

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

RESOLUTION #25-107

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

WHEREAS, The City of Ramsey received an application from Capital Real Estate, Inc. (the “Applicant”) requesting Preliminary 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 _____ of the request; and

WHEREAS, the City Council considered the Preliminary Plat request 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 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, prior to Final Plat review.
- 4) That City Staff shall review all cross-access easements and approval documents from Anoka County.

- 5) A Development Agreement outlining platting fees shall be prepared and reviewed at the time of Final Plat review.