

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

RESOLUTION NO. 2014-072

A RESOLUTION APPROVING THE INWOOD PUD GENERAL CONCEPT PLAN

WHEREAS, Hans Hagen Homes, 941 NE Hillwind Road, Suite 300, Fridley, MN and Inwood 10, LCC, 95 South Owasso Boulevard West, St. Paul, MN (“Applicants”) have submitted an application to the City of Lake Elmo (“City”) for a Planned Unit Development (PUD) Concept Plan for a proposed planned development to be called Inwood, copies of which are on file in the City Planning Department; and

WHEREAS, the proposed Concept Plan is for a mixed-use Planned Unit Development development on 157 acres of land located at the southeast corner of Inwood Avenue and 10th Street in Lake Elmo and that the Concept Plan includes 273 single-family residential lots, 144 townhouses, 150 multi-family units, 120 senior townhouse units, and approximately 68,814 square feet of commercial/office uses; and

WHEREAS, the Lake Elmo Planning Commission held a Public Hearing on August 25, 2014 to consider the request and continued its discussion concerning the request at its September 8, 2014 meeting; and

WHEREAS, on September 8, 2014 the Lake Elmo Planning Commission adopted a motion to recommend that the City Council approve the Inwood PUD Concept Plan; and

WHEREAS, the Lake Elmo Planning Commission has submitted its report and recommendation concerning the Inwood PUD Concept Plan to the City Council as part of a memorandum from the Planning Department dated September 16, 2014; and

WHEREAS, the City Council reviewed the recommendation of the Planning Commission and the proposed Inwood PUD Concept Plan at a meeting on September 16, 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 PUD Concept Plan 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 PUD Concept Plan have been met by the Applicant.
- 3) That the proposed PUD Concept Plan is for a mixed-use Planned Unit Development on 157 acres of land located at the southeast corner of Inwood Avenue and 10th Street in Lake Elmo and that the Concept Plan includes 273 single-family residential lots, 144 townhouses, 150 multi-family units, 120 senior townhouse units, and approximately 68,814 square feet of commercial/office uses.
- 4) That the PUD Concept Plan will be located on property legally described on the attached Exhibit "A".
- 5) That the proposed PUD Concept Plan includes exceptions to the City's underlying Zoning District requirements that will be more fully described as part of the Applicant's Preliminary PUD Development Plans.
- 6) That the proposed General Concept Plan for a PUD is consistent with the goals, objectives, and policies of the Comprehensive Plan and that the uses proposed are consistent with the LDR – Urban Low Density Residential, C – Commercial, and HDR – High Density Residential land use designations shown for the area on the official Comprehensive Land Use Plan.
- 7) That the Inwood PUD Concept Plan complies with the general intent of the City's Urban Low Density Residential, Urban High Density Residential and Commercial zoning districts with the exception of the issues identified in the Staff Reports.
- 8) That the Inwood PUD Concept Plan complies with the City's Subdivision Ordinance.
- 9) That the Inwood PUD complies with the City's PUD Ordinance, and specifically the identified objectives for the consideration of a Planned Development.
- 10) That the Inwood PUD Concept Plan is consistent with the City's engineering standards with exceptions as noted by the City Engineer in his review comments to the City dated August 13, 2014.
- 11) That the master-planning technique utilized in the Inwood PUD Concept Plan provides thoughtful integration of multiple land uses, a variety of housing types and an effective and connected transportation system, allowing for different modes of travel throughout the site.

CONCLUSIONS AND DECISION

Based on the foregoing, the Applicants' application for a PUD Concept Plan is granted, provided the following conditions are met:

- 1) The applicant must obtain permission and consent from the adjoining property owner, Bremer Bank, related to the right-of-way and alignment of the 5th Street minor collector road in the southeast corner of the site. The final alignment must be determined prior to the

submittal of PUD Preliminary Plan and Preliminary Plat applications.

