

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

**RESOLUTION #25-107**

**A RESOLUTION APPROVING A PRELIMINARY AND FINAL PLAT FOR  
“BUNKER LAKE CROSSING”**

**WHEREAS**, The City of Ramsey received an application from Capital Real Estate, Inc. (the “Applicant”) requesting Preliminary Plat and Final Plat approval on the property legally described as follows:

Outlot D, Waterfront Village, 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 Use in the 2040 Comprehensive Plan; and

**WHEREAS**, the Applicant is platting a 7.46-acre outlot into three buildable lots and one outlot, consistent with the COR-2b bulk standards; and

**WHEREAS**, the Applicant appeared before the Planning Commission for a public hearing on May 22, 2025, that said public hearing was properly advertised; and

**WHEREAS**, the Planning Commission reviewed the Preliminary Plat at their regular meeting on May 22, 2025 and recommended approval of the request; and

**WHEREAS**, the City Council considered the Preliminary Plat and Final Plat requests on June 10, 2025.

**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 Preliminary Plat and Final Plat of “Bunker Lake Crossing” on the Subject Property in accordance with relevant City Codes, subject to the following conditions:

- 1) Approval by the City Attorney and City Engineer.
- 2) That the Applicant shall comply with all Staff comments as noted in ProjectDox.
- 3) Securing all other necessary approvals from Anoka County, including a partial vacation of the right-of-access easement along Armstrong Boulevard for a right-in-only access to the Subject Property, and vacation of a storm water easement.
- 4) That City Staff shall review all cross-access easements and approval documents from Anoka County.

- 5) That the Applicant shall enter into a Development Agreement with the City, outlining platting fees and construction estimates.
- 6) That all freestanding signs on the Subject Property are subject to administrative review and approval, independent of the Preliminary and Final Plat approvals.