

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

RESOLUTION #24-041

**A RESOLUTION GRANTING PRELIMINARY PLAT AND SITE PLAN APPROVAL
FOR WATERFRONT VILLAGE**

RECITALS

WHEREAS, Centra North, LLC (the "**Applicant**") has properly applied for Preliminary Plat and Site Plan Review for a 110-unit detached townhome development on the property generally described as follows:

Outlot A, RAMSEY PROPERTIES ADDITION, Anoka County, Minnesota

(**"Subject Property"**); and

WHEREAS, the Applicant is purchasing a portion of the **Subject Property** from the City of Ramsey; and

WHEREAS, the **Subject Property** is zoned COR-4b and guided as Mixed Use in the City's 2040 Comprehensive Plan; and

WHEREAS, the City Code allows townhouses as a permitted use in the COR-4b Zoning District, subject to a Site Plan Review; and

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

WHEREAS, the Planning Commission reviewed and recommended approval of the request at a public hearing on January 25, 2024; and

WHEREAS, the City Council reviewed the request at its meeting on February 13, 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 Preliminary Plat approval for a plat with one-hundred-and-ten townhome lots and seven outlots and Site Plan approval for a detached townhome development in accordance with relevant City Codes, subject to the following conditions:

Section 1. Plat Requirements

1.01. Final legal form approved by the City Attorney.

- 1.02. That the **Applicant** shall be responsible for all City costs incurred in administering and enforcing this Permit.
- 1.03. Easement review by the City Engineer.
- 1.04. Standard development and park/trail dedication fees shall be paid for all lots created by this Plat, except Outlot G. Fees on Outlot G will be charged at the rates in effect at the time of its subdivision.
- 1.05. Outlot H, as shown on the preliminary plat, shall be platted as a Lot and Block. Development fees for this lot shall be charged at the rates in effect at the time of its subdivision.

Section 2. Site Plan Review Requirements

- 2.01. This Site Plan Review approval is based on site, architectural, preliminary utility, grading, and landscape plans dated January 15, 2024. The applicant is authorized to proceed to construction plans.
- 2.02. That the **Applicant** shall provide upgraded side building elevations that show enhanced design, per the COR Framework requirements, on the following units where a side faces a public roadway, private roadway, or a walkway:
 - Lots 1 and 6, Block 1;
 - Lots 1 and 14, Block 2;
 - Lots 1 and 14, Block 3;
 - Lots 1 and 6, Block 4;
 - Lots 1 and 10, Block 5;
 - Lots 1 and 3, Block 6;
 - Lots 1 and 18, Block 7;
 - Lots 1 and 9, Block 8;
 - Lots 1 and 4, Block 9;
 - Lots 1 and 7, Block 10;
 - Lots 1 and 11, Block 11;
 - Lots 1 and 8, Block 12
- 2.03. That the **Applicant** enter into a Development Agreement with the City including standard site guaranty prior to issuance of a building permit or commencement of site improvements.
- 2.04. Approval by the Lower Rum River Watershed Management Organization.
- 2.05. Due to roadway construction anticipated for Zeolite Street NW, installation of trees near the eastern property line may be deferred until after the roadway is complete.

- 2.06. This Site Plan approval shall automatically expire if the use is not initiated by January 25, 2025, and issuance of the building permit shall constitute as initiation of the use.
- 2.07 Update to construction plans per staff review comments in ProjectDox.
- 2.08 Sound attenuation in the construction of the units may be required for those units along Bunker Lake Boulevard per Anoka County Highway Department's comments. A noise study must be completed for those units.