

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

**RESOLUTION #23-060**

**RESOLUTION APPROVING FINAL PLAT AND  
DEVELOPMENT AGREEMENT FOR “TROTT BROOK CROSSING”**

**WHEREAS**, TCLD Fund 1 Trott Brook LLC, hereafter referred to as “Developer”, properly applied for Final Plat approval of the property generally located between Nowthen Boulevard and Variolite Street NW, north of Trott Brook, and south of 173<sup>rd</sup> Avenue NW and legally described as:

That part of the West Half of the Northwest Quarter of Section 10, Township 32, Range 25, Anoka County, Minnesota lying northerly of the centerline of Trott Brook.

and

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, along the West line of said Northeast Quarter of the Northwest Quarter, 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.

and

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.

and

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, along the West line of said Northwest Quarter of the Southeast Quarter, 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.

and

The Northeast Quarter of the Northeast Quarter of Section 9, Township 32, Range 25, Anoka County, Minnesota.

(the ‘Subject Property’); and

**WHEREAS**, The Park and Recreation Commission reviewed the proposal's park dedication on October 14, 2021; and

**WHEREAS**, the Planning Commission held a public hearing on the preliminary plat on October 28, 2021; and

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

**WHEREAS**, the Environmental Policy Board reviewed the project on December 13, 2021; and

**WHEREAS**, the City Council reviewed and approved an environmental assessment worksheet (EAW) and made a negative declaration on the need for an environmental impact statement (EIS) through Resolution #21-347 on December 14, 2021; and

**WHEREAS**, the City Council approved a Comprehensive Plan Amendment (CPA) to re-guide the Subject Property from Low Density Residential (LDR) to Urban Residential Low (URL) through Resolution #22-009 adopted January 11, 2022; and

**WHEREAS**, the City Council adopted Resolution #22-010 approving the preliminary plat on January 11, 2022; and

**WHEREAS**, the City Council adopted Resolution #22-252 approving a grading agreement on November 7, 2022; and

**WHEREAS**, the proposed final plat is consistent with the approved preliminary plat; and

**WHEREAS**, the City Council reviewed the Final Plat of Trott Brook Crossing, a 53-lot phase (52 single-family lots and one park lot) of the overall approved preliminary plat, on March 28, 2023.

**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 Trott Brook Crossing contingent upon the following conditions:
  - a. Conformance with Staff review comments and approval of plans by the City Engineer.
  - b. Execution of Development Agreement.
  - c. Approval as to legal form by City Attorney.
  - d. All conditions set forth in the above-described resolutions must be met.
2. That the Ramsey City Council hereby approves the Development Agreement for Trott Brook Crossing (First Addition) and authorizes the Mayor and City Administrator to sign it.