

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

**RESOLUTION #21-265**

**RESOLUTION APPROVING FINAL PLAT AND DEVELOPMENT AGREEMENT  
FOR NORTHFORK MEADOWS**

**WHEREAS**, US Home Corporation dba Lennar, hereafter referred to as “Developer,” properly applied for Final Plat approval of the following described property located in the City of Ramsey generally described as Northfork Meadows and legally described as:

Outlot A, Alpha Development, and Outlot B, Alpha Development 2<sup>nd</sup> Addition, Anoka County, Minnesota

Or

Lots 1 – 16 (inclusive), Block 1; Lots 1 – 27 (inclusive), Block 2; Lots 1 – 45 (inclusive), Block 3; and Outlot A and B, Northfork Meadows, Anoka County, MN.

(the ‘Subject Property’);

**WHEREAS**, the Subject Property is zoned R-1 Residential (MUSA - Detached Single Family Homes) and R-1 Residential (MUSA - Detached Villa); and

**WHEREAS**, the Applicant has proposed 41 lots at 80 foot wide and 47 lots at 65 feet wide, for a total of 88 lots; and

**WHEREAS**, the proposal aligns with the City’s Comprehensive Plan; and

**WHEREAS**, the City Council approved the preliminary plat on February 9, 2021 contingent upon the final plat and development agreement; and

**WHEREAS**, the City Council approved the final plat and development agreement on September 14, 2021.

**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 of Northfork Meadows accordance with relevant City Codes, subject to the following conditions:
  - a. Compliance with City Staff ProjectDox comments, including Final Approval by City Engineer and City Planning Department.
  - b. The Developer entering into a Development Agreement with the City, contingent upon approval by the City Engineer and City Attorney.
  - c. Review and Approval of Final Legal Form by City Attorney.
  - d. Modification of plans to include a trail or sidewalk along both Puma Street and Alpine Drive adjacent to the Subject Property, contingent upon Parks Department approval.

- e. The Developer holding a pre-construction meeting with relevant parties.
- f. Agreement on ownership of Outlot B.
- g. Staff approval of the final berming and density transitioning plans.

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 \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Mayor

**ATTEST:**

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