

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #21-015

RESOLUTION GRANTING COMPREHENSIVE PLAN AMENDMENT APPROVAL, PRELIMINARY PLAT APPROVAL, AND DETERMINING THAT AN ENVIRONMENTAL IMPACT STATEMENT (EIS) IS NOT NECESSARY FOR RIVERSTONE ADDITION

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

That part of Northwest Quarter of Northwest Quarter, Section 29, Township 32, Range 25 lying northeaster of northeasterly right of way line of Burlington Northern Rail Road and lying westerly and southerly of the north 60 feet of east 40 feet of said Quarter Quarter, except road subject to easement of record, Anoka County, Minnesota

-and-

The Northwest Quarter of Southwest Quarter of Section 20, township 32, Range 25 except east 40 feet of said Quarter Quarter lying southerly of southerly right of way line of Alpine Drive NW and except north 40 feet of south 100 feet of west 40 feet of east 80 feet of said Quarter Quarter, except road subject to easement of record, Anoka County, Minnesota

-and-

The Southwest Quarter of Southwest Quarter of Section 20, Township 32, Range 25 lying west of east 40 feet thereof, except road subject to easement of record, Anoka County, Minnesota

(the ‘Subject Property’);

WHEREAS, the City and Developer have been working on a long-range land use plan for the Subject Property since the end of 2019; and

WHEREAS, the City approved a cost share framework in concept for the extension of Riverdale Drive on March 24, 2020; and

WHEREAS, the City approved a planning framework for the Subject Property on June 23, 2020; and

WHEREAS, the City reviewed the Sketch Plan for the project on August 6, 2020; and

WHEREAS, the City received an Application for Preliminary Plat Approval for Riverstone South Addition on December 3, 2020, which includes 242 detached single-family homes; and

WHEREAS, Minnesota Rules 4410.4300, Subp. 19.C, requires that an EAW be prepared for this project as the project requires a Comprehensive Plan Amendment; and

WHEREAS, the Planning Commission held a Public Hearing and reviewed the Preliminary Plat on January 7, 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 a Comprehensive Plan Amendment from Low Density Residential to Medium Density Residential for the detached townhome (40 foot wide lots) section.
2. That the Ramsey City Council hereby grants preliminary plat contingent approval of Riverstone South Addition in accordance with relevant City Codes, contingent upon the following conditions:
 - a. Address any comments contained within the Official EAW Review Record when available
 - b. Plans subject to current Staff Review Comments and final approval by City Engineer
 - c. Approval of a contract for the Riverdale Drive Extension along with Cost Share Agreement consistent with previous City Council Direction
 - i. Must also include an Assessment/Petition and Waiver Agreement to assess the Property Owner and Developer shares back to benefiting properties
 - d. Securing \$350,000 for the acquisition of the Tree Preservation Area
 - e. Architectural Approval for Detached Townhomes - ~~No more than 50% of the Detached Townhomes may be split entry, split level or modified basement (at least 50% full one level of full two story)~~ 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
 - f. Architectural approval is limited to those models included in the review record. Any significant changes from these models shall require City Council approval.
 - g. Completion of a Noise Study if confirmed to be required by MnDOT
 - h. Post-Preliminary Plat Approvals Required
 - i. Comprehensive Plan Amendment Approval by Metropolitan Council
 - ii. Critical Area Overlay District Amendment by Minnesota DNR
 - iii. City Approval of Zoning Amendment
 - iv. Approval of the Environmental Assessment Worksheet (EAW)
3. That the Ramsey City Council accepts the EAW and determines that an Environmental Impact Statement (EIS) is not needed.

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 26th day of January, 2021.

Mayor

ATTEST:

City Clerk