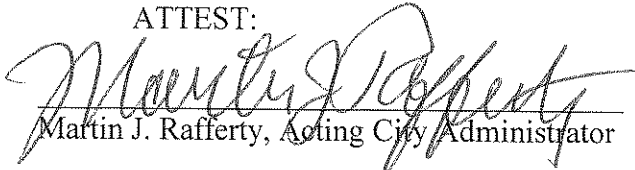
NOW, THEREFORE, BE IT RESOLVED, that the City Council for the City of Lake Elmo does hereby approve and accept the OP Development Stage Plan, Conditional Use Permit, and Preliminary Plat of TAPESTRY AT CHARLOTTE'S GROVE, per plans that staff dated September 20, 2004, as the same on file with the City Administrator, based on the following Conditions:

1. Compliance with the recommendations of the City Engineer, City Attorney, and those deemed pertinent of "outside agencies".
2. The applicant shall enhance the landscape buffering at the southeast corner of the plat.

ADOPTED, by the Lake Elmo City Council on the 5th day of October, 2004.



Lee Hunt, Mayor

ATTEST:


Martin J. Rafferty, Acting City Administrator

Resol Tapestry PP