

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

RESOLUTION #19-190

**RESOLUTION GRANTING FINAL PLAT AND DEVELOPMENT
AGREEMENT APPROVAL FOR RIVER WALK VILLAGE**

WHEREAS, Don Kveton/Village Bank, hereafter referred to as “Developer”, properly applied for Final Plat approval of the property generally known as 6080 Highway 10 NW and legally described in Exhibit A (the ‘Subject Property’); and

WHEREAS, the Ramsey Planning Commission reviewed the Sketch Plan on March 7, 2019 and;

WHEREAS, the Ramsey City Council reviewed the Sketch Plan on March 26, 2019; and

WHEREAS, the Ramsey Environmental Policy Board (EPB) reviewed the Preliminary Plat on April 15, 2019; and

WHEREAS, the Ramsey Planning Commission met on June 6, 2019, conducted a public hearing on the Preliminary Plat, Rezoning, Comprehensive Plan Amendment, as well as the requested variances and proposed ordinance vacating road right-of-way, and recommended that the Ramsey City Council approve the Preliminary Plat and associated rezoning and re-guidance; and

WHEREAS, the Ramsey City Council approved the Preliminary Plat on June 25, 2019; and

WHEREAS, the Applicant submitted an application for Final Plat approval on July 26, 2019; and

WHEREAS, a contingency of Final Plat approval is to enter into a development agreement which outlines the payment of applicable fees, surety for the City, and timeline for improvements; and

WHEREAS, the City Council considered the Final Plat request on September 10, 2019.

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

- 1) That the City Council of the City of Ramsey hereby grants Final Plat and Development Agreement approval of River Walk Village in accordance with relevant City Codes, subject to the following conditions:
 - a) Compliance with the Staff Review Memos and ProjectDox Comments.
 - b) City Engineer approval of construction plans.
 - c) Approval of legal form and marketable title by City Attorney.
 - d) Providing fee title of Outlot C to the City of Ramsey.
 - e) An Elevation Certificate is provided for Lots 1-2, Block 2 and Lots 1-5, Block 3, to ensure that the lowest floor elevation is at or above the Regulatory Flood Protection Elevation.

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 10th day of September, 2019.

Mayor

ATTEST:

City Clerk

Exhibit A: Legal Description of the Subject Property

Parcel B:

Outlot A, DICKENSON'S MISSISSIPPI ESTATE SECOND ADDITION, Anoka County, Minnesota.

PARCELC:

That part of Lots 26 and 27 AUDITOR'S SUBDIVISION NO. 96, Anoka County, Minnesota, lying Easterly and Southeasterly of the following described line:

Beginning at intersection of Northerly shoreline of the Mississippi River and a line 75.00 feet Southeasterly of and parallel with the Southeasterly line of Lot 7, DICKENSON'S MISSISSIPPI ESTATE, said Anoka County, as measured along Southeasterly extension of the Northeasterly line of said Lot 7; thence Northeasterly along said parallel line 235 feet, more or less, to its intersection with the Southeasterly extension of Northeasterly line of said Lot 7; thence Northwesterly along said Southeasterly extension 75 feet to the 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 the intersection of said right-of-way line with Southeasterly right-of-way line of Poplar Drive (now known as Tungsten Street N.W.) as shown on the plat of DICKENSON'S MISSISSIPPI ESTATE; thence Northeasterly parallel with said Southeasterly right-of-way line to its intersection with the Southerly line of the plat of ANOKA INDEPENDENT GRAIN AND FEED; thence Southeasterly and Northeasterly along the Southerly and Easterly line of said plat of ANOKA INDEPENDENT GRAIN AND FEED to the North line of said Lot 26 and there terminating.

And lying Westerly of the following described line: Beginning at the most Northerly corner of Lot 14, said AUDITOR'S SUBDIVISION NO. 96; thence Southerly along Northwesterly line of said Lot 14 to the most Westerly corner thereof; thence Southerly along Southwesterly line of said Lot 14 to its intersection with a line parallel with and 150 feet Northwesterly (as measured at right angle) of the Southwesterly extension of Southeasterly line of said Lot 14; thence Southwesterly along said parallel line a distance of 500 feet; thence Southwesterly deflecting to right 45 degrees 00 minutes 00 seconds a distance of 900 feet, more or less, to the centerline of the Mississippi River and there terminating.

EXCEPT that property dedicated by deed of dedication dated December 9, 1949 to the Township of Ramsey for public road purposes, recorded as Document No. 132840.

ALSO EXCEPT that part platted as DICKENSON'S MISSISSIPPI ESTATE SECOND ADDITION.

PARCEL D (proposed public roadway to be vacated):

That part of vacated Rivlyn Avenue accruing thereto by reason of street vacation.

Or upon recording:

Lots 1 – 7 (Inclusive), Block 1, Lots 1 – 2 (Inclusive), Block 2, and Lots 1 – 5 (Inclusive), Block 3, and Outlots A – F (Inclusive) River Walk Village, Anoka County, Minnesota

(The “Subject Property”)