



Legislation Text

File #: RES 12-455, **Version:** 1

Approval of Final Plat for Melissa Hill Addition.

WHEREAS, Phillip Gustafson, in Zoning File # 12-028-127, has submitted for City Council approval the attached final plat for Melissa Hill Addition, creating six (6) single family residential lots, at 589 Burlington Road; and

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

WHEREAS, on February 16, 2011, the City Council held a public hearing on the preliminary plat at which all interested parties were given an opportunity to be heard, the Council having approved the preliminary plat on March 9, 2011, in RES 11-402 subject to two conditions:

1. A wetland determination by a qualified professional is provided for Lot 1 prior to submission of the final plat. If it is determined that a non-exempt wetland exists on Lot 1, the final plat will revised accordingly; and
2. The final plat is submitted for City Council approval within one year following approval of this preliminary plat; and

WHEREAS, in compliance with the first condition, a wetland determination was performed in June, 2011, revised in August, 2011, and reviewed by a duly constituted Technical Evaluation Panel as required by the Minnesota Wetland Conservation Act in August, 2011, with a final decision that no wetland is present on the site; and

WHEREAS, the final plat was submitted for approval within one year of March 9, 2011, in compliance with the second condition;

NOW, THEREFORE BE IT RESOLVED, that the City Council accepts and approves the attached final plat for Melissa Hill Addition at 589 Burlington Road, creating six (6) single family residential lots, subject to the following conditions:

1. A parkland cash dedication in the amount of \$1987.33 is paid prior to the city clerk signing the final plat.
2. Prior to development, each lot will undergo site plan review to address the issues and comply with the conditions identified as part of the preliminary plat site plan review (File # 10-927623) and as required by the Zoning Code in Section 61.402. Among other items, the review will include a tree preservation plan, and an erosion/sediment control plan.
3. As each lot gets developed, a copy of a certified survey of the whole site must be submitted showing existing building(s), new structure(s) and addition(s), and site drainage; and
4. 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.