

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

**RESOLUTION #22-044**

**RESOLUTION APPROVING FINAL PLAT AND  
DEVELOPMENT AGREEMENT FOR LYNWOOD**

**WHEREAS**, U.S. Home Corporation, dba Lennar, hereafter referred to as “Developer”, properly applied for Final 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 previously 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 Amendment 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 Environmental Policy Board reviewed the project on August 16, 2021; and

**WHEREAS**, the City Council approved a Comprehensive Plan Amendment to re-guide the Subject Property from HDR to MDR and directed Staff to submit the information to the Metropolitan Council on August 24, 2021; and

**WHEREAS**, the Planning Commission reviewed the Zoning Amendment and Preliminary Plat of Lynwood Subdivision on August 26, 2021; and

**WHEREAS**, the City Council approved the Zoning Amendment to rezone a portion of the Subject Property from R-3 Residential (High Density) to R-2 Residential (Medium Density) (and to keep the R-1 Residential (MUSA) – 80 zoning in place), and the Preliminary Plat for Lynwood on September 28, 2021; and

**WHEREAS**, the Metropolitan Council approved the Comprehensive Plan Amendment on November 10, 2021; and

**WHEREAS**, the City Council reviewed the Final Plat of Lynwood on February 22, 2022.

**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 approval for Lynwood contingent upon the following conditions:

- a. Conformance with Staff review comments and approval of plans by the City Engineer.
- b. Anoka County approval of construction plans for improvements to Armstrong Boulevard.
- c. Execution of Development Agreement.
- d. Approval as to legal form by City Attorney.
- e. That the Developer either grant the City a twenty (20) foot wide Trail Easement along south side of wetland (to 'tie in' with trail easement on property to west) or deed fee title of Outlot A to the City for a future trail.

2. That the Ramsey City Council hereby approves the Development Agreement for Lynwood.

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 22<sup>nd</sup> day of February, 2022.

\_\_\_\_\_  
Mayor

**ATTEST:**

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