

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

**RESOLUTION #20-055**

**RESOLUTION APPROVING PRELIMINARY PLAT FOR THE PRESERVE AT NORTHFORK**

**WHEREAS**, BK Land Development, hereafter referred to as “Developer”, properly applied for Preliminary Plat approval of the legally described in Exhibit A, attached hereto:

(the ‘Subject Property’); and

**WHEREAS**, the Subject Property is currently located in a Planned Unit Development (PUD) District known as the Northfork Planned Unit Development and is approximately 33.5 acres in size; and

**WHEREAS**, the Planning Commission considered the sketch plan for The Preserve at Northfork as well as a request for Rezoning of the Subject Property from Planned Unit Development (PUD) District to R-1 Residential (MUSA) District and R-2 Residential (Detached Villa) District at its meeting on December 5, 2019; and

**WHEREAS**, the City Council considered the sketch plan for The Preserve at Northfork as well as a request for Rezoning of the Subject Property from Planned Unit Development (PUD) District to R-1 Residential (MUSA) District and R-2 Residential (Detached Villa) District at its meeting on January 14, 2020 and formally introduced Ordinance #20-02 Approving the Zoning Amendment for Outlot C, Northfork; and

**WHEREAS**, the City has received an Application for Preliminary Plat approval on March 6, 2020; and

**WHEREAS**, the City notified the Developer that the City invoked a 60-day extension in accordance with Minnesota Statute 15.99 for commenting on the preliminary plat and extending the action deadline for the Application to July 4, 2020;

**WHEREAS**, the Planning Commission considered the Preliminary Plat for The Preserve at Northfork as well as a request for Rezoning of the Subject Property from Planned Unit Development (PUD) to R-1 Residential (MUSA) District and R-2 Residential (Detached Villa) District at its meeting on May 7<sup>th</sup>, 2020.

**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 Preliminary Plat approval for The Preserve at Northfork contingent upon the following conditions
  - a. Conformance with Staff Review and approval of plans by the City Engineer.
  - b. Final adoption of Ordinance #20-02 rezoning the Subject Property from Planned Unit Development (PUD) District to R-1 Residential (MUSA) District and R-2 Residential (Detached Villa) District.
  - c. The Applicant shall provide a trail connection approved by the Parks and Assistant Public Works Superintendent to the Riverstone development in the southeast corner of the proposed Preserve at Northfork development.
  - d. Formal adoption of the City of Ramsey 2040 Comprehensive Plan.
  - e. Stormwater Approval by the Lower Rum River Watershed Management Organization.

- f. Receipt of formal feedback from the Minnesota Department of Natural Resources (DNR) regarding compliance with Shoreland Overlay Standards.

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 12<sup>th</sup> day of May, 2020.

\_\_\_\_\_  
Mayor

**ATTEST:**

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

**Exhibit A**  
**Legal Description**

That part of Outlot C Northfork lying in east half of Section 19, Township 32, Range 25 and lying southerly of the center line of 153<sup>rd</sup> Avenue NW, except part platted as Northfork Links Addition, except road subject to easement of record, Anoka County, Minnesota