

**CITY OF ST. FRANCIS
ST. FRANCIS, MN
ANOKA COUNTY**

RESOLUTION 2022-20

A RESOLUTION APPROVING THE PRELIMINARY PLAT, FINAL PLAT, AND PUD PLANS FOR THE VISTA PRAIRIE ST. FRANCIS SENIOR LIVING DEVELOPMENT

WHEREAS, the applicant, Scott Black applied for preliminary and final plat and PUD plan approval on February 15, 2022 for the property legally described in Exhibit A; and

WHEREAS, the Planning Commission on March 16, 2022, opened and closed a duly noticed public hearing and considered the applicant's submission, the contents of the staff report, public testimony, and other evidence available to the Commission; and made recommendations for consideration by the City Council; and

WHEREAS, the City Council on April 18, 2022, has considered the recommendations of Staff and the Planning Commission, the Applicant's submissions, the contents of the staff report dated March 16, 2022, public testimony, and other evidence available to the Council.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of St. Francis hereby approves the preliminary plat, final plat, PUD plans, and associated documents for the Vista Prairie St. Francis Senior Living development based on the following findings of fact:

1. The proposed development is consistent with the City's 2040 Comprehensive Plan and compatible with present and future land uses of the area.
2. Excluding the exceptions granted by the PUD, the development is consistent with the City's Zoning Ordinance and the development standards identified therein.
3. City services have adequate capacity to serve the proposed development.
4. Traffic generated by this development is within the capabilities of streets serving the property.

BE IT FURTHER RESOLVED that approval of the preliminary PUD plan and preliminary plat for the Vista Prairie St. Francis Senior Living development shall be subject to the following conditions:

1. Approval is subject to the concurrent approval of the related rezoning request pertaining to the Vista Prairie St. Francis Senior Living development.
2. An additional 10' of ROW along Ambassador shall be dedicated to Anoka County. Applicant shall revise the plats accordingly.
3. Applicant shall comply with all comments from the City Engineer as stated in his April 12, 2022 memo.

4. Applicant shall comply with all comments from Anoka County Transportation Division regarding roadways and access onto Ambassador Blvd NW as stated in their March 17, 2022 memo.
5. Applicant shall comply with all comments from MnDOT regarding roadways as stated in their March 9, 2022 memo.
6. Applicant shall make the following revisions to the plans submitted on April 8, 2022:
 - a. Provide an updated open space number excluding the principal structure, roads, drives, and parking areas (Sheet A0.32).
 - b. Revise plans to ensure consistency between the numbers provided on the site plan (C3.01) and those listed on the architectural plans. Staff has noted inconsistent numbers for impervious surface and parking (required and provided).
 - c. List the correct parking requirements for the City of St. Francis (Sheet A0.33).
 - d. Revise Sheet A1.1 to show right in/right out access along Ambassador and no bypass lane.
7. Provide final unit and bedroom count for each type of housing.
8. Plans shall be provided showing trash enclosures meeting the standards listed in Section 10-71-03 of the City Code.
9. Pedestrian lighting shall be provided along the proposed fitness path. This shall be shown on the revised lighting plan.
10. The fire hydrant on Ambassador shall remain in that area when the turn lane goes in. It shall not be capped or removed as part of this development.
11. The property shall be provided two separate addresses for the building entrances. This will provide more clarity for emergency calls based on the level of care provided in the area of the property of the call.
12. In the event that additional principal structures are built on the lot in the future, these structures must remain under the same ownership as the original care structure.
13. All fees and financial obligations shall be received by the City prior to the releasing of the approval document for recording.
14. The applicant shall be responsible for all costs associated with these applications.

Approved and adopted by the City Council of the City of St. Francis on the 18th day of April, 2022.

