

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

RESOLUTION # 17-10-269

**RESOLUTION GRANTING APPROVAL OF THE FINAL PLAT AND
DEVELOPMENT AGREEMENT FOR PEARSON PLACE**

WHEREAS, Development Consulting Services, LLC, hereafter referred to as “Developer”, properly applied for Final Plat approval of the following described property located in the City of Ramsey:

The Southwest Quarter of the Northwest Quarter of Section 29, Township 32 North, Range 25 West, Anoka County, Minnesota

AND

That part of Government Lot 1, Section 30, Township 32 North, Range 25 West, lying Easterly of the Following described line:

Beginning at a point on the North line of said Government Lot 1, 863.8 feet West of the Northeast corner thereof, said point being at the intersection of said North line and the Southerly right of way line of State Trunk Highway Number 10, the same as now located and established; thence Southeasterly along the said Southerly right of way line, same being on a 00 degrees 58 minutes 15 seconds curve, for 185.5 feet; thence run Southwesterly at an angle of 87 degrees 13 minutes with the tangent of said curve at said point, for 460.9 feet; thence deflect to the left on a 955.37 feet radius curve, delta angle 22 degrees 16 minutes, for 371.1 feet; thence on tangent to said curve for 76.3 feet; thence deflect to the right on a 1031.25 feet radius curve, delta angle 17 degrees 40 minutes, for 318.0 feet; thence on tangent to said curve for 96.5 feet to a point on the South line of Government Lot 1, said point being 1022.3 feet West of the Southeast corner thereof, and there terminating; said line being the Easterly boundary of BOWERS MISSISSIPPI ACRES, a plat on file and of record in the office of the Register of Deeds in and for Anoka County; excepting therefrom all of that portion of the above-described tract which lies Westerly of a line run parallel to and distant 200 feet Easterly of the above-described line; and also excepting the right of way of the Northern Pacific and Great Northern Railway Companies and the right of way of State Trunk Highway Number 10.

AND

That part of Government Lot 2, Section 30, Township 32 North, Range 25 West, lying Easterly of the following described line:

Beginning at a point on the North line of said Government Lot 2, 1022.3 feet West of the Northeast corner thereof; thence at an angle of 107 degrees 29 minutes as measured from East to South for a distance of 226.1 feet; thence deflect to the left on a 310.36 feet radius curve, delta angle 58 degrees 36 minutes for 317.4 feet; thence on tangent to said curve for 1579.2 feet to a point on the East line of said Government Lot 2, said point being 362.5 feet South of the East one-quarter corner of Section 30 and there terminating; said line being the Easterly boundary of BOWERS MISSISSIPPI ACRES, a plat on file and of record in the office of the Register of Deeds in and for Anoka County; excepting therefrom all of that portion of the above-described tract which lies Westerly of a line run parallel to and distant 200 feet Easterly of the above-described line.

AND

That part of Government Lot 1, Section 29, Township 32 North, Range 25 West, lying Northerly and Easterly of the following described line:

Beginning at a point on the West line of said Government Lot 1, 362.5 feet South of the Northwest corner thereof; thence at an angle of 139 degrees 7 minutes measured from North to East for distance of 339.0 feet; thence deflect to the left on a 1232.6 feet radius curve, delta angle 15 degrees 21 minutes, for 330.2 feet; thence on a tangent to said curve for 200.0 feet; thence deflect to the right on a 1483.48 feet radius curve, delta angle 18 degrees 26 minutes, for 477.3 feet; thence on tangent to said curve for 57.1 feet to a point on the South line of said Government Lot 1, said point being 311.9 feet West of the Southeast corner thereof, and there terminating.

(the 'Subject Property');

WHEREAS, the City of Ramsey received a sketch plan for Pearson Place from the Developer on May 4, 2017; and

WHEREAS, the Planning Commission reviewed the sketch plan on June 1, 2017; and

WHEREAS, the City of Ramsey received an application for the preliminary plat of Pearson Place on June 1, 2017; and

WHEREAS, the Ramsey Environmental Policy Board (EPB) considered the tree preservation and landscape plan pertaining to the preliminary plat on June 19, 2017.

WHEREAS, on July 6, 2017, the Ramsey Planning Commission conducted a public hearing regarding the proposed preliminary plat and zoning amendment and recommended approval; and

WHEREAS, on July 25, 2017, the Ramsey City Council approved the preliminary plat and introduced an ordinance to rezone the Subject Property to a Planned Unit Development (PUD); and

WHEREAS, on September 15, 2017, the City of Ramsey received an application for final plat for Pearson Place.

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 approval of the final plat and development agreement for Pearson Place in accordance with relevant City Codes, subject to the following conditions:
 - a) Compliance with the Staff Review Letter dated October 20, 2017.
 - b) Adoption of Ordinance #17-10, which would rezone the property from R-1 Residential (MUSA) to Planned Unit Development (PUD).
 - c) The Developer entering into a Development Agreement with the City.
 - d) The Development Agreement being reviewed and approved as to legal form by the City Attorney.
 - e) The Developer obtaining a permit from the Lower Rum River Watershed Management Organization.
 - f) Review and approval of the Engineer's Estimate by the City Engineer.
 - g) Developer providing proof of ownership of the Subject Property.

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 24th day of October, 2017

Mayor

ATTEST:

City Clerk