

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

RESOLUTION NO. 2014-54

*A RESOLUTION APPROVING PRELIMINARY AND FINAL DEVELOPMENT PLANS FOR
THE EAGLE POINT MEDICAL BUILDING*

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

WHEREAS, Davis Real Estate Services, 222 South 9th Street #3255, Minneapolis, MN has submitted an application to the City of Lake Elmo (City) for preliminary and final plans for Eagle Point Medical Building to be located on Lot 1, Block 1 of the Eagle Point Business Park 7th Addition, a copy of which is on file in the City of Lake Elmo Planning and Zoning Department; and

WHEREAS, the City has agreed to conduct a simultaneous review of the preliminary and final PUD plans for the Eagle Point Medical Building because the site has previously been platted and improved as a buildable lot within the Eagle Point Business Park and is appropriate because of the limited scale of the proposal; and

WHEREAS, the Lake Elmo Planning Commission held a public hearing on June 23, 2014 to consider the preliminary and final development plans for the Eagle Point Medical Building; and

WHEREAS, on June 23, 2014 the Lake Elmo Planning Commission adopted a motion to recommend that the City Council approve the preliminary and final plan for the Eagle Point Medical Building with conditions; and

WHEREAS, the Lake Elmo Planning Commission has submitted its report and recommendation concerning the preliminary and final development plans as part of a memorandum to the City Council from Community Development Director Kyle Klatt for the July 1, 2014 Council Meeting; and

WHEREAS, the City Council reviewed the preliminary and final development plans for the Eagle Point Medical Building at its meeting held on July 1, 2014.

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 Preliminary and Final PUD plans is found in the Lake Elmo City Code, Section 154.800.

- 2) That all the requirements of said City Code Section 154.800 related to the Preliminary and Final PUD plans have been met by the Applicant.
- 3) That the proposed Preliminary and Final PUD Plans for the Eagle Point Medical Building consists of a 28,500 square foot, two story, multi-tenant medical building with 166 parking stalls in accordance with plans and specifications submitted to the City and will be located on property legal described as follows: Lot 1, Block 1 of Eagle Point Business Park 7th Addition.
- 4) That the proposed PUD will allow a more flexible, creative, and efficient approach to the use of the land.
- 5) That the proposed PUD is in conformance with the Comprehensive Guide Plan for the City.
- 6) That the proposed PUD complies with the Lake Elmo Zoning District regulations for the BP – Business Park Zoning District.
- 7) That the proposed PUD complies with the development and design standards for the Eagle Point Business Park.
- 8) That the proposed PUD is consistent with the Lake Elmo Design Guidelines and Standards Manual, and specifically, the guidelines for business park development.
- 9) That the proposed PUD meets the identified objectives associated with a Planned Unit Development project as listed in Section 154.801 of the Lake Elmo Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council does hereby approve the Preliminary and Final PUD Plans for the Eagle Point Medical Building subject to the following conditions:

- 1) The landscape plan shall be reviewed and approved by the City's consulting landscape architect. Any recommended revisions shall be incorporated into the plan prior to the issuance of the building permit for the medical building.
- 2) All required modifications to the plans as requested by the City Engineer in a review letter dated June 18, 2014 shall be incorporated into the plans prior to approval of a building permit for the medical building.
- 3) The applicant shall address all review comments from Washington County as documented in a review letter dated June 17, 2014 prior to the issuance of a building permit for the medical building.
- 4) The applicant shall follow all of the rules and regulations spelled out in the Wetland Conservation Act, and shall acquire the needed permits from the South Washington

Watershed District prior to the commencement of any grading or development activity on the site.

- 5) The applicant shall enter into a maintenance agreement with the City concerning the storm water infiltration areas prior to the issuance of a building permit for the medical building.
- 6) The applicant shall pay a fee in lieu of park land dedication as determined by the City prior to the final plat being released for recording.
- 7) The applicant shall secure a sign permit for all signage associated with the proposed medical building. The Community Development director shall review all such signs for conformance with the Eagle Point Business Park Design and Development Standards.

Passed and duly adopted this 1st day of July 2014 by the City Council of the City of Lake Elmo, Minnesota.

Mike Pearson, Mayor

ATTEST:

Adam Bell, City Clerk