

**RESOLUTION #11-09-\_\_\_\_**

**A RESOLUTION ADOPTING FINDINGS OF FACT #\_\_\_\_ RELATING TO A REQUEST FROM PSD, LLC FOR A CONDITIONAL USE PERMIT TO EXCEED SIGN SIZE RESTRICTIONS**

**WHEREAS**, the City of Ramsey received an application from PSD, LLC for a conditional use permit to exceed sign size (area and letter/graphic height) restrictions on the property generally known as 7545 Civic Center Drive NW and legally described as follows:

Lot 1, Block 1, Ramsey Town Center 12<sup>th</sup> Addition, except road subject to easement of record, 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 PSD, LLC, hereinafter referred to as “Applicant,” properly applied for a conditional use permit (the “Permit”) to exceed the allotted square footage for wall signage and to use lettering and graphics that are greater than twelve (12) inches in height 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 September 8, 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 2.34 acres in size.
4. That the Subject Property is zoned COR-1.
5. That the parcels to the west, east and north of the Subject Property are zoned COR-1 and the parcel to south of the Subject Property (south of the railroad right-of-way) is zoned H-1 Highway 10 Business District.
6. That Section 117-118 (COR District) of the Ramsey City Code restricts the area of wall signs to five percent (5%) of the ground floor façade or twenty-four (24) square feet, whichever is less.
7. That Section 117-118 (COR District) of the Ramsey City Code restricts the height of letters, numbers and graphics to no more than twelve (12) inches.
8. 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.
9. That the building on the Subject Property is roughly 185 feet by 130 feet, is approximately forty (40) feet in height and has frontage along two (2) public streets, Civic Center Dr and Sapphire St.

10. That Section 117-118 (COR District) of the Ramsey City Code 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 would be above the front entrance of the building and the other would be affixed to the south wall of the building.
12. That both wall signs would utilize twenty-four (24) inch tall letters and fifty-six (56) inch tall logos.
13. That each wall sign is seventy-three (73) square feet in size, resulting in a total of 146 square feet of signage on the Subject Property.
14. That the Applicant is aware that any future, additional tenant(s) would not be eligible for any additional exterior wall signage (other than by a building directory sign) under the current sign regulations within Section 117-118 (COR District).
15. That the wall signs will consist of reverse-lit channel LED letters/graphics.
16. That conditional use permits for additional sign square footage and taller letter/graphics height have been previously approved.
17. That a conditional use permit to exceed sign size restrictions will/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/will not be designed so as to be harmonious and appropriate in appearance with the existing or intended character of the vicinity and will/will not change the essential character of the area.
19. That the proposed increase in sign surface area will/will not adversely impact traffic in the area.
20. That the proposed increase in sign surface area 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.
21. That the proposed increase in sign surface area will/will not substantially impair the use, enjoyment, or market value of surrounding properties.
22. That the proposed increase in sign surface area will/will not be hazardous or disturbing to existing or future neighboring uses.
23. That the proposed increase in sign surface area 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.
24. That the proposed increase in sign surface area 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 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 27<sup>th</sup> day of September, 2011.

\_\_\_\_\_  
Mayor

**ATTEST:**

\_\_\_\_\_  
City Clerk