

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

RESOLUTION NO. 2005- 047

**A RESOLUTION APPROVING THE OPEN SPACE PRESERVATION
DEVELOPMENT CONCEPT PLAN OF DISCOVER CROSSING.**

WHEREAS, on the 21st day of April, 2005, MBM Development, LLC (“Applicant”) and Elizabeth Lundquist submitted a completed application requesting that the City of Lake Elmo approve an Open Space Preservation Development Concept Plan for 24 residential lots on 71.6 acres; and

WHEREAS, on the 9th day of May, 2005, at a public hearing, the Lake Elmo Planning Commission reviewed the Development Application, the City Planner’s reports and comments, the comments of the Applicant and the Applicant’s representatives, and recommended approval of the Development Application based upon the following Findings:

1. Except as noted regarding OP buffer compliance, the OP Concept Plan generally complies with the OP design standards as can be determined at the Concept Plan Stage.
2. The Concept Plan is generally consistent with the purpose of the Open Space Preservation Ordinance.
3. The Concept Plan generally complies with the Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED that the Lake Elmo City Council hereby:

Approves the Open Space Concept Plan for DISCOVER CROSSING as illustrated on the Concept Plan prepared by Folz, Freeman, Erickson, Inc., staff dated May 4 , 2005 with the following conditions:

1. All house pads shall be at least 200 feet from the south property line and 100 feet from the west property line.
2. Applicant shall clearly demonstrate by graphics the year round effectiveness of buffering proposed within the 100 foot west OP buffer.
3. Applicant shall submit preliminary plans to provide water supply from a single community well and lateral service to home sites.
4. Applicant shall submit preliminary plans to treat wastewater with a single Constructed Wetlands Wastewater Treatment System (or technologically equivalent) with sewer laterals to the individual home sites.
5. The Development Stage Plan and Preliminary Plat shall show easement for an east/west service road along the north property line reflecting the MnDOT graphic as presented the Planning Commission.
6. Deletion of the project monument sign.

7. The Development Stage Plan/Preliminary Play shall include no more than 24 building lots unless the Comprehensive Plan/Zoning Ordinance has been officially amended to allow a higher lot count.
8. Compliance with Valley Branch Watershed District recommendations as determined to be applicable by the City Engineer.

ADOPTED, by the Lake Elmo City Council on the 17th day of May, 2005

Dean Johnston, Mayor

ATTEST:

Martin Rafferty, City Administrator