

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

**RESOLUTION NO. 2005-031**

**A RESOLUTION APPROVING THE OPEN SPACE PRESERVATION  
DEVELOPMENT CONCEPT PLAN  
OF LAKEWOOD EVANGELICAL FREE CHURCH.**

**WHEREAS**, on the 7<sup>th</sup> day of February, 2005, the Lakewood Evangelical Free Church ("Applicant") submitted a completed application requesting that the City of Lake Elmo approve an Open Space Preservation Development Concept Plan; and

**WHEREAS**, on the 28<sup>th</sup> day of February 2005, at a public hearing, the Lake Elmo Planning Commission reviewed the Open Space Preservation Development Concept Plan Application, the City Planner's reports and comments, the comments of the Applicant and the Applicant's representatives; and recommended denial of the Open Space Preservation Development Concept Plan Application for the following reasons:

1. The open space development-concept plan proposes significant modifications to natural grades and to existing flood plains on Applicant's property and is inconsistent with the City's Comprehensive Plan Environmental Protection policies which require residential developments to conform to the limitations presented by natural features.
2. The open space development-concept plan is inconsistent with the purpose of the City's Open Space Preservation Ordinance because it proposes to significantly alter the natural drainage features of the site.

**WHEREAS**, on the 15<sup>th</sup> day of March, 2005, the Lake Elmo City Council reviewed the Development Application, the City Planner's reports and comments, the Planning Commission recommendations and the comments of the Applicant and its representatives.

**WHEREAS**, on the 5<sup>th</sup> day of April, 2005, the City requested a two week extension of the review period and the applicant consented to the requested extension.

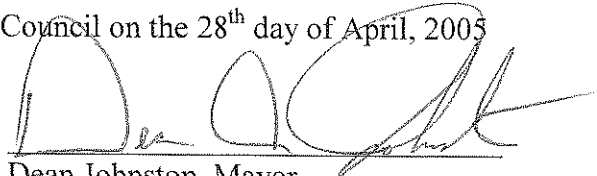
**WHEREAS**, on the 19<sup>th</sup> day of April 2005, the applicant requested an extension until April 28, 2005 and the City Council consented to the applicant's request.

**WHEREAS**, on the 28<sup>th</sup> day of April, 2005, the City Council determined that the City has approved other Open Space Preservation Development Concept Plan that involved significant modifications to natural grade and existing flood plains; and completed its review of the Open Space Preservation Development-Concept Plan..

**NOW, THEREFORE, BE IT RESOLVED** that the Lake Elmo City Council hereby approves the Open Space Preservation Development Concept plan for Outlots A and D, Deer Glen as illustrated on a portion of the Lakewood Evangelical Free Church Concept Plan prepared by Kimley-Horn & Associates, Inc., dated September 24, 2004; subject to the following condition:

1. Submittal of an amended concept plan for an 68 acre OP project within 30 days.

ADOPTED, by the Lake Elmo City Council on the 28<sup>th</sup> day of April, 2005



Dean Johnston, Mayor

ATTEST:



Martin Rafferty, City Administrator