

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

**RESOLUTION #22-010**

**RESOLUTION GRANTING PRELIMINARY PLAT APPROVAL, FOR TROTT BROOK CROSSING**

**WHEREAS**, the City Council considered and tabled Resolution #21-309 at their November 9, 2021 Regular meeting; and

**WHEREAS**, this resolution replaces Resolution #21-309; and

**WHEREAS**, TEG Land Holdings, LLC, dba Sotarra and/or Twin Cities Land Development, hereafter referred to as “Developer”, properly applied for Preliminary Plat approval of the property located in the City of Ramsey legally described in Exhibit A (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 reviewed the Sketch Plan for the project on August 6, 2020; and

**WHEREAS**, the City received an Application for Preliminary Plat Approval for Trott Brook Crossing on September 23, 2021, which includes 270 detached single-family homes; and

**WHEREAS**, the Planning Commission held a Public Hearing and reviewed the Preliminary Plat on October 28, 2021; and

**WHEREAS**, the City Council met on November 9, 2021 and held another Public Hearing; and

**WHEREAS**, pursuant to Ramsey City Council Resolution #21-319, adopted November 9, 2021, the City commissioned an independent Traffic Study to verify the results of the Traffic Study completed by the Trott Brook Crossing developer as part of the Environmental Assessment Worksheet process; and

**WHEREAS**, the City commissioned independent Traffic Study generally verifies the results of the Traffic Study completed by the Trott Brook Crossing developer; and

**WHEREAS**, the City Council met on January 11, 2022 and approved of the project with contingencies as listed below.

**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 contingent approval of Trott Brook Crossing in accordance with relevant City Codes, contingent upon the following conditions:

**Plans and Documentation**

- a. Plans subject to current Staff Review Comments and final approval by City Engineer and City Planning Department, including but not limited to Approval of the Grading, Landscape, Lighting, Street, Trail, and Utility Plans.
- b. Review and Approval of Final Legal Form by City Attorney.
- c. Density Transitioning requirements must be met, with easement for density transitioning area.
- d. Modification/reconfigure lots off Parcel D unless meeting zoning minimums for district as Parcel D was not rezoned to R-1 MUSA (80).

**Traffic**

- a. Approval of a contract for the 173<sup>rd</sup> Ave NW street reconstruction along with Cost Share Agreement if applicable.
  - i. If applicable, road improvements shall include an Assessment/Petition and Waiver Agreement to assess the Property Owner and Developer shares back to benefiting properties.
  - ii. 173<sup>rd</sup> Ave NW shall be a full public road at public road standards, complete with a crosswalk on 173<sup>rd</sup> Ave NW.
  - iii. Improvements to 173<sup>rd</sup> Avenue as recommended in the traffic study.
- b. Improvements to Nowthen Boulevard and Variolite St as a shared cost with the adjacent property to the north, currently known as North Brook Meadows, as recommended in the traffic study.
- c. Restriping of Nowthen Blvd to allow for north-bound dedicated left turn onto 173<sup>rd</sup> Ave NW.
- d. Dedicated northbound right turn lane into project off Variolite St NW.
- e. Approvals by Anoka County.

**Post-Preliminary Plat Approvals Required**

- a. Comprehensive Plan Amendment Approval by Metropolitan Council
- b. The Developer entering into a Development Agreement with the City.
- c. Deeding the Park area and future park buildings to the City, contingent upon Parks Department approval, with first addition.

**Construction Requirements**

- a. Approved floodplain designated on plan sheets and individual surveys.
- b. Individual grading as-builts or elevation certificates for each property containing floodplain or along Trott Brook will be required prior to issuance of certificate of occupancy.
- c. Trunk utilities being brought to the Subject Properties as recommended in the Infrastructure Study.
- d. Approved wetland delineation and LRRWMO permit, as well as any other applicable permits.

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 11th day of January, 2022.

