

**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 36th 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 2nd 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 5th 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 2nd 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 5th 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 2nd Addition, including, but not limited to, the extension of a water service line to Hudson Boulevard North.

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

Mike Pearson, Mayor

ATTEST:

Adam Bell, City Clerk