- 2) Request for flexibility related to lot size, width, setbacks and all other requirements per the City's Zoning Ordinance or Design Standards must be clarified and documented as part of the PUD Preliminary Plan and Preliminary Plat submission.
- 3) The application for Preliminary Plat and Preliminary PUD Plan approval will include an overall PUD planning document that addresses the flexibility requests noted in the preceding condition and that also specifies the specific design considerations to be used throughout the project area.
- 4) The Preliminary PUD plans will include a phasing plan for all portions of the development.
- 5) The Preliminary Development Plans shall include a water tower within the project development area in a location that is deemed acceptable by the City Engineer. As an alternative, the developer may identify an alternate location off-site for the water tower in a location deemed acceptable by the City Engineer provided the ownership of the site is transferred to the City and all required utility connections are constructed in conjunction with the platting of the Inwood PUD.
- 6) The Preliminary PUD plans shall be updated to include additional park land in the southeastern portion of the site. A larger park area of 5 to 10 acres adjacent to the existing Stonegate Park and with access to 5th Street is the preferred location. The location and size of this park will be subject to review by the Lake Elmo Park Commission.
- 7) All street and median geometrics must accommodate emergency vehicle access and maintenance. Applicants must demonstrate acceptable turning radii for all uniquely shaped landscape medians and cul-de-sacs.
- 8) The developer shall follow all of the rules and regulations spelled out in the Wetland Conservation Act, and shall acquire the needed permits from the appropriate watershed district prior to the commencement of any grading or development activity on the site.
- 9) Any land under which public trails are located will be accepted as park land provided the developer constructs said trails as part of the public improvements for the subdivision, and the land is located outside of any restrictive easements.
- 10) The applicant shall observe all comments and recommendations from the City Engineer documented on the Engineer's report dated August 13, 2014.
- 11) The Preliminary Plat and Preliminary PUD Plans will address review comments and issues that are identified within the Environmental Assessment Worksheet for the Inwood planned development site.
- 12) The applicant shall enter into a maintenance agreement with the City clarifying responsibility for all median landscaping and stormwater facilities internal to the single family residential streets.
- 13) The applicants must work with the City to determine fair and equitable cost share for City costs related to the future signalization of the intersection at 5th Street and Inwood Avenue (CSAH 13).
- 14) The applicant must work with Washington County to address all review comments documented in the attached report dated 8/20/14 pertaining to access and intersection design

for Inwood Avenue (CSAH 13) and 10th Street (CSAH 10).

- 15) The applicant must provide sidewalks on both sides of Street B to better serve the single family residential area.
- 16) Additional trail segments along the east side of Inwood Avenue from 5th Street to 10th Street and along 10th Street from Inwood Avenue to the Greenbelt Buffer Trail must be incorporated into the plans.
- 17) The applicant must work with the City to ensure compliance with the City's shoreland provisions and the standards of the SWWD and MN DNR related to shoreland areas of designated public waters.
- 18) The development plans must be updated so that all multi-family housing is located south of 5th Street. No multi-family residential development will be allowed north of 5th Street.
- 19) Sidewalks shall be provided on one side of every street, including all cul-de-sacs and loop roads within the development with the exception of 9th Street.
- 20) The trail within the eastern buffer area near the property boundary with the Stonegate subdivision shall be located as far west as possible on the site.
- 21) The lots at the far eastern cul-de-sacs in neighborhoods E, F, and H shall be platted as designer (larger) lots in accordance with the lot so designated on the PUD Concept Plan.
- 22) The developer shall consider adding a small park to the northwest portion of the site subject to review and comment by the Park Commission.
- 23) The high density housing area shall be limited to a maximum of 15 units per acre.
- 24) The design for structures within the commercial and multi-family areas shall be consistent with the overall design throughout the development, including the single-family neighborhoods.
- 25) All cul-de-sac streets shall meet the City's maximum length requirements as specified in the City's Subdivision Ordinance.

Passed and duly adopted this 16th day of September 2014 by the City Council of the City of Lake Elmo, Minnesota.

Mike Pearson, Mayor

ATTEST:

Adam Bell, City Clerk