

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

RESOLUTION #25-158

**A RESOLUTION APPROVING A DEVELOPMENT AGREEMENT FOR CHIPOTLE
AT 14701 ARMSTRONG BLVD NW**

WHEREAS, The City of Ramsey received an application from Capital Real Estate, Inc. (the “**Applicant**”), requesting approval of a Conditional Use Permit, Site Plan Review, and Variance on the property legally described as follows:

Lot 3, Block 1, Bunker Lake Crossing, Anoka County, Minnesota

(the “**Subject Property**”).

WHEREAS, the **Subject Property** is zoned COR-2b, Commercial Subdistrict, and is guided for Mixed Use in the 2040 Comprehensive Plan; and

WHEREAS, the **Applicant** is proposing to construct a 2,330 square foot restaurant building and associated site improvements on the **Subject Property**; and

WHEREAS, the **Applicant** appeared before the Planning Commission for a public hearing for the Conditional Use Permit, Site Plan Review, and Variance on June 26, 2025, that said public hearing was property advertised; and

WHEREAS, the Planning Commission reviewed the Conditional Use Permit and Site Plan Review request at their regular meeting on June 26, 2025 and voted 6-1 to recommend approval; and

WHEREAS, the Planning Commission also reviewed the Variance request at that same meeting and voted 7-0 to approve the request; and

WHEREAS, the City Council reviewed and approved the Conditional Use Permit and Site Plan Review requests at their meeting on July 8, 2025; 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 July 22, 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 Development Agreement for Chipotle 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 **Applicant** enters into a Development Agreement with the City.
- 3) That the Mayor and City Administrator are authorized to sign the Development Agreement.