Steven D. Feldman, Mayor

Attest: Jennifer Wida, City Clerk

DRAFTED BY:
Hoisington Koegler Group, Inc.
800 Washington Ave N, Suite 103
Minneapolis, MN 55401

EXHIBIT A

Parcel 1:

That part of the following described property:

Commencing at the northwest corner of the Northwest Quarter of Section 32, Township 34, Range 24, Anoka County, Minnesota; thence on an assumed bearing of South 00 degrees 32 minutes 18 seconds East, along the west line of said Northwest Quarter, a distance of 1254.00 feet to the point of beginning; thence continuing South 00 degrees 32 minutes 18 seconds East, along said west line, a distance of 791.17 feet to the intersection of said west line with the north line of Outlot 17, VILLAGE OF ST.FRANCIS AUDITOR'S PLAT, according to the recorded plat thereof, said north line also being the north line of the south 593.40 feet of said Northwest Quarter; thence North 89 degrees 48 minutes 15 seconds East, along said north line, a distance of 3727.21 feet more or less to the west bank of the Rum River, thence northwesterly along said west bank to the intersection of said west bank with a line bearing North 89 degrees 56 minutes 37 seconds East, parallel with the north line of said Northwest Quarter, from the point of beginning; thence South 89 degrees 56 minutes 37 seconds West a distance of 1413.09 feet more or less to the point of beginning.

EXCEPTING

That part of the above described property lying within the following described parcel:

That part of the Northwest Quarter of Section 32, Township 34, Range 24, in Anoka County, Minnesota, described as follows: Commencing at a point on the West line of said Northwest Quarter, distant 891 feet South of the Northwest corner of said Northwest Quarter; thence Easterly and parallel with the North line of said Northwest Quarter a distance of 300 feet to the point of beginning of land to be described; thence continue Easterly on same described line a distance of 111 feet; thence South and parallel with the West line of said Northwest Quarter a distance of 395.5 feet; thence Westerly and parallel with the North line of said Northwest Quarter a distance of 411 feet to the West line of said Northwest Quarter; thence North on the West line of said Northwest Quarter a distance of 207.1 feet; thence Easterly and parallel with the North line of said Northwest Quarter a distance of 300 feet; thence North and parallel with the West line of said Northwest Quarter a distance of 188.4 feet to the point of beginning, Anoka County, Minnesota.

ALSO EXCEPTING

The west 344.00 feet of the north 150.00 feet of the south 743.40 feet of said Northwest Quarter of Section 32.

ALSO EXCEPTING

That part of the above described property lying within a distance of 50.00 feet easterly and 50.00 feet westerly of the line described in Parcel No. 14 of the Final Certificate filed as Doc. No. 397374 in the office of the County Recorder, Anoka County, Minnesota.

ALSO EXCEPTING

That part of the above described property lying within Minnesota Department of Transportation Right of Way Plat Nos. 02-28 and 02-29, filed as Doc. Nos. 1670395 & 1670396 in the office of the County Recorder, Anoka County, Minnesota.

Lying westerly of the following described line:

Commencing at the northwest corner of the Northwest Quarter of Section 32, Township 34, Range 24, Anoka County, Minnesota; thence on an assumed bearing of South 00 degrees 32 minutes 18 seconds East, along the west line of said Northwest Quarter, a distance of 2045.17 feet to the intersection of said west line with the north line of Outlot 17, VILLAGE OF ST.FRANCIS AUDITOR'S PLAT, according to the recorded plat thereof, said north line also being the north line of the south 593.40 feet of said Northwest Quarter; thence North 89 degrees 48 minutes 15 seconds East, along said north line, a distance of 1257.31 feet to the intersection of said north line with the westerly right of way line of Ambassador Boulevard NW per the Final Certificate filed as Doc. No. 397374 in the office of the County Recorder, Anoka County, Minnesota and the point of beginning of the line to be described; thence 129.04 feet along said westerly right of way line on a non-tangential curve concave to the west, having a radius of 1095.92 feet, a central angle of 06 degrees 44 minutes 46 seconds and a chord bearing of North 10 degrees 33 minutes 55 seconds West; thence continuing along said westerly right of way line, North 13 degrees 56 minutes 18 seconds West, tangent to the last described curve, a distance of 681.18 feet to the north line of the above described property and said line there terminating.