

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

RESOLUTION #24-254

A RESOLUTION APPROVING A DEVELOPMENT AGREEMENT FOR “U-HAUL”

WHEREAS, The City of Ramsey received an application from Amerco Real Estate Company (the “**Applicant**”), doing business as U-Haul, requesting approval of a Conditional Use Permit for Motor Vehicle Rental and Self-Storage Facilities on the property legally described as follows:

Lot 1, Block 1, Donna Farms, Anoka County, Minnesota

(the “**Subject Property**”).

WHEREAS, the **Subject Property** is zoned B-3, Regional Business District, and is guided for commercial land uses in the 2040 Comprehensive Plan; and

WHEREAS, the **Applicant** is proposing to construct a Motor Vehicle Rental business and Self-Storage Facility on an 8.73-acre lot; and

WHEREAS, all Motor Vehicle Rental and Self-Storage Facility uses within the B-3 zoning district require Conditional Use Permits and formal Site Plan Reviews from Planning Commission and City Council; and

WHEREAS, the **Applicant** submitted a Site Plan alongside the Conditional Use Permit application to Staff on June 14, 2024; and

WHEREAS, the **Applicant** appeared before the Planning Commission for a public hearing on July 25, 2024, that said public hearing was property advertised; and

WHEREAS, the Planning Commission reviewed the Conditional Use Permit and Site Plan at their regular meeting on July 25, 2024 and recommended approval of both; and

WHEREAS, the City Council reviewed and approved that request at their meeting on August 12, 2024; 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 September 24, 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 Development Agreement for U-Haul 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.