

Councilmember \_\_\_\_\_ introduced the following resolution and moved for its adoption:

**RESOLUTION #12-10-\_\_\_**

**A RESOLUTION ADOPTING FINDINGS OF FACT #\_\_\_ RELATING TO A REQUEST FROM NORTHGATE CHURCH FOR A SITE PLAN APPROVAL AND CONDITIONAL USE PERMIT TO CONSTRUCT A PERFORMING ARTS CENTER**

Northgate Church, hereinafter referred to as "Applicant", properly applied to the City of Ramsey (the "City") for a Site Plan Approval and Conditional Use Permit for the construction of a performing arts center on the property legally described as follows:

Outlot A, Ramsey Town Center, 14<sup>th</sup> Addition, Anoka County, Minnesota.

(the "Subject Property")

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

- 1) That the Applicant appeared before the Planning Commission for a public hearing pursuant to Section 117-51 (Conditional Use Permits) of the Ramsey City Code on October 4th, 2012 and that the public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.
- 2) That the Subject Property is approximately 1.32 acres in size and is zoned Mixed Use and is located within the COR3 subdistrict,
- 3) That Section 117-118 (Town Center District) of the Ramsey City Code allows institutional uses as a conditional use.
- 4) That the Applicant submitted an application requesting Site Plan Approval and a Conditional Use Permit to construct a performing arts center that will include 504 auditorium seats, two classrooms, nursery and lobby area. This structure is the first of two phases.
- 5) That the Applicant intends to utilize the auditorium for worship services on Sunday mornings and for youth classes on Wednesday nights. The facility will be available for use by others including area businesses, schools and community groups.
- 6) That the proposed structure meets Floor Area Ratio (FAR) requirements of the COR3 subdistrict.
- 7) That the proposed site plan and structure meets COR3 subdistrict setbacks and will meet the required 60% building coverage requirement through the use of an architectural screen wall along the parking lot area on the Sunwood Drive elevation and through landscape screening along the Peridot Street NW elevation.

- 8) That the proposed auditorium is required to provide a minimum of 101 stalls on site.
- 9) That that Applicant proposes to provide 43 on-site parking stalls, 40 proof of parking stalls (on-site) and 25 on street parking stalls (along Peridot Street NW and 145th Avenue NW) to fulfill its required parking.
- 10) That the COR Design Framework states that the City may approve joint parking for one or more businesses where the total number of parking stalls provided for joint use is less than the sum of the total required for each business should provide them separately. Shared parking shall be approved only when it's in close proximity (300 foot radius), no conflict in hours and a legally binding instrument for joint use of off-street parking is approved by the City and recorded at the County.
- 11) That the Applicant proposes proof of parking as a method to save initial site development and construction costs. Northgate intends to share parking through cross-parking agreements with PACT, Allina and NAU and has an effective history shared parking with these users.
- 12) That the Applicant has not provided the City a legally binding instrument for joint use of off-street parking with any adjacent property owners.
- 13) That a condition of approval of the Conditional Use Permit, as pertaining to the proof of parking, requires that at such time that parking demand is beyond what is provided on-site and the 25 accepted on-street parking stalls, and extending into additional on-street parking areas beyond 300' radius of the site, such proof of parking shall be installed at the applicants expense.
- 14) That the proposed building material and overall building design meet the requirements of the COR Design Framework.
- 15) That the Applicant will be responsible for installation of a sidewalk and streetscaping along Peridot Street NW in accordance with the COR Design Framework.
- 16) That the proposed use will/will not impose additional costs on the public if it is necessary for the public to take the property by eminent domain in the foreseeable future.
- 17) That the proposed conditional use will/will not result in adverse effects on the public health, safety and welfare of the residents of the City.
- 18) That the proposed use will/will not adversely impact traffic in the area.
- 19) That the proposed use will/will not be dangerous or detrimental to persons residing or working in the vicinity of the use or to the public welfare.

- 20) That the proposed use will/will not substantially or adversely impair the use, enjoyment or market value of surrounding properties.
- 21) That the proposed use will/will not be operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and such use will not change the essential character of the area.
- 22) That the proposed use will/will not create additional requirements at public cost for public facilities and services.
- 23) That the proposed use will/will not be detrimental to the economic welfare of the community.
- 24) That the proposed use will/will not be disturbing or hazardous to existing or future neighboring uses.
- 25) That the proposed use will/will not involve uses, activities, processes, materials and equipment and conditions of operation that may be detrimental to any persons, property or the general welfare, by reason of excessive production of traffic, noise, smoke or glare.
- 26) That the proposed use will/will not be in accordance with the objectives of the Comprehensive Plan and the intent of Section 117-51 (Conditional Use Permits) of the City Code.

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 23<sup>rd</sup> day of October, 2012.

Mayor

**ATTEST:**

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