

RESOLUTION NO. 2020-114

A resolution of the City Council for the City of Columbia Heights, Minnesota, approving a Final Plat for Contractor Capital Company, LLC, subject to certain conditions of approval.

Whereas, a proposal (Planning Case # 2020-1201) has been submitted by Contractors Capital Company, LLC to the City Council requesting Final Plat Approval from the City of Columbia Heights at the following site:

ADDRESS: 35-30-24-43-0125 (unassigned address) known as remnant parcel

LEGAL DESCRIPTION: Outlot B, Huset Park, Anoka County, Minnesota

THE APPLICANT SEEKS THE FOLLOWING: Final Plat Approval per Code Section 9.104 (M)

Whereas, the Planning and Zoning Commission held a public hearing as required by the City Zoning Code on December 1, 2020;

Whereas, the City Council has considered the advice and recommendations of the Planning Commission regarding the effect of the proposed Final Plat upon the health, safety, and welfare of the community and its Comprehensive Plan, as well as any concerns related to compatibility of uses, traffic, property values, light, air, danger of fire, and risk to public safety in the surrounding areas;

Now, therefore, in accordance with the foregoing, and all ordinances and regulations of the City of Columbia Heights, the City Council of the City of Columbia Heights makes the following:

FINDINGS OF FACT

Section 9.104 (M) of the Zoning Ordinance outlines conditions that must be met in order for the City to grant a Final Plat. They are as follows:

- (a) The final plat substantially conforms to the approved preliminary plat.
- (b) The final plat conforms with the requirements of Section 9.116.

Further, be it resolved, that the attached plans, maps, and other information shall become part of this Final Plat; and in granting approval the City and the applicant agree that the Plat shall become null and void if not recorded with Anoka County within one (1) calendar year after the approval date, subject to petition for renewal.

CONDITIONS

1. An approved Final Plat shall be valid for a period of one (1) year from the date of the City Council approval and must be recorded within that timeframe. In the event that a Final Plat is not recorded within this time period, the Plat will become void.
2. The property owner and the City shall enter into Development Contract governing site improvements and shall be executed by the property owner and the City prior to the issuance of a building permit.

3. The applicant shall be responsible for the cost of filing and recording written easements with the Anoka County Recorder's Office.
4. The applicant shall provide documentation for an easement dedication over the drainage system in the parking lot area. Said documentation shall be provided upon completion of the project.
5. All required state and local codes, permits, licenses and inspections will be met and in full compliance.
6. Developer shall pay park dedication fees as outlined in the Development Contract.
7. Developer will provide record plans or as-built drawings to the City following project completion.

ORDER OF COUNCIL

Passed this 14th day of December, 2020

Offered by:

Seconded by:

Roll Call:

Donna Schmitt, Mayor

Attest:

Nicole Tingley, City Clerk/Council Secretary