

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

RESOLUTION #12-10-_____

A RESOLUTION ADOPTING FINDINGS OF FACT #_____ RELATING TO A REQUEST FOR A CONDITIONAL USE PERMIT TO CONSTRUCT AND OPERATE A COMMERCIAL GAS STATION AND ACCESSORY CAR WASH ASSOCIATED WITH A CONVENIENCE RETAIL BUSINESS IN THE COR-2b ZONING DISTRICT

WHEREAS, West Real Estate and Management Inc., hereinafter referred to as the “Applicant,” has properly applied for a Conditional Use Permit to allow for the construction and operation of a commercial gas station and accessory car wash on the property legally described as follows:

Lot 5, Block 1, COR TWO 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 that the findings of fact relating to the request are determined to be as follows:

1. That the Applicant appeared before the Planning Commission for a public hearing pursuant to Ramsey City Code on October 4, 2012, and that said public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.
2. That the Applicant has submitted a site plan to construct an approximately 4,300 square-foot retail convenience store that includes motor fuel sales and an accessory car wash within The COR development.
3. That the submitted site plan indicates a single, 862 square-foot commercial car wash attached to the northern wall of the retail convenience store and motor fuel dispensers located south of the retail convenience store.
4. That the submitted site plan indicates four (4) fueling islands with a total of eight (8) fuel dispensers.
5. That the COR-2b Zoning District states that gas stations and accessory car washes are only permitted as a conditional use within the District.
6. That the height of the overhead canopy over the fuel dispensers shall not exceed twenty (20) feet.
7. That the Subject Property is approximately 1.23 acres in size.
8. That the Subject Property is zoned COR-2b and is located inside the urban service area. (MUSA).

9. That the fuel dispensers are at least thirty (30) feet from any property line.
10. That the proposed accessory car wash is located on the northern side of the retail convenience building facing Sunwood Dr.
11. That the City has reviewed the accessory car wash and finds that the use will provide for proper and safe traffic circulation and provides for at least three (3) car wash stacking spaces for waiting vehicles.
12. That the proposed use and layout are acceptable due to the unique design constraints of the lot, the location within The COR, the street designations, and the orientation of the building.
13. That the proposed use will not adversely impact traffic in the area.
14. That the proposed use will not be unduly dangerous or otherwise detrimental to persons residing or working in the vicinity of the use or to the public welfare.
15. That the proposed use will not substantially adversely impair the use, enjoyment, or market value of any surrounding property.
16. That the proposed use will not be hazardous or disturbing to existing or future neighboring uses.
17. That the proposed use will be served adequately by public facilities and services such as highways and streets.
18. That the proposed use 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.
19. That the proposed use 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 this the 16th day of October, 2012.

Mayor

ATTEST:

City Clerk