

RESOLUTION #11-05-____

A RESOLUTION ADOPTING FINDINGS OF FACT #____ RELATING TO A REQUEST FROM ALLINA MEDICAL CLINIC FOR A CONDITIONAL USE PERMIT TO EXCEED SIGN SIZE AND NUMBER RESTRICTIONS

WHEREAS, the City of Ramsey received an application from Allina Medical Clinic for a conditional use permit to exceed the both the allowable number of signs and sign size restrictions on the property generally known as 7231 Sunwood Dr and legally described as follows:

Lot 1, Block 1, Ramsey Town Center 14th 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 Allina Medical Clinic, hereinafter referred to as “Applicant,” properly applied for a conditional use permit (the “Permit”) to exceed the allotted square footage for wall and monument signage, to use lettering and graphics that are greater than twelve (12) inches in height, and to exceed the allowable number of signs on the Subject Property.
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 19, 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 3.02 acres in size.
4. That the Subject Property is zoned COR-3.
5. That the parcels to the south and west of the Subject Property are zoned COR-3, the parcel to north is zoned COR-3a, and the parcels to the east of the Subject Property are zoned E-2.
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 building on the Subject Property is 221 feet in length and eighteen (18) feet in height and has frontage along two (2) public streets, Sunwood Drive and Ramsey Boulevard.
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 proposing to install two (2) wall signs, one (1) monument sign and two (2) directional signs. Both wall signs would be affixed to the front façade of the building, the monument sign will be affixed to one of the sitting walls, and the directional signs will each be affixed to a six (6) foot tall post within the parking lot.
12. The primary wall sign will utilize letters that are fourteen and three quarters (14.75) inches in height and the logo will be thirty-six (36) inches in height for a total of thirty-seven and a half (37.5) square feet.
13. The secondary wall sign will utilize letters that are ten (10) inches and six (6) inches in height and will total eleven (11) square feet in size.
14. That the originally proposed monument sign included letter heights of ten (10), eight (8) and four (4) inches, logo height of approximately thirty-six (36) inches, and overall area of thirty-two square feet.
15. That the Applicant revised the proposed monument signage to include letter heights of ten (10), eight (8) and four (4) inches in height, logo height of approximately twenty-three (23) inches and an overall area of twenty-five (25) square feet.
16. That the two directional signs will each be three and three quarters (3.75) square feet in area and would include the company logo and name.
17. That the wall and monument signs will be externally lit (either up-lit or down-lit) and the directional signs will not be illuminated.
18. 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.
19. 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.
20. That the proposed increase in sign surface area will not adversely impact traffic in the area.
21. 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.

22. That the proposed increase in sign surface area will not substantially impair the use, enjoyment, or market value of surrounding properties.
23. That the proposed increase in sign surface area will not be hazardous or disturbing to existing or future neighboring uses.
24. 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.
25. 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