

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

RESOLUTION #12-03-___

A RESOLUTION ADOPTING FINDINGS OF FACT #___ RELATING TO A REQUEST TO ALLOW FOR THE OPERATION OF AN ONLINE SCHOOL IN THE B-2 BUSINESS DISTRICT

WHEREAS, 2-OI, LLC, hereinafter referred to as "Applicant", has properly applied to the City of Ramsey (the "City") for an interim use permit (the "Permit") to operate an online school in the B-2 Business District on the property located at 7550 Highway 10 NW and legally described as follows:

Lot 1, Block 1 The Diamonds, 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 117-52 of the Ramsey City Code on March 1, 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 zoned B-2 Business District; the parcels to the north and west are zoned B-2 Business District and the parcels to the south and east are zoned Park.
3. That the B-2 Business District does not expressly identify schools as a permitted use.
4. That the Applicant is proposing to utilize the existing building on the Subject Property for the purposes of an online school.
5. That the Applicant has stated that the projected student enrollment is between 200-300 individuals.
6. That the Applicant has stated that students would need to be at the Subject Property one day per week and estimates that on any given weekday, there could be up to seventy (70) students present.
7. That the Applicant has stated that there would be between twenty to thirty (20-30) staff on the Subject Property as well (10-20 teaching staff and 5-10 administrative support staff).
8. That the Applicant is requesting that the Permit be granted for five (5) years.
9. That Section 117-52 of City Code allows for an Interim Use Permit to be granted for a maximum of five (5) years.

10. That the Applicant has stated that no exterior modifications/improvements are proposed, other than upgrading the recreational ball fields.
11. That the Applicant has stated that there may be use of the outdoor recreational fields after school and on weekends.
12. That Resolution #00-03-077, which granted approval of a Conditional Use Permit for accessory outdoor recreational uses on the Subject Property, is incorporated by reference in the Interim Use Permit.
13. That the Applicant has stated that the interior of the building will be remodeled to provide office and classroom space.
14. That the Applicant will be responsible for obtaining all required permits for the improvements and all improvements are subject to compliance with applicable building, fire and zoning codes.
15. That the Applicant is not proposing any new accesses to the Subject Property.
16. That the Applicant is aware of a potential extension of Riverdale Dr past the Subject Property that will provide a new access point but will also likely reduce the Traprock St and Highway 10 intersection to $\frac{3}{4}$ access.
17. That the Applicant is aware that the extension of Riverdale Dr will also include extending water to the Subject Property.
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/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 intent of Section 117-52 (Interim 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 13th day of March, 2012.

Mayor

ATTEST:

City Clerk