

CITY OF LAKE ELMO
WASHINGTON COUNTY, MINNESOTA

ORDINANCE NO. 81-20

AN ORDINANCE AMENDING SECTION 401.380 B. OF THE LAKE ELMO
MUNICIPAL CODE RELATING TO THE LENGTH OF CUL-DE-SACS.

The City Council of the City of Lake Elmo ordains that Section 401.380 B. shall be amended in the Lake Elmo Municipal Code to read as follows:

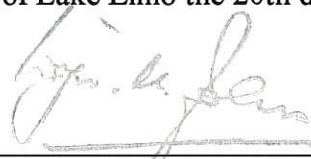
Section 401.380 B. Local Streets and Dead-end Streets. Local streets should be so planned as to discourage their use by non-local traffic. Dead-end streets are prohibited, but cul-de-sacs shall be permitted where topography or other physical conditions justify their use. Cul-de-sacs shall include a terminal turn-around which shall be provided at the closed end, with a right-of-way radius of not less than sixty (60) feet.

1. Temporary cul-de-sacs shall comply with the following standards:
 - a. The plat shall be reviewed after three (3) years, by the City Planner, in order to determine if the cul-de-sac shall remain temporary. The City Planner shall review the status of the temporary cul-de-sac every three years.
 - b. The street shall not exceed 1000 feet in length in subdivisions in which lots are less than 2.5 acres in size.
 - c. The street shall not exceed 2640 feet in length in subdivisions in which lots are 2.5 acres or greater in size.
 - d. The cul-de-sac shall be designated as "temporary" on the Final Plat, with an easement shown on the final plat identifying where the road will extend.
 - e. The cul-de-sac shall not have landscaped or natural islands within the cul-de-sac.
 - f. The street shall not serve more than 20 homesites.

2. Permanent Cul-de-sacs shall comply with the following standards:
 - a. The street shall not exceed 600 feet in length in subdivisions in which lots are less than 2.5 acres in size.
 - b. The street shall not exceed 1320 feet in length in subdivisions in which lots are 2.5 acres or greater in size.
 - c. The cul-de-sac shall be designated as "permanent" on the Final Plat.
 - d. The cul-de-sac may have landscaped islands or natural open space areas. Maintenance responsibilities of these area shall be defined and recorded in the covenants, on the deeds, and in developers agreement.
3. Temporary, platted cul-de-sacs which abut land proposed for development shall be removed by the developer.

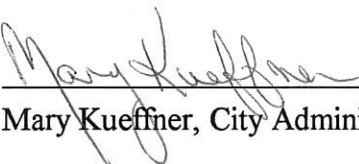
EFFECTIVE DATE: This ordinance shall be in effect from and after the date of its passage and publication.

ADOPTION: Passed by the City Council of the City of Lake Elmo the 20th day of June, 1995.



Wyn John, Mayor

ATTEST:



Mary Kueffner, City Administrator