

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

RESOLUTION #24-060

RESOLUTION APPROVING THE PRELIMINARY PLAT OF HARMONY FARMS

WHEREAS, Mr. Josh Metzger, on behalf of Lennar, hereafter referred to as “Developer,” properly applied for Preliminary Plat approval of the following described property located in the City of Ramsey:

Outlots B and C, Harmony Farms, Anoka County, Minnesota

(the ‘Subject Property’);

WHEREAS, the Subject Property is zoned R-1A and guided for low density residential uses in the 2040 Comprehensive Plan and the proposal aligns with the zoning and guidance; and

WHEREAS, the Planning Commission held a Public Hearing on February 22, 2024, and recommended approval of the Preliminary Plat; and

WHEREAS, the City Council reviewed the request during their regular meeting on March 12, 2024.

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 preliminary plat approval of Harmony Farms in accordance with relevant City Codes, subject to the following conditions:
 - a. Plans subject to compliance with Staff Review Comments.
 - b. Approval from the Lower Rum River WMO.
 - c. Final construction plans and easement approval by City Engineer.
 - d. The Developer must enter into a Development Agreement with the City, identifying standard development fees and escrows and including a provision for the construction of Coquina Street NW across a City-owned outlot (Outlot A, Harmony Farms).
 - e. The Developer must work with ISD #11 on an agreement to construct the trail connection across school property.
 - f. All necessary permits from the Anoka County Highway Department for the construction along Nowthen Boulevard NW.