

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

RESOLUTION #17-05-107

RESOLUTION APPROVING THE DEVELOPMENT AGREEMENT FOR WOODLANDS 4TH ADDITION

WHEREAS, U.S. Home Corporation, dba Lennar, hereafter referred to as “Developer”, properly applied for plat approval of the following described property located in the City of Ramsey:

Outlot B, Woodlands, Anoka County, Minnesota; and

Outlot B, Woodlands 2nd Addition, Anoka County, Minnesota; and

Outlot A, Woodlands 3rd Addition, Anoka County, Minnesota; and

That part of the Southeast Quarter of the Southeast Quarter of Section 16, Township 32, Range 25, Anoka County, Minnesota, described as follows:

Commencing at the northwest corner of said Southeast Quarter of the Southeast Quarter; thence on an assumed bearing of South 89 degrees 24 minutes 10 seconds East, along the north line of said Southeast Quarter of the Southeast Quarter, a distance of 352.58 feet to the point of beginning of the land to be described; thence continuing South 89 degrees 24 minutes 10 seconds East, along said north line, a distance of 968.77 feet to the northeast corner of said Southeast Quarter of the Southeast Quarter; thence South 00 degrees 52 minutes 52 seconds West, along the east line of said Southeast Quarter of the Southeast Quarter, a distance of 805.01 feet; thence North 89 degrees 24 minutes 10 seconds West a distance of 810.01 feet; thence North 00 degrees 52 minutes 52 seconds West a distance of 295.48 feet to the point of beginning.

- Or upon recording-

Lots 1-2, Block 1, Lots 1-10, Block 2 (inclusive), Lots 1-15, Block 3 (inclusive), WOODLANDS 4TH ADDITION, Anoka County, Minnesota.

(Subject Property)

WHEREAS, on July 29, 2005, the City Council approved the Preliminary Plat for SWEETBAY RIDGE.

WHEREAS, on April 30, 2014, the City of Ramsey received an application from Greatland Homes, LLC, Inc., for COUNTRY CLUB HILLS; and

WHEREAS, on June 5, 2014, the Planning Commission conducted a Public Hearing on the Preliminary Plat for COUNTRY CLUB HILLS; and

WHEREAS, under 4410.4300(19)(c) of the State of Minnesota Rules, an Environmental Assessment Worksheet (EAW) was prepared for Sweetbay Ridge in 2005; and

WHEREAS, the City finds that there have been no significant changes to the proposed plat, and therefore an amended EAW is not required; and

WHEREAS, on June 24, 2014, the City Council approved the Preliminary Plat; and

WHEREAS, on September 9, 2014, the City Council approved the Final Plat with contingencies; and

WHEREAS, on July 28, 2015, the City Council approved a request by the Developer to change the name of the from COUNTRY CLUB HILLS to WOODLANDS; and

WHEREAS, on May 9, 2017, the City Council approved the Final Plat of WOODLANDS 4TH ADDITION.

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

That the Ramsey City Council hereby approves the Development Agreement for Woodlands 4th Addition, contingent upon revisions as outlined in the Staff Review Letter dated May 5th, 2017 and review by the City Attorney as to legal form and the City Engineer regarding cost estimates for the Stage I surety.

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 9th day of May, 2017.

Mayor

ATTEST:

City Clerk