

RESOLUTION NO. 2022-XXX

A resolution of the City Council for the City of Columbia Heights, Minnesota, approving a Final Plat for the property located in the City of Columbia Heights, MN;

WHEREAS, a proposal (Planning Case # 2022-0301) has been submitted by Reuter Walton Development to the City Council requesting approval of a Final Plat at the following location:

ADDRESS: 825 41st Avenue NE (PID 35-30-24-14-0151)

LEGAL DESCRIPTION: On file at City Hall

THE APPLICANT SEEKS THE FOLLOWING: A Final Plat approval for the property located at 825 41st Avenue NE

WHEREAS, the Planning Commission held a public hearing as required by the City Zoning Code on March 1, 2022; and

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 area; and

NOW, THEREFORE, BE IT RESOLVED, 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 adopts the following findings:

1. The Final Plat substantially conforms to the approved Preliminary Plat.
2. The Final Plat conforms with the requirements of Section 9.116.

FURTHER, BE IT RESOLVED, that the conditions of approval, maps, and other information shall become part of the Final Plat and approval; and in granting the approval of the Final Plat, the City and the applicant agree that the plat shall become null and void if not recorded with the Anoka County Recorder's Office within one (1) calendar year after the approval date.

CONDITIONS OF APPROVAL

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 applicant shall be responsible for the cost of filing and recording the Final Plat and related written easements with the Anoka County Recorder's Office.

3. The Storm Water Drainage Utility Easement per Doc. No. 1554478 must be vacated prior to the recording of the Final Plat with the Anoka County Recorder's Office.
4. Developer shall pay park dedication fees as outlined in the Development Contract.

ORDER OF COUNCIL

Passed this 14th day of March, 2022

Offered by:

Seconded

by:

Roll Call:

Amáda Márquez Simula, Mayor

Attest:

Sara Ion, City Clerk/Council Secretary