

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

RESOLUTION # _____

A RESOLUTION ADOPTING FINDINGS OF FACT # _____ RELATING TO A REQUEST FROM LAKE REGION RV TO PERMIT MOTOR VEHICLE SALES IN THE B-2 HIGHWAY BUSINESS DISTRICT AT THE PROPERTIES LOCATED AT 7815 RIVERDALE DR NW.

WHEREAS, Lake Region RV, hereinafter referred to as the “APPLICANT,” has properly applied for a Conditional Use Permit to permit motor vehicle sales in the B-2 Highway Business District on the properties generally known as 7815 Riverdale DR NW and legally described as follows:

LOTS 1 & 2 BLOCK 3 ALPACA ESTATES, Anoka County, Minnesota, subject to easement of record.

(“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 Section 117-51 of the 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 Subject Property is zoned B-2 Highway Business District. Properties to the east, west and south of the Subject Property are also zoned B-2 Highway Business District and the properties north are separated by Highway 10.
3. That the Subject Property is approximately 2.65 acres in size (total).
4. That motor vehicle, implement, and recreation equipment sales and service is identified in City Code as a conditional use in the B-2 Highway Business District.
5. That prior to being identified as a conditional use, motor vehicle, implement, and recreation equipment sales and service were a permitted uses in the B-2 Business District.
6. That on September 4, 2012 the **APPLICANT** submitted an application requesting conditional use permit to permit motor vehicle sales on the Subject Property.
7. That the **APPLICANT** is also requesting to construct a parking and display surface consisting of asphalt with concrete curb and gutter, consistent with City Code requirements.

8. That the **APPLICANT** must comply with the minimum commercial off-street parking requirements as outlined in City Code Section 117-356 (Commercial off-street parking). The required spaces are calculated by a combination of: one (1) stall for each fulltime employee, three (3) stalls for each enclosed bay, and one (1) stall for each ten (10) motor vehicles displayed on the Subject Property.
9. That the **APPLICANT** shall submit grading, drainage and surfacing plans to the City for review and approval prior to commencement of site improvements. The **APPLICANT** shall ensure that surface water shall not directly discharge into the public right-of-way.
10. That the **APPLICANT** is responsible for obtaining all applicable permits prior to commencement of site improvements, including but not necessarily limited to, Lower Rum River Watershed Management Organization (LRRWMO) and National Pollutant Discharge Elimination System (NPDES) permits.
11. That the proposed use 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.
12. That the proposed use will/will not substantially adversely impair the use, enjoyment, or market value of any surrounding property.
13. That the proposed use will/will not be hazardous or disturbing to existing neighboring uses.
14. That the proposed use will/will not be served adequately by public facilities and services such as highways and streets.
15. That the proposed use will/will not create excessive additional requirements at public cost for public facilities and services
16. That the proposed use will/will not be detrimental to the economic welfare of the community.
17. That the proposed use 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 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 23rd day of October, 2012.

Mayor

ATTEST:

City Clerk