

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

**RESOLUTION #22-248**

**RESOLUTION APPROVING FINAL PLAT FOR RIVERSTONE SOUTH SECOND ADDITION**

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

Outlot L, RIVERSTONE SOUTH, Anoka County, Minnesota.

Or Upon Recording:

Lots 1-6, Block 1(inclusive); and  
Lots 1-7, Block 2 (inclusive); and  
Lots 1-14, Block 3 (inclusive); and  
Lots 1-23, Block 4 (inclusive), and  
Outlot A (inclusive), Anoka County, Minnesota

(the ‘Subject Property’);

**WHEREAS**, the City Council approved the Preliminary Plat with contingencies on April 22, 2021.

**WHEREAS**, the City received a Final Plat application for Riverstone South Second Addition on October 14, 2022; and

**WHEREAS**, the Final Plat includes 50 lots and the Riverstone South site is approximately 110.29 acres; and

**WHEREAS**, the City Council approved the Final Plat for Riverstone South First Addition on November 22, 2021; and

**WHEREAS**, the City Council approved the Final Plat for Riverstone South Second Addition on December 13, 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 contingent approval of Riverstone South in accordance with relevant City Codes, contingent upon the following conditions:
  - a. Approval to legal form by City Attorney.
  - b. Final review and approval by City Engineer.
  - c. Plans subject to current Staff Review Comments in ProjectDox.
  - d. The Developer entering into a Development Agreement with the City.

- e. The principal structure shall not encroach more than six (6) inches into the side yard easement, nor shall the eave overhang of the principle structure encroach more than one (1) foot into side yard easement.
  - i. The side yard easement is five (5) feet from side yard property line.
  - ii. The principle structure must be setback at least four (4) feet, six (6) inches from the side property line.
  - iii. The eave overhang of the principle structure must be setback at least four (4) feet from the side property line.
- f. Architectural Approval for Detached Townhomes - 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.
  - vi. Architectural approval is limited to those models included in the review record. Any significant changes from these models shall require City Council approval.

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 13<sup>th</sup> day of December, 2022.

\_\_\_\_\_  
Mayor

**ATTEST:**

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