

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

RESOLUTION #21-317

RESOLUTION APPROVING GRADING AGREEMENT FOR LYNWOOD SUBDIVISION

WHEREAS, U.S. Home Corporation, dba Lennar, hereafter referred to as “Developer”, has requested approval from the City to grade the property for Lynwood (the “Project”) subdivision prior to final plat approval, on the land generally located west of Armstrong Boulevard, north of Bunker Lake Boulevard, and south of 151st Lane NW and legally described as:

THE SE1/4 OF SE1/4 OF SEC 20 TWP 32 RGE 25, EX E 466 FT OF N 466 FT THEREOF, EX RD, SUBJ TO EASE OF REC, Anoka County, Minnesota

(the ‘Subject Property’); and

WHEREAS, the Developer applied for a Comprehensive Plan Amendment (CPA) to re-guide the Subject Property from High Density Residential (HDR) to Medium Density Residential (HDR) and for a Zoning Amendment to rezone a portion of the Subject Property from R-3 Residential (High Density) to R-2 Residential (Medium Density); and

WHEREAS, the City Council approved the CPA on August 24, 2021 and directed Staff to submit the CPA to the Metropolitan Council; and

WHEREAS, the City Council approved the Zoning Amendment and the Preliminary Plat for Lynwood Subdivision on September 28, 2021; and

WHEREAS, on November 1, 2021, the Community Development Committee (Metropolitan Council) unanimously voted to forward the CPA to the full Metropolitan Council for consideration and approval on November 10, 2021; and

WHEREAS, the Developer has not applied for Final Plat approval yet, but has requested approval to begin clearing and grading the Subject Property yet in 2021; and

WHEREAS, the City has drafted their standard grading agreement, which includes a financial surety to ensure the work is completed in accordance with City standards.

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 approval of the Grading Agreement for Lynwood Subdivision contingent upon the following conditions:
 - a. Conformance with Staff review comments in ProjectDox and approval of plans by the City Engineer.
 - b. Approval of a Comprehensive Plan Amendment by the Metropolitan Council to re-guide the Subject Property from HDR to MDR (scheduled for November 10, 2021).
 - c. Approval of Stormwater Management Plan and Wetland Delineation by the Lower Rum River Watershed Management Organization (scheduled for November 18, 2021).
 - d. City Engineer review and approval of the submitted Engineer’s Estimate quantities and values.

- e. Execution of the Grading Agreement with approved financial surety by the City's Finance Director and approval of legal form by the City Attorney.
- f. Holding a grading pre-construction meeting with City Staff prior to commencing grading operations.

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 9th day of November, 2021.

Mayor

ATTEST:

City Clerk