

Councilmember ____ introduced the following resolution and moved for its adoption:

RESOLUTION #15-05-118

RESOLUTION GRANTING FINAL PLAT APPROVAL OF RIDGEPOINT

WHEREAS, Village Bank, hereafter referred to as “Developer”, properly applied for comprehensive plan amendment, zoning amendment, and preliminary plat approval of the following property, described in Exhibit A, attached hereto, located in the City of Ramsey:

(Subject Property)

WHEREAS, on April 3, 2014, the Planning Commission reviewed a Sketch Plan for an unnamed Plat, now known as RIDGEPOINT, at which time the Planning Commission directed the Developer to postpone further review on the Comprehensive Plan Amendment, and therefore the Plat itself, until completion of the Highway 10 Access Planning Study; and

WHEREAS, the Subject Property is guided Places to Work in the 2030 Comprehensive Plan and is bordered by both Places to Work and Low Density Residential; and

WHEREAS, the Subject Property is located in the E-1 Employment District and is bordered by both the E-1 Employment District and the R-1 Residential (MUSA); and

WHEREAS, on June 4, 2014, the City of Ramsey received an application from Village Bank, Inc., for Comprehensive Plan Amendment, Zoning Amendment, and Preliminary Plat approval of RIDGEPOINT; and

WHEREAS, on July 10, 2014, the Planning Commission conducted a Public Hearing on the Comprehensive Plan Amendment, Zoning Amendment, and Preliminary Plat for RIDGEPOINT; and

WHEREAS, also on July 10, the Planning Commission conducted a Public Hearing for a request for a Variance to maximum cul-de-sac length and approved said Variance; and

WHEREAS, on July 22, 2014, the City Council reviewed the Preliminary Plat and Planning Commission recommendation; and

WHEREAS, the City Council finds that Low Density Residential is appropriate and compatible with the surrounding properties as well as consistent with the Vision, Values, Goals, and Implementation Strategies of the 2030 Comprehensive Plan; and

WHEREAS, on August 26, 2014, the City Council approved a Comprehensive Plan Amendment and Preliminary Plat for Ridgepoint. The City Council also introduced Ordinance #14-31 to approve a Zoning Amendment to R-1 Residential (MUSA).

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

- 1) That the Ramsey City Council hereby grants a Final Plat Approval to RIDGEPOINT
- 2) contingent upon the following:
 - a. The Developer shall enter into a Development Agreement with the City.
 - b. The Developer shall secure a Letter of Map Revision (LOMR).

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember _____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 12th day of May, 2015.

Mayor

ATTEST:

City Clerk

Exhibit A
Legal Description

That part of lots 26 and 27 Auditors Subdivision No. 96 lying southeasterly of the following described line: Beginning at inter of shoreline of Mississippi River and a line parallel with and 75 feet southeasterly of southeasterly line of Lot 7 Dickensons Mississippi Estate, as measured easterly along southeasterly extension of northeasterly line of said Lot 7, then northeasterly along said parallel line 235 feet plus + or – to its intersection with southeasterly extension of northeasterly line of said lot 7, thence northwesterly along said southeasterly extension 75 feet to northeast corner of said lot 7, thence northeasterly along northeasterly extension of said southeasterly line 66 feet to northeasterly right of way line of Rivlyn Avenue, thence southeasterly along said right of way line to a point 500 feet southeasterly, as measured along said right of way line, of inter of said right of way line with southeasterly right of way line of Poplar Drive, now known as Tungsten Street NW, thence northeasterly parallel with said southeasterly right of way line to intersect with following described line, also known as Line “A”, commencing at the southeast corner of lot 13 said auditors subdivision, thence southwesterly along southwesterly extension of southeasterly line of said lot 13 260 feet to point of beginning of said line, thence easterly at an angle to northeast of 91 degrees 30 minutes 427.1 feet and there terminating, thence southeasterly along said line “A” to its point of termination, thence northeasterly deflecting to left 66 degrees 50 minutes, 49 feet, thence northeasterly deflecting to right 36 degrees 24 minutes 50.8 feet, thence easterly deflecting to right 13 degrees 50 minutes, 51 feet, thence northerly deflecting to left 74 degrees 4 minutes 168.1 feet, thence easterly deflection to right 90 degrees 26 minutes 99 feet thence northerly deflecting to left 89 degrees 25 minutes 163.1 feet to northerly line of said Lot 26 & there terminating and lying northwesterly of following described line, beginning at most northerly corner of lot 14 said auditors subdivision, thence southwesterly along northwesterly line of said lot 14 to most westerly corner thereof, thence southeasterly along southwesterly line of said lot 14 to intersect with a line parallel with & 150 feet northwesterly of, as measured at right angle, southwesterly, extension of southeasterly line of said lot 14, thence southwesterly along said parallel line 500 feet, thence southwesterly deflecting to right 45 degrees 900 feet + or – to shoreline of Mississippi River and there terminating except that part thereof lying southerly and westerly of Rivlyn Avenue, subject to easement of record, Anoka County, Minnesota.