

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

RESOLUTION 2025-48

**A RESOLUTION APPROVING A PRELIMINARY PLAT FOR THE DALTON RIVER
VILLAS DEVELOPMENT**

WHEREAS, the applicant, Meadow Creek Construction, applied for a preliminary plat on August 21, 2025 for the property legally described in Exhibit A; and

WHEREAS, the Planning Commission on September 17, 2025, 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, on September 17, 2025, the Planning Commission recommended approval of the requested preliminary plat on a vote of 4-1; and

WHEREAS, the City Council on October 6, 2025, considered the recommendations of Staff and the Planning Commission, the Applicant's submissions, staff reports, 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 and associated documents for the Dalton River Villas development based on the following findings of fact:

1. The proposed preliminary plat is consistent with the City's 2040 Comprehensive Plan and is compatible with present and future land uses of the area.
2. Excluding the variances granted, the development is consistent with the City's Zoning Ordinance with noted conditions.
3. The development is designed to preserve existing natural features on the site including the bluff and floodplain.
4. City services have adequate capacity to serve the proposed development.

BE IT FURTHER RESOLVED that approval of the preliminary plat for the Dalton River Villas development shall be subject to the following conditions:

1. Approval of this request is subject to the concurrent approval of the related land use requests pertaining to the Dalton River Villas project.
2. The applicant shall address the comments included in the Engineering Review Memo dated September 9, 2025 to the City Engineer's satisfaction.

3. The applicant shall adhere to the comments included in Anoka County's Review Memo dated September 4, 2025.
4. The applicant shall dedicate land below the OHW of the Rum River as public.
5. The applicant shall provide a river, stream, or public water buffer plan as required by Code Section 10-84-04 to the City Engineer's satisfaction. Permanent signage is required to mark the buffer area.
6. Land within 150' from the OHW and 30' landward of the bluffline must be custom graded, and to the greatest extent possible, trees of significance be preserved.
7. The applicant shall include notice to buyers of individual lots of the existence of special City zoning provisions of the Urban Rum River Management Overlay District that regulate the clearing of vegetation and trees.
8. Park dedication shall be satisfied at the time of final plat.
9. The applicant shall be responsible for all fees associated with the subdivision application. All fees and financial obligations shall be received by the City prior to the releasing of the approval documents related to this project for recording.

Approved and adopted by the City Council of the City of St. Francis on the 6th day of October, 2025.

Mark Vogel, Mayor

Attest: Jennifer Wida, City Clerk

Dated

DRAFTED BY:

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800 Washington Ave N, Suite 207
Minneapolis, MN 55401

EXHIBIT A

Legal Descriptions

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 PARCEL 2

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 PARCEL 3

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 PARCEL 4

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 PARCEL 5

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 Document Nos. 1670395 & 1670396 in the office of the County Recorder, Anoka County, Minnesota.

Lying easterly 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 1357.99 feet to the intersection of said north line with the easterly 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 153.07 feet along said easterly right of way line on a non-tangential curve concave to the west, having a radius of 1195.92 feet, a central angle of 07 degrees 20 minutes 01 second and a chord bearing of North 10 degrees 16 minutes 17 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 656.46 feet to the north line of the above described property and said line there terminating.