



## Legislation Text

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**File #:** RES 20-1514, **Version:** 1

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Approving the 1<sup>st</sup> addition Highland Bridge Rowhome Final Plat.

WHEREAS, Pulte Homes, Zoning File #20-077-686, submitted for City Council approval the attached final plat to subdivide 4 lots on 4 blocks of the Ford Plat (Ford Plat, Lot 2 Block 8, Lot 1 Block 10, Lot 2 Block 14, Lot 1 Block 15) into 75 rowhouse lots and 4 outlots for the Highland Bridge Rowhomes 1<sup>st</sup> Addition Plat; 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, subdivision regulations, of the Zoning Code; and

WHEREAS, notice of public hearing before the City Council was duly published in the official newspaper of the City on September 3, 2020 and notices were duly mailed to each owner of affected property and property situated wholly or partly within 350 feet of the subject property; and

WHEREAS, the City Council held a public hearing on the proposed combined plat on September 16, 2020, at which all interested parties were given an opportunity to be heard, the Council having considered all the facts and recommendations concerning the plat;

NOW, THEREFORE BE IT RESOLVED, that the City Council accepts and approves the attached Highland Bridge Rowhomes 1<sup>st</sup> Addition Plat to subdivide 4 lots on 4 blocks of the Ford Plat (Ford Plat, Lot 2 Block 8, Lot 1 Block 10, Lot 2 Block 14, Lot 1 Block 15) into 75 rowhouse lots and 4 outlots subject to the following conditions:

1. Outlots A, B, C, and D on the Highland Bridge Rowhome Plat 1st Addition are subject to the connection fee and the annual surcharge fee established under the Ford Site Green Infrastructure Stormwater Management District; and
2. Rename easements on Outlots A, B, C, D from "Drainage and Utility Easement" to "Perpetual easement for Municipal Water and Utility Service" over, under and across all of Outlots A, B, C, and D for general consistency with the Ford Plat's municipal easement depictions; and
3. Show the entire 40-foot width of the "Perpetual Easement For Municipal Utility And Water Services" for general consistency with the Ford Plat by labeling the 30-foot wide perpetual municipal easement boundary for Outlot A and Outlot B and by depict the adjacent boundary of the abutting 10-foot wide perpetual municipal easement on the properties fronting on Mississippi River Boulevard.
4. Add the adjacent Ford Plat document number to the reference to the "Perpetual Easement for Municipal Utility and Water Services", or if that easement was recorded, then that document number.
5. The applicant shall file a copy of the Council Resolution approving the combined 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.

