

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

RESOLUTION #25-027

**RESOLUTION APPROVING A PRELIMINARY PLAT
FOR RIVERSTONE SOUTH 6TH ADDITION**

WHEREAS, Mr. John Dobbs of Development Consulting Services, LLC, on behalf of his client, Pearson Properties of Ramsey, hereafter referred to as “Applicant,” properly applied for Preliminary Plat approval of the following described property located in the City of Ramsey:

Outlot C, Riverstone South

-or upon recording of the Riverstone South 6th Addition final plat-

Lots 1-10, Block 1; Lots 1-4, Block 2; and Outlot A, Riverstone South 6th Addition

(the ‘Subject Property’); and

WHEREAS, the proposed plat of Riverstone South 6th Addition is consistent with the requirements set forth in the Comprehensive Plan’s land use designation of Low Density Residential; and

WHEREAS, the Subject Property is zoned R-1B, Single-Family Residential District; and

WHEREAS, the Subject Property was reviewed as part of the Environmental Assessment Worksheet (EAW) that was prepared for Riverstone South, and the proposed subdivision is consistent with the findings of the EAW; and

WHEREAS, 147th Avenue will be extended to provide access to the fourteen (14) and will terminate in a cul-de-sac with a length of 640 feet; and

WHEREAS, the Planning Commission held a Public Hearing on January 23, 2025, to review the Preliminary Plat and to consider a Variance to cul-de-sac length; and

WHEREAS, the Planning Commission approved the variance to cul-de-sac length and recommended the City Council approve the Preliminary Plat; and

WHEREAS, the City Council considered the Preliminary Plat on February 25, 2025, at the request of the Applicant.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

- 1) That the Ramsey City Council hereby grants approval of the Preliminary Plat for Riverstone South 6th Addition in accordance with relevant City Codes, subject to the following conditions:
 - a) Compliance with staff review comments, including verification of correct lot widths.
 - b) The Applicant will enter into a Development Agreement with the City.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember _____,
and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 25th day of
February, 2025.

Mayor

ATTEST:

City Clerk