

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

**RESOLUTION #21-312**

**RESOLUTION APPROVING FINAL PLAT FOR RIVERSTONE SOUTH**

**WHEREAS**, Riverstone Development LLC, hereafter referred to as “Developer”, has properly applied for Final Plat approval of the following described property located in the City of Ramsey:

Lot 1, Block 3, PEARSON PLACE, Anoka County, Minnesota

-AND-

Lot 2, Block 3, PEARSON PLACE, Anoka County, Minnesota

-AND-

Outlot B, PEARSON PLACE, Anoka County, Minnesota

-AND-

That part of the Northwest Quarter of the Northwest Quarter, lying Southwesterly of Southwesterly Right of Way line of Trunk Highway #10 and 169, subject to easement of record, Anoka County, Minnesota.

(the ‘Subject Property’);

**WHEREAS**, the City Council approved the Preliminary Plat with contingencies on April 22, 2021.

**WHEREAS**, the City received a Final Plat application for Riverstone South on October 28, 2021; and

**WHEREAS**, the Final Plat includes 82 lots and the site is approximately 110.29 acres; and

**WHEREAS**, the City Council approved the Final Plat on December 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 contingent approval of Riverstone South in accordance with relevant City Codes, contingent upon the following conditions:
  - a. Approval to legal form by City Attorney.
  - b. Plans subject to current Staff Review Comments in ProjectDox.
  - c. The Developer entering into a Development Agreement with the City. Development Agreement shall include any reimbursement agreement for trunk utilities, and shall also include park dedication and tree preservation. Fees will be due at time of recording.
    - i. Outlots D, F, H, and I must be deeded to the City after recording of the plat. The City accepts dedication of said outlots. Ownership of outlots E, G, K and J shall be outlined in the Development Agreement.
    - ii. Each Outlot shall have a survey monument installed in the ground at all corners at the time dedication to the City.
    - iii. The City shall have the right to review and approve HOA documentation and bylaws prior to recording with Final Plat.

- iv. Lot 1, Block 2 shall be platted as an outlot and not with the proposed existing legal. That lot and Lot 1, Block 1 shall be subject to development fees with future site or plat, but no development fees shall be required at this time. Development fees do not include assessments.
- d. Final review and approval by City Engineer.
- e. Review and approval by MnDOT, Anoka County, and any other required jurisdictions and any necessary changes as requested by said jurisdiction.
- f. The City will allow three model permit locations at Block 3, Lots 1 and 2, and Block 4, Lot 1 with construction access as seen in Exhibit A, if construction access is approved by Anoka County during reconstruction of Riverdale Drive.
- g. City Approval of a contract for the Riverdale Drive Extension along with Cost Share Agreement consistent with previous City Council Direction as outlined in in Resolution #21-185.
  - i. The plat for the Riverdale Drive extension, which includes City purchase of land from Anoka County, must be recorded concurrently with this plat (Riverstone South).
  - ii. The City will support the Developer's request for access for construction only from the east on the existing "farm road" which shall be agreed to and shown in an exhibit in the Development Agreement. Anoka County must approve said access.
  - iii. No Certificates of Occupancy may be granted until Riverdale Dr NW is completed and drivable from Bowers Drive to the eastern border of the project site.
- h. Park Dedication shall be satisfied through a combination of 1 Acre Land Dedication, and a Park Dedication Fee of \$350,000, due at the time of recording the Final Plat of the First Phase ("Riverstone South").
  - i. Park must be deeded to the City after recording of plat. The City accepts dedication of Outlot I (City Park).
  - ii. Trail Fees shall be satisfied for each dwelling unit, based upon the rate at the time of Final Platting.
- i. Tree Preservation – Developer shall convey a 7-acre parcel to preserve a portion of the existing forest as indicated on the Preliminary Plat.
- j. The principle structure shall not encroach more than six (6) inches into the side yard easement, nor shall the eave overhang of the principle structure encroach more than one (1) foot into side yard easement.
  - i. The side yard easement is five (5) feet from side yard property line.
  - ii. The principle structure must be setback at least four (4) feet, six (6) inches from the side property line.
  - iii. The eave overhang of the principle structure must be setback at least four (4) feet from the side property line.
- k. Architectural Approval for Detached Townhomes - Shall include all of the following minimum requirements:
  - i. Garage may not extend closer to the front property line than the covered front porch/stoop – garage must be even with or behind.
  - ii. Garage must be tucked under second level – second level should extend over the entire garage.
  - iii. Front façade must have at least 3 materials (exception 'farm house' design) – should not be dominated by horizontal siding.
  - iv. Stoop/front porch must be covered.
  - v. Plans must include the minimum number of windows shown on the approved master plans.
  - vi. Architectural approval is limited to those models included in the review record. Any significant changes from these models shall require City Council approval.

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 14<sup>th</sup> day of December, 2021.

\_\_\_\_\_

Mayor

**ATTEST:**

\_\_\_\_\_

City Clerk

# Exhibit A: Construction Access Request

