

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

RESOLUTION #24-157

**A RESOLUTION APPROVING A COMPREHENSIVE PLAN TEXT AMENDMENT
PERTAINING TO MIXED USE**

RECITALS

1. Presbyterian Homes and Services, hereinafter referred to as the “Applicant” has properly applied for a Land Use Application to construct a mixed multi-family residential development around an existing religious institution on property legally described as follows:

Lot 1, Block 1, Stoney River Addition, Anoka County, Minnesota

(“Subject Property”)

2. That the **Subject Property** is proposed to be guided Mixed Use (High), pending Metropolitan Council Review, in the 2040 Comprehensive Plan.
3. That the Applicant’s proposed development of 460 units of residential housing (approximately 20 units per acre) along with an existing institutional use does not align with the proposed guidance’s definition as follows:

Mixed Use (MU) Mixed Use areas may include a combination of residential, commercial, light industrial, open space, and a transit hub and are broken into the following three categories:

Mixed Use (Low). Areas guided as Mixed Use (Low) are expected to develop at a minimum of five (5) units per acre and a maximum of fifteen (15) units per acre. It is expected that 50% of the land area will be developed as residential.

Mixed Use (Medium). Areas guided as Mixed Use (Medium) are expected to develop at a minimum of eight (8) units per acre and a maximum of twenty-five (25) units per acre. It is expected that 50% of the land area will be developed as residential.

Mixed Use (High). Areas guided as Mixed Use (High) are expected to develop at a minimum of fifteen (15) units per acre and a maximum of seventy-five (75) units per acre. It is expected that 50% of the land area will be developed as residential

4. That the Planning Commission held a public hearing on June 27, 2024, to consider a change in that definition and that said public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.
5. That the Planning Commission reviewed and recommended approval of the request.
6. That the City Council reviewed the Planning Commission's recommendation on July 9, 2024.

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 amending the definition of Mixed Use (MU), subject to Metropolitan Council review, by adding "institutional" into the combination of allowable uses to read:

Mixed Use (MU) Mixed Use areas may include a combination of residential, commercial, light industrial, open space, [institutional](#), and a transit hub and are broken into the following three categories:

Mixed Use (Low). Areas guided as Mixed Use (Low) are expected to develop at a minimum of five (5) units per acre and a maximum of fifteen (15) units per acre. It is expected that 50% of the land area will be developed as residential.

Mixed Use (Medium). Areas guided as Mixed Use (Medium) are expected to develop at a minimum of eight (8) units per acre and a maximum of twenty-five (25) units per acre. It is expected that 50% of the land area will be developed as residential.

Mixed Use (High). Areas guided as Mixed Use (High) are expected to develop at a minimum of fifteen (15) units per acre and a maximum of seventy-five (75) units per acre. It is expected that 50% of the land area will be developed as residential