

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

RESOLUTION #23-111

**A RESOLUTION GRANTING PRELIMINARY PLAT OF
AFFINITY AT THE COR 2ND ADDITION
AND SITE PLAN APPROVAL FOR A BANK
AT 7849 SUNWOOD DRIVE NORTHWEST**

RECITALS

WHEREAS, Ramsey Properties, LLC (the "**Applicant**") has properly applied for Preliminary Plat and Site Plan Review for an extended-stay hotel on the property legally described as follows:

OUTLOT C, AFFINITY AT THE COR, Anoka County, Minnesota

Or upon platting:

Lot 1 Block 1, AFFINTY AT THE COR 2ND ADDITION, Anoka County, Minnesota

(**"Subject Property"**); and

WHEREAS, the Applicant is purchasing the **Subject Property** from the City of Ramsey;
and

WHEREAS, the **Subject Property** is zoned COR-2a and guided as Mixed Use in the City's 2040 Comprehensive Plan; and

WHEREAS, the **Applicant** requests rezoning of the **Subject Property** from COR-2a to COR-2b to accommodate a second drive thru lane.

WHEREAS, the City Code allows offices and banking facilities as a permitted use in the COR-2b Zoning District; and

WHEREAS, the **Applicant** appeared before the Planning Commission for a public hearing on May 25, 2023, that said public hearing was properly advertised; and

WHEREAS, the Planning Commission reviewed and recommended approval of the request at a public hearing on May 25, 2023; and

WHEREAS, the City Council reviewed the request at its meeting on June 13, 2023.

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 Preliminary Plat approval of Affinity at the COR 2nd Addition for a plat with one business lot and one outlot and Site Plan approval for a bank in accordance with relevant City Codes, subject to the following conditions:

Section 1. Plat Requirements

- 1.01. Final legal form approved by the City Attorney.
- 1.02. That the **Applicant** shall be responsible for all City costs incurred in administering and enforcing this Permit.
- 1.03. Easement review by the City Engineer.
- 1.04. Cross-access and maintenance agreement must be prepared and recorded with the final plat for the shared driveway from Zeolite Street with a future connection point to Sunwood Drive.
- 1.05. Standard development and park/trail dedication fees shall be paid for Lot 1. Fees on Outlot A will be charged at the rates in effect at the time of its subdivision.
- 1.06. Zeolite Street is proposed to be reconstructed in the 2023-2024 timeframe as a City-led project. The development agreement shall include a payment for street trees as part of this project.

Section 2. Site Plan Review Requirements

- 2.01. This Site Plan Review approval is based on site, architectural, preliminary utility, grading, and landscape plans dated May 10, 2023. The applicant is authorized to proceed to construction plans incorporating the staff review comments.
- 2.02. That the **Applicant** enter into a Development Agreement with the City including standard site guaranty prior to issuance of a building permit or commencement of site improvements.
- 2.03. Building permits are required.
- 2.04. The sign locations as shown on the approved architectural plans are approved locations for signage. Permits are required for the signs' installations.
- 2.05. Approval by the Lower Rum River Watershed Management Organization.

- 2.06. Due to roadway construction anticipated for Zeolite Street NW, installation of trees near the eastern property line may be deferred or the City may collect \$650 per tree to install with the roadway project.
- 2.07. A “No Parking Here to Corner” sign shall be installed along Sunwood Drive approximately 20 feet east of the Zeolite Street intersection to provide safer intersection site lines.
- 2.08. This Site Plan approval shall automatically expire if the use is not initiated by June 13, 2024, and issuance of the building permit shall constitute as initiation of the use.