

## Preliminary and Final Plat Approval for Pleasant Ridge

WHEREAS, Homestead Partners, in File No. 14-307-093, has submitted for City Council approval the attached preliminary and final plat for subdivision of property, South of 292-318 Irvine Avenue, Combined Plat for Pleasant Ridge to create eight (8) residential (zoned RT2) parcels ; and

WHEREAS, the appropriate City departments have reviewed the plat and found, subject to the recommended conditions, that it meets the requirements of Chapter 69 of the Zoning Code; and

WHEREAS, notice of a public hearing before the City Council was duly published in the official newspaper of the City and notices were mailed to each owner of affected property including all property situated within 350 feet of the subject property; and

WHEREAS, the City Council held a public hearing on the proposed plat on October 1, 2014, and continued on November 5, 2014, where all interested parties were given the opportunity to be heard, and the Council considered all the facts and recommendations concerning the plat;

NOW, THEREFORE, BE IT RESOLVED, that the City Council accepts and approves the attached preliminary and final plat for Pleasant Ridge, South of 292-318 Irvine Avenue, subject to the following conditions:

1. Only single-family homes may be built on the lots.
2. The applicant will work with staff in the Department of Safety and Inspections and the City Forester's office to establish a tree planting or replanting program.
3. The applicant will work with staff in the Department of Public Works to ensure that on-street parking will be available on at least one side of the street adjacent to the new development.
4. A \$1,166.00 parkland dedication fee-in-lieu of land shall be paid prior to the city clerk signing the final plat.
5. The applicant shall file a copy of the Council Resolution approving the plat with the Ramsey County Recorder's Office.

AND BE IT FURTHER RESOLVED, that the City Clerk shall mail a copy of this resolution to the Applicant, the Zoning Administrator, and the Planning Administrator.