

Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #22-030

**A RESOLUTION APPROVING A SITE PLAN AND DEVELOPMENT AGREEMENT
FOR NORTHSTAR STATION MARKETPLACE LLC**

RECITALS

1. Northstar Station Marketplace LLC, hereinafter referred to as the “Permittee” has properly applied for Site Plan approval for a new, multi-tenant retail building on the property generally known as 7912 Sunwood Dr NW and legally described as follows:

LOT 2, BLOCK 1 COR TWO NORTHSTAR, Anoka County, Minnesota

(“Subject Property”)

2. That the Permittee is the fee owner of the Subject Property.
3. That the Permittee appeared before the Planning Commission for a public hearing for a variance to the build-to standard on January 27, 2022 and that said public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.
4. That the Subject Property is zoned COR, which is a mixed-use zoning designation and guided as such in the 2040 Comprehensive Plan.
5. That per the City’s COR Design Guidelines, any trash enclosure that is not designed internal to the building, as is proposed with this project, must be specifically approved by the City.
6. That the Planning Commission reviewed the Site Plan on January 27th, 2022, and recommended approval.
7. That the City Council reviewed the Site Plan on February 22, 2022.

**NOW THEREFORE, BE IT RESOLVED BY THIS CITY COUNCIL OF THE CITY
OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:**

That the Ramsey City Council hereby grants approval of the Site Plan and Development Agreement for the multi-tenant retail building on the Subject Property contingent upon the following conditions:

CONDITIONS

1. That the Applicant enter into a Development Agreement with the City.
2. Final legal form approved by the City Attorney.
3. Compliance with Staff comments as noted in ProjectDox.
4. Staff approval of the architectural plans, including the architectural plans for the trash enclosure and fencing details.
5. That a separate building permit and sign permits are required.
6. Execution of either a partial Easement Vacation and/or an Easement Encroachment Agreement to address building and patio encroachments into existing drainage and utility easements.

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 22nd day of February, 2022.

