

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

RESOLUTION #25-058

RESOLUTION APPROVING TIME EXTENSIONS FOR PRELIMINARY PLAT AND SITE PLAN REVIEW FOR “HAVILAND FIELDS”

WHEREAS, Presbyterian Homes Housing and Assisted Living, Inc., hereafter referred to as the “Applicant”, submitted a Land Use Application for a multi-family housing development (the “Development”) on the Lord of Life campus at 14501 Nowthen Boulevard;

WHEREAS, The Development required several steps in the approval process;

WHEREAS, the Environmental Assessment Worksheet (EAW) was approved on October 24, 2023, through Resolution #23-223;

WHEREAS, the Comprehensive Plan Amendment was approved by the City Council contingent upon Metropolitan Council review on May 28, 2024, through Resolution #24-095

WHEREAS, the Preliminary Plat was approved on May 28, 2024, through Resolution #24-096;

WHEREAS, the Site Plan Review was approved on August 27, 2024 through Resolution #24-212;

WHEREAS, Preliminary Plats and Site Plan Reviews have a one-year expiration date, unless construction on the Development has commenced;

WHEREAS, the Applicant has not submitted requests for Final Plat or Development Agreement(s) approvals, the only remaining entitlements prior to building permits;

WHEREAS, the Applicant is requesting a two-year time extension on the Preliminary Plat and Site Plan Review approvals as authorized by City Code citing high interest rates and elevated construction costs.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA,

- 1) That a two-year extension as requested by the Applicant for Resolutions #24-096 and #24-212 from the dates of their original adoption is hereby approved. All conditions of each resolution therein shall remain in effect.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember Olson, and upon vote being taken thereon, the following voted in favor thereof:

Mayor Heineman
Councilmember Stewart
Councilmember Olson
Councilmember Buscher
Councilmember Peters
Councilmember Riley
Councilmember Specht

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:

None

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 11th day of March, 2025.



Mayor

ATTEST:



City Clerk