

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

RESOLUTION 2025-40

**A RESOLUTION APPROVING A PRELIMINARY PLAT AMENDMENT FOR THE
BLUFFS OF RUM RIVER DEVELOPMENT**

WHEREAS, the applicant, The Bluffs of Rum River, LLC, applied for a preliminary plat amendment on June 20, 2025 for the property legally described in Exhibit A; and

WHEREAS, the Planning Commission on July 16, 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 July 16, 2025, the Planning Commission recommended approval of the requested preliminary plat amendment; and

WHEREAS, the City Council on August 4, 2025, has 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 amendment and associated documents for The Bluffs of Rum River development based on the following findings of fact:

1. The proposed rezoning is consistent with the City's 2040 Comprehensive Plan as amended and is 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 with noted conditions.
3. The development is designed to preserve existing natural features on the site and provides additional opportunities for the creation of multiple types of housing in the City.
4. City services have adequate capacity to serve the proposed development.

BE IT FURTHER RESOLVED that approval of the preliminary PUD plan and preliminary plat for The Bluffs of Rum River 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 Bluffs of Rum River project.
2. The project was conditionally approved by the MnDNR on November 22, 2022. Approvals granted by the City Council for this project are conditioned upon the MnDNR's full approval of the project.

3. Applicant shall work with MnDOT to finalize the northern access point and intersection that incorporates phasing and the completed traffic study. Applicant shall address all comments relating to the project provided by MnDOT.
4. Applicant shall work with Anoka County to finalize an intersection layout for the public street/Ambassador Blvd intersection that incorporates phasing and the traffic study. Applicant shall address all comments relating to the project provided by Anoka County in their July 29, 2022 memo.
5. Applicant shall address the comments included in the Engineering Review Memo dated July 8, 2025 to the City Engineer's satisfaction.
6. Applicant shall dedicate land below the OHW of the Rum River as public.
7. The project shall be completed as a phased development. Applicant shall provide an updated Phasing Plan.
8. As proposed, the project requires an EAW which must be completed prior to final plat approval. The applicant may choose to modify the unit counts shown on the preliminary plat such that the project falls below the thresholds for a mandatory EAW as specified in Minnesota Statutes 4410.4300 subd. 19. In this case, an EAW would not be required.
9. For each subsequent phase of the project, City Staff shall review Minnesota Statutes 4410.4300 to determine if an EAW is required.
10. Applicant shall modify the preliminary plat to meet the building separation requirements established in Ordinance 301.
11. Adequate provisions for an off-street trail along Ambassador Blvd shall be made at the time that the commercial lot (Block 11 Lot 1) is final platted.
12. Applicant shall provide guest parking meeting City Code standards for the attached rowhouses. If possible, guest parking should be located near Blocks 8 and 9.
13. Landscaping
 - a. Applicant should identify the size and type of existing trees which are planned to be removed or preserved. Additional revisions to the landscaping plan may be required depending on the size and type of trees removed.
 - b. Future landscaping plans for the apartment and commercial lots shall provide landscaping and vegetation which complements the landscaping established for the residential units in this plat.
 - c. Applicant shall revise the landscaping plan to ensure that there is one front yard tree for each housing unit in Block 8.
 - d. Trees of the same genus shall make up no more than 25% of the total amount of required trees. Applicant shall revise the proposed tree mix for evergreen trees to meet this requirement.
 - e. Ornamental trees must be at least 2 inches in diameter measured at DBH. Planting size shall be specified on the landscaping plan.
14. Park dedication shall be satisfied at the time of final plat.

15. Applicant shall be responsible for all fees associated with these land use and subdivision applications. 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 4th day of August, 2025.

Mark Vogel, Mayor

Attest: Jenni Wida, City Clerk

Dated

DRAFTED BY:

HKGi

800 Washington Ave N, Suite 207
Minneapolis, MN 55401

EXHIBIT A

Legal Descriptions

Parcel A:

The West half of the Southwest Quarter (W 1/2 of SW 1/4), Section 29, Township 34, Range 24; the East half of the Southwest Quarter (E 1/2 of the SW 1/4) of Section 29, Township 34, Range 24, except that part described as follows:

That part of the E 1/2 of the SW 1/4 described as follows:

Commencing at the Southeast corner of the East half of the Southwest Quarter (E 1/2 of SW 1/4) and proceeding thence North on the East line of the East half of the Southwest Quarter (E 1/2 of SW 1/4); to the center line of the Rum River, a natural waterway; and proceeding thence Southwesterly along the center line of the Rum River to the West line of the East half of the Southwest Quarter E 1/2 of SW 1/4) and proceeding thence South on the West line to the Southwest corner of the East half of the Southwest (E 1/2 of SW 1/4); thence East on the South line of the East half of the Southwest Quarter (E 1/2 of SW 1/4) to the point of commencement.

EXCEPT Parcel 30 of Minnesota Department of Transportation Right-of-Way Plat No. 02-27.

Parcel B:

The North 4 acres of that part of the Northwest Quarter of the Southeast Quarter (NW 1/4 of SE 1/4), Section 29, Township 34, Range 24, Anoka County, Minnesota, that lies West of the Rum River.

Parcel C:

That part of the Southeast Quarter of Section 29, Township 34, Range 24, lying West of the Rum River, except the North 4 acres, Anoka County, Minnesota.