

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

RESOLUTION #13-06-102

A RESOLUTION ADOPTING FINDINGS OF FACT #0914 RELATING TO A REQUEST FROM BETHEL PROPERTIES, LLC TO PERMIT MOTOR VEHICLE SALES IN THE B-2 HIGHWAY BUSINESS DISTRICT AT THE PROPERTY LOCATED AT 7820 RIVERDALE DR NW.

WHEREAS, Bethel Properties, LLC, 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 property generally known as 7820 Riverdale DR NW and legally described as follows:

LOT 2, BLOCK 4, ALPACA ESTATES, 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 Section 117-51 of the Ramsey City Code on June 6, 2013, 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 north of the Subject Property are also zoned B-2 Highway Business District and the properties to the south are zoned R-1 Residential (MUSA).
3. That the Subject Property is approximately 1.6 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 May 8, 2013 the Applicant submitted an application requesting a conditional use permit for motor vehicle sales on the Subject Property.
7. That the Applicant is requesting to use the existing building and bituminous parking lot for nine (9) individual dealer offices, two (2) motor vehicle detailing bays and motor vehicle display.

8. That City Code Section 117-356 outlines the minimum commercial off-street parking requirements. The required spaces are calculated by a combination of: one (1) space for each 300 square feet of office space, 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 City Code Section 117-115 (e) (14) states that open and outdoor serve, sales, display or rental fenced or screened from view of abutting residential districts.
10. That screening shall be provided along the south edge of the parking lot and/or corresponding portion of the southern property boundary.
11. 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.
12. That the proposed use will not substantially adversely impair the use, enjoyment, or market value of any surrounding property.
13. That the proposed use will not be hazardous or disturbing to existing neighboring uses.
14. That the proposed use will be served adequately by public facilities and services such as highways and streets.
15. That the proposed use will not create excessive additional requirements at public cost for public facilities and services
16. That the proposed use will not be detrimental to the economic welfare of the community.
17. 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 25th day of June, 2013.

Mayor

ATTEST:

City Clerk