

CITY OF LAKE ELMO

RESOLUTION NO. 2011-023

A RESOLUTION APPROVING AN AMENDMENT TO THE PLANNED UNIT DEVELOPMENT FOR THE EAGLE POINT BUSINESS PARK TO ALLOW BREMER FINANCIAL SERVICES TO EXPAND ITS PARKING LOT

WHEREAS, Larson Engineering, Inc on behalf of Bremer Financial Services, 8555 Eagle Point Boulevard (“Applicant”) has submitted an application to the City of Lake Elmo (“City”) to amend the Planned Unit Development (PUD) for Eagle Point Business Park, a copy of which is on file in the Lake Elmo Planning Department; and

WHEREAS, the proposed PUD Amendment is to expand the parking lot that is accessory to the Bremer Bank Building at 8555 Eagle Point Boulevard and to allow said parking lot to extend across an existing landscape berm and to be setback 20 feet from the northern property line on the site; and

WHEREAS, the Lake Elmo Planning Commission held a public hearing on May 23, 2011 and continued this hearing until its June 13, 2011 meeting to consider the PUD Amendment; and

WHEREAS, on June 13, 2011 the Lake Elmo Planning Commission adopted a motion to recommend that the City Council approve the PUD Amendment with conditions; and

WHEREAS, the Lake Elmo Planning Commission submitted its report and recommendation to the City Council as part of a memorandum from the Planning Department dated June 21, 2010; and

WHEREAS, the City Council reviewed the recommendation of the Planning Commission and the PUD Amendment at its June 21, 2011 meeting.

NOW, THEREFORE, based upon the testimony elicited and information received, the City Council makes the following:

FINDINGS

- 1) That the procedure for obtaining approval of said PUD Amendment is found in the Lake Elmo City Code, Section 150.074.
- 2) That all the requirements of said City Code Section 154.074 related to the PUD Amendment have been met by the Applicant.
- 3) That the proposed PUD Amendment would allow and expansion of the parking lot that is accessory to the Bremer Bank Building at 8555 Eagle Point Boulevard. The parking lot


currently is comprised of 405 parking stalls and the proposed amendment would expand this number to 560 stalls (an increase of 155). The expansion has been requested due to the increase in employment within the facility that has been experienced since its construction in 2002. The proposed PUD Amendment would reduce the parking setback along the northern property boundary of the business park from 80 feet down to 20 feet and would permit the removal of a landscaped berm that was planted under a power line easement on the northern portion of the site.

- 4) That the legal description of the property to which the PUD Amendment will apply is as follows: Lot 1, Block 1 of the Eagle Point Business Park 3rd Addition, according to the plat thereof filed of record in the office of the Register or Titles in and for Washington County, Minnesota (per Certificate of Title 58177), AND Outlot E, Eagle Point Business Park 2nd Addition, according to the plat thereof filed of record in the office of the Register or Titles in and for Washington County, Minnesota (per Certificate of Title 59457).
- 5) That the proposed PUD Amendment:
 - a) Is consistent with the goals, objectives, and policies of the Comprehensive Plan.
 - b) Is consistent with the purpose of Section 154.058 et seq. of the City Code.
 - c) Complies with the development standards of Section 154.058 et seq. of the City Code.
- 6) That the proposed PUD Amendment will allow a more flexible, creative, and efficient approach to the use of the land than if the applicant was required to conform to the standards of the existing zoning districts on this property.
- 7) That the uses proposed in the PUD Amendment will not have an adverse impact on the reasonable enjoyment of neighboring property and will not be detrimental to potential surrounding uses.
- 8) That the PUD Amendment is of sufficient size, composition, and arrangement that construction, marketing, and operation are feasible as a complete unit, and that provision and construction of dwelling units and open space are balanced and coordinated.
- 9) That the PUD Amendment will not create an excessive burden on parks, schools, streets, and other public facilities and utilities, which serve or are proposed to serve the development.
- 10) That the PUD Amendment, when considered with the overall context of the Eagle Point Business Park, is designed in such a manner as to form a desirable and unified environment within its own boundaries.

CONCLUSIONS AND DECISION

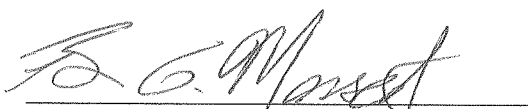
1. Based on the foregoing, the Applicant's request for a PUD Amendment hereby approved, subject to the following:
 - a. Easements shall be provided up to the 100-year high water level for all storm water facilities. These easements shall be shown on the utility and grading plans.
 - b. The applicant shall enter into a maintenance agreement with the City of Lake Elmo related to the construction (and/or expansion) of the storm water facilities on the site. The legal descriptions for all storm water facilities (including access) must be added to the maintenance agreement, and this agreement must be approved and executed by the City prior to the commencement of any work authorized as part of the PUD amendment.
 - c. The applicant shall provide written approval from Xcel Energy to allow the expansion of the parking lot underneath an existing power line easement.
 - d. The applicant shall submit a revised landscaping plan depicting the landscaping materials to be salvaged during construction and replanted on other portions of the site. The plan shall provide for additional plantings along the northern property line to provide year-round screening from the property to the north. The updated landscape plan shall be reviewed and approved by the Planning Director prior to the commencement of any work authorized as part of the PUD amendment.

Passed and duly adopted this 21st day of June 2011 by the City Council of the City of Lake Elmo, Minnesota.



Dean Johnston, Mayor

ATTEST:



Bruce Messelt, City Administrator