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Mayor

**ATTEST:**

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City Clerk

## **Exhibit A**

### Parcel A:

That part of the West Half of the Northwest ¼ of Section 10, Township 32, Range 25, Anoka County, Minnesota described as follows: Commencing at the Northwest corner of Section 10, Township 32, Range 25; thence Easterly on said Section line 80 rods; thence Southerly parallel with the West line of said Section to Trott Brook; thence Westerly along the channel of said Brook to where the West line of said Section crosses the same; thence Northerly along said line to the place of beginning. EXCEPTING THEREFROM the following described parcel:

That portion of the West Half of the Northwest Quarter of Section 10, Township 32, Range 25, Anoka County, Minnesota described as follows: Commencing at the Northwest corner of said Section 10; thence North 89 degrees 23 minutes 47 seconds East along the North line of said Section 10, a distance of 481.77 feet to the point of beginning; thence continue North 89 degrees 23 minutes 47 seconds East along said North line of Section 10, a distance of 480.09 feet; thence South 00 degrees 34 minutes 09 seconds East parallel with the West line of said Section 10, a distance of 707.31 feet; thence North 83 degrees 29 minutes 51 seconds West, a distance of 483.67 feet; thence North 00 degrees 34 minutes 09 seconds West parallel with said West line, a distance of 657.59 feet to the point of beginning.

### Parcel B:

That part of the Northeast Quarter of the Northwest Quarter of Section 10, Township 32, Range 25, Anoka County, Minnesota, described as follows: Commencing at the Northwest corner of the Northeast Quarter of the Northwest Quarter; thence running South 32 rods; thence running Easterly on a line which intersects the North boundary line of said Section 10 at the Quarter Section Corner; thence West on said North boundary line 80 rods to the point of commencement.

### Parcel C:

The South Half of the Northeast Quarter of Section 9, Township 32, Range 25, Anoka County, Minnesota, excepting therefrom the following: The South 467 feet of the West 467 feet of the Southwest Quarter of the Northeast Quarter of said Section 9, Township 32, Range 25, Anoka County, Minnesota, as measured along the South and West lines thereof.

### Parcel D:

The Northwest Quarter of the Southeast Quarter of Section 9, Township 32, Range 25, Anoka County, Minnesota, excepting therefrom the following: That part of the Northwest Quarter of the Southeast Quarter of Section 9, Township 32, Range 25, Anoka County, Minnesota, which lies South of the following described line: Commencing at the Southwest corner of said Northwest Quarter of the Southeast Quarter; thence on an assumed bearing of North 01 degrees 04 minutes 00 seconds East a distance of 218.43 feet to the point of beginning of the line to be described; thence North 71 degrees 20 minutes 50 seconds East, a distance of 809.12 feet; thence North 63 degrees 21 minutes 30 seconds East, a distance of 602.88 feet to the East line of said Northwest Quarter of the Southeast Quarter and there terminating.

### Parcel E:

That portion of the West Half of the Northwest Quarter of Section 10, Township 32, Range 25, Anoka County, Minnesota described as follows: Commencing at the Northwest corner of said Section 10; thence North 89 degrees 23 minutes 47 seconds East along the North line of said Section 10, a distance of 481.77 feet to the point of beginning; thence continue North 89 degrees 23 minutes 47 seconds East along said North line of Section 10, a distance of 480.09 feet; thence South 00 degrees 34 minutes 09 seconds East parallel with the West line of said Section 10, a distance of 707.31 feet; thence North 83 degrees 29 minutes 51 seconds West, a distance of 483.67 feet; thence North 00 degrees 34 minutes 09 seconds West parallel with said West line, a distance of 657.59 feet to the point of beginning.

### Parcel F:

The Northeast Quarter of the Northeast Quarter (NE 1/4 of NE 1/4) of Section 9, Township 32, Range 25, Anoka County, Minnesota.

Together with an easement for driveway purposes over the South 33 feet of the Southeast Quarter of the Southeast Quarter of Section 4, Township 32, Range 25, Anoka County, Minnesota.

Together with an easement for driveway purposes over the South 66 feet of the West 330 feet of the Southwest Quarter of the Southwest Quarter of Section 3, Township 32, Range 25, Anoka County, Minnesota.

Together with an easement for driveway purposes over the East 66 feet of the West 396 feet of the Southwest Quarter of the Southwest Quarter of Section 3, Township 32, Range 25, Anoka County, Minnesota.

Abstract property.

