

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

**RESOLUTION #20-212**

**RESOLUTION APPROVING FINAL PLAT AND DEVELOPMENT AGREEMENT FOR THE PRESERVE AT NORTHFORK**

**WHEREAS**, Preserve at Northfork, LLC, hereafter referred to as “Developer”, properly applied for Final Plat approval of the legally described in Exhibit A, attached hereto:

(the ‘Subject Property’); 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.

**WHEREAS**, the City Council approved 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 12<sup>th</sup>, 2020.

**WHEREAS**, the City has received an Application for Final Plat approval on September 10, 2020; and

**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 Final Plat and Development Agreement 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. 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 Preserve at Northfork development.
  - c. The Applicant shall construct the required water main utility line along Alpine Drive within the bounds of the Plat as well as to connect to the Riverstone development.
  - d. Formal adoption of the City of Ramsey 2040 Comprehensive Plan.

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 22<sup>nd</sup> day of  
September, 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