

RESOLUTION #11-05-____

A RESOLUTION ADOPTING FINDINGS OF FACT #____ RELATING TO A REQUEST FROM LEROY SIGNS, INC. FOR A CONDITIONAL USE PERMIT TO EXCEED SIGN SIZE RESTRICTIONS

WHEREAS, the City of Ramsey received an application from Leroy Signs, Inc. for a conditional use permit to exceed the sign size restrictions on the property generally known as 7333 Sunwood Dr and legally described as follows:

Lot 1, Block 1, Ramsey Town Center 4th Addition, Anoka County, Minnesota

(“Subject Property”)

NOW THEREFORE, BE IT RESOLVED BY THIS CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

1. That Leroy Signs, Inc., hereinafter referred to as “Applicant,” properly applied for a conditional use permit (the “Permit”) to exceed the allotted square footage for wall signs and to use lettering that is greater than twelve (12) inches in height.
2. That the Applicant appeared before the Ramsey Planning Commission for a public hearing pursuant to Section 117-51 (Conditional Use Permits) of the City Code on May 5, 2011, and that said public hearing was properly advertised, and that the minutes of said public hearing are hereby incorporated as a part of these findings by reference.
3. That the Subject Property is approximately 1.23 acres in size.
4. That the Subject Property is zoned COR-3.
5. That the parcels to the south, west and east of the Subject Property are zoned COR-3 and the parcel to the north of the Subject Property is zoned COR-5.
6. That the COR district sign regulations, excluding the COR-2 sub-district, are much more restrictive than the sign regulations for the other Business and Employment districts.
7. That the intent of the more restrictive sign regulations was to apply them to the central areas of The COR where there will typically be many multi-tenant buildings, with individual tenants having very limited frontage.
8. That the Subject Property has a single-occupant building with dimensions of 179 feet by 183 feet and frontage along three (3) public streets, Sunwood Drive, Peridot Street, and 145th Avenue.
9. That Section 117-118 (COR District) of the Ramsey City Code states that a sign shall be affixed to the front facade of the building and shall project outward from the wall to which it is attached no more than six (6) inches. The area of the signboard shall not exceed five percent (5%) of the ground

floor building facade area or twenty-four (24) square feet, whichever is less, and the height of the lettering, numbers, or graphics shall not exceed twelve (12) inches.

10. That Section 117-118 (COR District) of the Ramsey City Code also states that businesses with frontage on more than one public street are allowed the permitted sign criteria for each street frontage.
11. That the Applicant is contracted by NAU Country Insurance Company, which is affiliated with NAU Holding Company LLC, the owner of the Subject Property.
12. That the Applicant is proposing to install two (2) signs. One would be affixed to the front facade of the building and one would be affixed to the rear facade of the building. Both would exceed the twelve (12) inch high letter restriction and maximum size of twenty-four (24) square feet.
13. That the two (2) proposed wall signs would replace the two (2) existing wall signs currently on the building.
14. That the dimensions of the proposed signs are twenty-two feet six inches (22.5 feet) in length and two (2) feet in height, resulting in a total of forty-five (45) square feet per sign. The proposed signs would project six (6) inches from the wall and each would utilize twenty-four (24) inch high letters.
15. That the applicant would prefer to utilize internally illuminated lettering and graphics rather than reverse lit lettering and graphics (halo-style lighting).
16. That a conditional use permit was approved by the City in 2005 allowing two (2) wall signs, each totaling 53.17 square feet.
17. That a conditional use permit to exceed sign size restrictions will not grant the Applicant special privileges that are denied by the City Code to other properties in the commercial area.
18. That the proposed increase in sign surface area will be designed so as to be harmonious and appropriate in appearance with the existing or intended character of the vicinity and will not change the essential character of the area.
19. That the proposed increase in sign surface area will not adversely impact traffic in the area.
20. That the proposed increase in sign surface area will not be unduly dangerous or otherwise detrimental to persons residing or working in the vicinity of the use or to the public welfare.
21. That the proposed increase in sign surface area will not substantially impair the use, enjoyment, or market value of surrounding properties.
22. That the proposed increase in sign surface area will not be hazardous or disturbing to existing or future neighboring uses.

23. That the proposed increase in sign surface area will not create excessive additional requirements at public cost for public facilities and services, and it will not be detrimental to the economic welfare of the community.
24. That the proposed increase in sign surface area will not involve activities and uses that will be detrimental to any persons, property, or the general welfare by reason of excessive production of glare.

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 this the 31st day of May, 2011.

Mayor

ATTEST:

City Clerk