

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

**RESOLUTION #24-210**

**A RESOLUTION APPROVING A FINAL PLAT OF “GH RAMSEY ADDITION” AND A DEVELOPMENT AGREEMENT FOR “TAKE 5 OIL CHANGE”**

**WHEREAS**, The City of Ramsey received an application from DSGW Architects (the “**Applicant**”) on behalf of Garage RE LLC, doing business as Take 5 Oil Change (the “**Developer**”), requesting Final Plat approval on the property legally described as follows:

Lot 2, Block 1, COR Four, Anoka County, Minnesota

(the “**Subject Property**”).

**WHEREAS**, the **Subject Property** is zoned COR-2b, Commercial Subdistrict, which is a mixed-use zoning designation, and guided for mixed uses in the 2040 Comprehensive Plan; and

**WHEREAS**, the **Applicant** is replatting one 1.16-acre lot to become two buildable lots, measuring 0.61 and 0.55 acres in size, necessitating the subdivision; and

**WHEREAS**, all principal uses within the COR-2b zoning district require a formal Site Plan Review from Planning Commission and City Council; and

**WHEREAS**, the **Applicant** submitted a Sketch Plan and Final Plat to Staff on July 5, 2024, for administrative review; and

**WHEREAS**, Staff found the sketch plan to be in conformance with all applicable City Code regulations and recommended approval of the Final Plat to the City Council; and

**WHEREAS**, a Development Agreement is required to provide financial guaranty of site improvements for proposed developments; and

**WHEREAS**, the proposed Development Agreement conforms to City Code requirements; and

**WHEREAS**, the City Council reviewed the request at their meeting on August 12, 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 grants approval of the Final Plat and Development Agreement for GH Ramsey Addition on the **Subject Property** in accordance with relevant City Codes, subject to the following conditions:

- 1) Final legal form approved by the City Attorney.
- 2) That the **Developer** enters into a Development Agreement with the City.

- 3) That the Mayor and City Administrator are authorized to sign the Development Agreement.