

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

**RESOLUTION #21-252**

**RESOLUTION APPROVING PRELIMINARY PLAT FOR LYNWOOD SUBDIVISION**

**WHEREAS**, U.S. Home Corporation, dba Lennar, hereafter referred to as “Developer”, properly applied for Preliminary Plat approval of the property generally located west of Armstrong Boulevard, north of Bunker Lake Boulevard, and south of 151<sup>st</sup> 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 has also 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 the Subject Property from R-1 Residential (MUSA) – 80 to R-1 Residential (MUSA) – 65 and from R-3 Residential (High Density) to R-2 Residential (Medium Density); and

**WHEREAS**, the Planning Commission considered the Sketch Plan and Comprehensive Plan for Lynwood Subdivision at its meeting on July 22, 2022; and

**WHEREAS**, the Planning Commission recommended approval of the Comprehensive Plan Amendment and directed that Developer to modify the Sketch Plan to eliminate the long cul-de-sac and to incorporate an additional point of access to the proposed development; and

**WHEREAS**, the City Council reviewed the Comprehensive Plan Amendment on August 10, 2021 and generally supported it but directed Staff to identify other potential lands that may be suitable to re-guide to HDR so as not to jeopardize the City’s access to Livable Communities Act funding from the Metropolitan Council; and

**WHEREAS**, the Environmental Policy Board reviewed the project on August 16, 2021; and

**WHEREAS**, the Planning Commission reviewed the Zoning Amendment and Preliminary Plat of Lynwood Subdivision on August 26, 2021; 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 Preliminary Plat approval for Lynwood Subdivision contingent upon the following conditions:
  - a. Conformance with Staff review comments and approval of plans by the City Engineer.
  - b. Approval of a Comprehensive Plan Amendment to re-guide the Subject Property from HDR to MDR.
  - c. Approval of a Zoning Amendment to rezone a portion of the Subject Property from R-3 Residential (High Density) to R-2 Residential (Medium Density).
  - d. Anoka County Highway Department approval of the second access onto Armstrong Boulevard or incorporation of a second point of access to the local road network).
  - e. Full compliance with density transitioning requirements.

- f. Modifications to ensure compliance with all bulk standards of the applicable zoning district(s).
- g. Stormwater approval by the Lower Rum River Watershed Management Organization.

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 September, 2021.

\_\_\_\_\_  
Mayor

**ATTEST:**

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