

Councilmember \_\_\_\_\_ introduced the following resolution and moved for its adoption:

**RESOLUTION #26-103**

**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 requested time extensions on the Preliminary Plat and Site Plan Review approvals as authorized by City Code in 2025 citing high interest rates and elevated construction costs and those extensions were approved by Resolution #25-058, extending the approvals into 2026;

**WHEREAS**, the Applicant requested another time extension on the Preliminary Plat and Site Plan Review approvals that would be the maximum extension allowed by City Code.

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

- 1) That a another one-year extension, as requested by the Applicant, for Resolutions #24-096 and #24-212, as both extended by Resolution #25-058. The new approved expiration dates

shall be three years from the dates of the original adoption. 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:

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 the 12<sup>th</sup> day of May, 2026.

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Mayor

**ATTEST:**

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City Clerk