

Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #11-03-___

A RESOLUTION ADOPTING FINDINGS OF FACT #___ RELATING TO A REQUEST FROM CHAD LUNDQUIST FOR A WAIVER FROM CITY CODE PAVING STANDARDS TO UTILIZE A CLASS V PARKING SURFACE ON THE PROPERTY LOCATED AT 8110 HIGHWAY 10 NW.

WHEREAS, the City of Ramsey (the “CITY”) received an application from Chad Lundquist requesting a waiver from City Code paving standards located on the property generally known as 8110 Highway 10 NW and legally described as follows:

Beginning at a point on the east line of the Southeast Quarter of the Northwest Quarter (SE ¼ of NW ¼) of Section Twenty-nine (29), Township Thirty-two (32), Range Twenty-five (25) thirty feet south of the intersection of said line with the northerly boundary of the right of way of U.S. Highway No. 10; thence northwesterly and parallel with said highway and thirty (30) feet southwesterly thereof a distance of two hundred (200) feet, thence southerly and parallel with the east line of the said SE ¼ a distance of four hundred (400) feet; thence southeasterly and parallel with U.S. Highway No. 10 a distance of two hundred (200) feet to the east line of said SE ¼ of NW ¼; thence north along the east line of the SE ¼ of NW ¼ a distance of four hundred (400) feet to point of beginning, Anoka County, Minnesota.

(the "Subject Property")

NOW THEREFORE, BE IT RESOLVED BY THIS CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA that the findings of fact relating to the request are determined to be as follows:

1. That on January 26, 2011, Chad Lundquist, herein referred to as the “APPLICANT”, properly applied for a waiver from paving requirements to allow a Class V parking surface (the “Paving Surface”) on the Subject Property.
2. That the Subject Property is zoned B-2 Highway Business; the surrounding parcels are zoned B-2 Highway Business or R-2 Residential.
3. That the Subject Property is approximately 1.65 acres in size.
4. That the **CITY** finds that the Paving Surface does not meet the requirements of City Code Section 117-115 (13).
5. That the **CITY** finds that the request for additional parking spaces in the Paving Surface represents an expansion of a lawful, non-conforming use, and thus is subject to current zoning standards of City Code Section 117-115 (B-2 Highway Business District) requiring the issuance of a conditional use permit for motor vehicle sales and repair.
6. That the **CITY** finds that motor vehicles under repair on the Subject Property that will utilize the Paving Surface represent a threat to the health and welfare of the community and require additional provisions including, but not limited to, screening of motor vehicles under repair.
7. That the proposed use will/will not adversely impact traffic in the area.
8. That the proposed use will/will not be compatible with the residential neighborhood due to density and lot size of the surrounding lots.

9. That the proposed use will/will not be unduly dangerous or otherwise detrimental to persons residing or working in the vicinity of the use or to the public welfare.
10. That the proposed use will/will not substantially adversely impair the use, enjoyment, or market value of neighboring properties.
11. That the proposed use will/will be hazardous or disturbing to existing or future neighboring uses.
12. That the proposed use will/will not be served adequately by public facilities and services such as highways and streets.
13. That the proposed use will/will not create excessive additional requirements at public cost for public facilities and services, and it will/will not be detrimental to the economic welfare of the community.
14. That the proposed use will/will not involve activities and uses that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember _____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council on this the 22nd day of March, 2011.

Mayor

ATTEST:

City Clerk