

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

RESOLUTION #25-234

**A RESOLUTION APPROVING A SITE PLAN FOR A MIXED-USE BUILDING
AT 7979 SUNWOOD DRIVE NW**

WHEREAS, The City of Ramsey received an application from Roers (the “**Applicant**”), requesting Site Plan approval for a mixed-use residential and retail building on the property legally described as follows:

Lot 1, Block 7, Waterfront Village, Anoka County, Minnesota

(the “**Subject Property**”).

WHEREAS, the **Subject Property** is zoned COR-4c, Neighborhood Subdistrict, which is a mixed-use zoning designation within the COR zoning district, and guided for mixed uses in the 2040 Comprehensive Plan; and

WHEREAS, all principal uses within the COR zoning district, and all developments of multiple-family dwellings with three or more attached units, require a formal Site Plan Review from Planning Commission and City Council; and

WHEREAS, the **Applicant** appeared before the Planning Commission for a public hearing on October 2, 2025, that said public hearing was properly advertised; and

WHEREAS, the Planning Commission reviewed the Site Plan at their regular meeting on October 2, 2025, and recommended _____; and

WHEREAS, the City Council reviewed the request at their meeting on October 14, 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 Site Plan for a mixed-use building containing 191 residential units and approximately 5,000 square feet of retail space 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 **Applicant** shall comply with all Staff comments as noted in ProjectDox.
- 4) That a separate building permit and sign permit(s) are required.
- 5) Securing all other necessary permits from other agencies and providing a copy of said permits to the City.