

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

RESOLUTION #25-106

**A RESOLUTION APPROVING AMENDED SITE PLAN REVIEW FOR
RIVENWICK VILLAGE 4TH ADDITION**

WHEREAS, Mr. Jay Roos representing LGI Homes – Minnesota, LLC, hereinafter referred to as the “Applicant”, has properly applied for an amended Site Plan Review for modifications to the Wickford Village 4th Addition townhomes legally described as follows:

Lots 1-28, Block 1, RIVENWICK VILLAGE 4th ADDITION, Anoka County,
Minnesota

(“Subject Property”)

WHEREAS, the preliminary plat and site plan were approved by the City Council on April 26, 2022, through Resolution #22-102; and

WHEREAS, many of the site improvements including grading, public and private utilities, and roadways were installed in 2023; and

WHEREAS, the Applicant has requested modifications to the approved plans and to those site improvements which have been constructed to date, specifically modified townhome architecture and a modified grading plan; and

WHEREAS, an amendment to the approved Site Plan Review per City Code Section 106-225 is required to accomplish the requested modifications; and

WHEREAS, the Planning Commission reviewed the Site Plan Review on May 22, 2025, and recommended approval.

NOW THEREFORE, BE IT RESOLVED BY THIS CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, that the Ramsey City Council hereby grants approval of the amended Site Plan Review for Rivenwick Village 4th Addition, contingent upon the following:

1. Per Grading, Development, and Erosion Control Plan prepared by Carlson Engineering dated 12/6/2022 as revised 4/29/2025 as approved by the City Engineer and, if applicable, the Lower Rum River WMO.
2. Per building plans for 5- and 6-unit buildings prepared by Nash & Associated with a revised date of 04/25/2025, subject to obtaining building permits.

3. All other provisions of the Development Agreement approved on January 10, 2023, remain in effect.

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 8th day of April, 2025.