

Councilmember \_\_\_\_\_ introduced the following resolution and moved for its adoption:

**RESOLUTION #19-098**

**A RESOLUTION APPROVING THE PRELIMINARY PLAT  
FOR RIVER WALK VILLAGE AND APPROVING A COMPREHENSIVE PLAN  
AMENDMENT TO REGUIDE THE SUBJECT PROPERTY FROM LOW DENSITY  
RESIDENTIAL AND BUSINESS PARK TO MEDIUM DENSITY RESIDENTIAL IN THE  
2040 COMPREHENSIVE PLAN UPDATE**

**WHEREAS**, Village Bank/D&N Management, hereinafter referred to as “Applicant”, properly applied to the City of Ramsey (the “City”) for Preliminary Plat for River Walk Village at the property generally known as 6080 Highway 10 NW and legally described:

Parcel B:

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

PARCEL C:

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.

(The "Subject Property")

**WHEREAS**, the Subject Property is currently guided for Business Park in the 2030 Comprehensive Plan and the Preliminary Plat requires a Comprehensive Plan Amendment that will be processed as part of the 2040 Comprehensive Plan re-guiding the Subject Property to Medium Density Residential; and

**WHEREAS**, the Subject Property is currently zoned both R-1 MUSA (Detached Single Family) and E-1 (Employment) and the Preliminary Plat requires a rezoning of the Subject Property to R-2 Detached Villas; and

**WHEREAS**, the Ramsey Planning Commission met and discussed the Sketch Plan on March 7, 2019 and recommended moving forward with a formal application for preliminary plat including density transitioning; and

**WHEREAS**, the Ramsey City Council met and discussed the Sketch Plan on March 26, 2019 and recommended moving forward with a formal application for preliminary plat; 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 Environmental Policy Board (EPB) met and discussed the Preliminary Plat on April 15, 2019 and recommended additional landscaping and conformance to the MRCCA rules; and

**WHEREAS**, the Ramsey City Council met and discussed the Preliminary Plat on \_\_\_\_\_, 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 Ramsey City Council hereby approves the Preliminary Plat for River Walk Village contingent upon the following items:
  - a. Compliance with staff review memo and ProjectDox comments
  - b. Approval by the DNR and MnDOT
  - c. Approval by the City Engineer and City Attorney

**RESOLUTION #19-098**

**Page 2 of 4**

- d. Compliance with MRCCA rules
  - e. Rezoning of the Subject Property to R-2 Detached Villas (Ordinance #19-10)
  - f. Re-guidance of the Subject Property to Medium Density Residential in the 2040 Comprehensive Plan Update
  - g. Vacation of Rivlyn Ave (Ordinance #19-09)
  - h. Successful relocation of MRT approved by City Engineer
  - i. The Applicant entering into a development agreement for the proposed project
- 2) That the Ramsey City Council hereby approves the request for a land use designation change of the Subject Property from Business Park to Medium Density Residential.
  - 3) That the Ramsey City Council hereby authorizes City Staff to submit the necessary documentation to Metropolitan Council for the 2040 Comprehensive Plan to change the land use designation to Medium Density Residential.

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 the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Mayor

**ATTEST:**

\_\_\_\_\_  
City Clerk