

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

**RESOLUTION NO. 2015-10**

*A RESOLUTION AMENDING RESOLUTION NO. 2013-064 APPROVING A PRELIMINARY  
PLAT FOR SAVONA*

**WHEREAS**, the City of Lake Elmo is a municipal corporation organized and existing under the laws of the State of Minnesota; and

**WHEREAS**, U.S. Home Corporation (d/b/a Lennar), 16305 36<sup>th</sup> Avenue North, Suite 600, Plymouth, MN (Applicant) has submitted a request to the City of Lake Elmo (City) to amend one of the conditions attached to Resolution No. 2013-064 approving a Preliminary Plat for Savona, a copy of which is on file in the City of Lake Elmo Community Development Department; and

**WHEREAS**, the Lake Elmo Planning Commission held a public hearing on July 22, 2013 to consider the Savona Preliminary Plat and continued discussion on the Preliminary Plat until its July 29, 2013 meeting; and

**WHEREAS**, the Lake Elmo Planning Commission adopted a motion recommending approval of the Preliminary Plat; and

**WHEREAS**, the City Council reviewed the Preliminary Plat request at its August 6, 2013 meeting and adopted Resolution No. 2013-064 approving the Preliminary Plat; and

**WHEREAS**, said Resolution No. 2013-064 included Condition 19 as follows: No more than half of the residential units depicted on the preliminary plat (155) may be approved as part of a final plat until a second access is provided to the subdivision, either via a connection to Hudson Boulevard to the south, Inwood Avenue (CSAH 13) to the west, or back to Keats Avenue (CSAH 19) through the property to the north of Savona.

**WHEREAS**, the City Council approved a Final Plat for Savona on February 18, 2014 and for Savona 2<sup>nd</sup> Addition on September 16, 2014, which will allow for the construction of 111 single-family and multi-family units; and

**WHEREAS**, the Applicant has submitted a request to revise said condition to allow for the platting of lots in excess of the 155 units prior to the provision of a secondary access into the development.

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

**FINDINGS**

- 1) That platting activity in the area around Savona has occurred that will provide for a secondary access for Savona when 5<sup>th</sup> Street is constructed to the western property line as part of future development phases.

- 2) That platting activity to the north will bring another secondary connection point to within 300 feet of the Savona boundary.
- 3) That the Applicant has consented to not allowing building permits beyond 155 total units until such time that a secondary access into the development is provided.

**CONCLUSIONS AND DECISION**

**NOW, THEREFORE, BE IT RESOLVED THAT** the City Council does hereby amend Condition 19 of Resolution No. 2014-064 to read as follows:

- 19) A building permit may not be granted for more than half of the residential units depicted on the preliminary plat (155) until a second access is provided to the subdivision, either via a connection to Hudson Boulevard to the south, Inwood Avenue (CSAH 13) to the west, or back to Keats Avenue (CSAH 19) through the property north of Savona.

**NOW, THEREFORE, BE IT FURTHER RESOLVED THAT** the approval of this amendment will subsequently amend Section 28 (L) of the development contracts for Savona and Savona 2<sup>nd</sup> Addition that reference Condition 19 of Resolution No. 2013-064

**NOW, THEREFORE, BE IT FURTHER RESOLVED THAT** the approval of this amendment is conditioned upon the following:

- a) That the Applicant continue to plat and construct 5<sup>th</sup> Street as part of future project phases, and that this construction will, at a minimum, extend as far west as the westernmost lot to be platted in future phases.
- b) That all required utility improvements are completed to provide the level of service required by the City Engineer within Savon and Savona 2<sup>nd</sup> Addition, including, but not limited to, the extension of a water service line to Hudson Boulevard North.

Passed and duly adopted this 24<sup>th</sup> day of February 2015 by the City Council of the City of Lake Elmo, Minnesota.

  
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Mike Pearson, Mayor

ATTEST:

  
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Adam Bell, City Clerk