

ORDINANCE #24-06

**CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

**AN ORDINANCE AMENDING SECTION 106-120 "OFFICIAL ZONING MAP" OF
CHAPTER 106 OF THE CITY CODE OF RAMSEY, MINNESOTA.**

SECTION 1. AMENDMENTS

1. The following legally described properties are hereby rezoned from R-1A – Single-Family Residential, R-2 – Medium Density Residential, and R-3 – High Density Residential to PUD – Planned Unit Development:

Lots 1, 2, 3, and 4, Haviland Fields Addition, Anoka County, Minnesota

2. The following legally described properties are hereby rezoned from R-1A – Single-Family Residential, R-2 – Medium Density Residential, and R-3 – High Density Residential to P – Parks and Open Space:

Outlots A and B, Haviland Fields Addition, Anoka County Minnesota

SECTION 2. MAP

The City is hereby instructed to cause this amendment to be shown on the "City of Ramsey Official Zoning Map."

SECTION 3. DEVELOPMENT STANDARDS

Pursuant to Section 106-720 and 106-730 of City Code, the properties in this Planned Unit Development shall follow all of the uses and standards set forth elsewhere in City Code pertaining to all of the R-3 – High Density Residential District with the following development modifications:

1. Maximum net combined allowed residential density on Lots 1, 3, and 4 must fall within that allowed by the Comprehensive Plan: Mixed-Use (High) 15-75 units per acre.
2. Uses on Lot 2 must be used for a religious institution, public/quasi-public use, assembly, or a similar type of use. Accessory uses typically found with any of these primary uses are permitted.
3. A shared parking, access, and maintenance agreement must be established and recorded with the Anoka County Recorder's Office for all of the driveways, parking lots, and walkways.
4. The Planned Unit Development shall use the site plan titled "Haviland Fields" dated March 12, 2024, and prepared by Kimley Horn as its basis.

SECTION 4. AMENDMENT

Pursuant to Section 106-739 of City Code, the following shall be memorialized by adding to the list of approved Planned Unit Developments:

Haviland Fields Addition #24-06

SECTION 5. EFFECTIVE DATE

This ordinance becomes effective 30 days after its passage and publication, subject to City Charter Section 5.04.