

ORDINANCE #13-16

CITY OF RAMSEY

**ANOKA COUNTY
STATE OF MINNESOTA**

AN AMENDMENT TO CHAPTER 117 OF THE CITY CODE, WHICH CHAPTER IS KNOWN AS ZONING AND SUBDIVISIONS OF THE CITY CODE OF RAMSEY, MINNESOTA

AN ORDINANCE AMENDING SECTION 117-356 (COMMERCIAL AND INDUSTRIAL DEVELOPMENT OFF-STREET PARKING) OF THE RAMSEY CITY CODE.

The City of Ramsey Ordains:

SECTION 1 AUTHORITY

This ordinance is adopted pursuant to and under the authority of the City Charter of the City of Ramsey.

SECTION 2 AMENDMENTS

Section 117-356 is hereby amended as follows (additions indicated as underline, deletions indicated as ~~strike through~~):

(d) Surfacing Requirements for Highway 10 interim areas.

(1) Purpose. The City Council desires to acknowledge the impacts of Highway 10 improvements that will convert this corridor to a freeway status while still providing fair and equitable enforcement of City Code standards for those areas not impacted by future Highway 10 improvements. This conversion will eliminate private accesses, require the acquisition of private parcels, and will include the construction of grade-separated interchanges. With that in mind, this Section provides an exemption to surfacing standards as directed below to reduce the burden of costly improvements that will be eliminated in the near term. Consistent with guidance provided by Minnesota Statute Chapter 462, the City establishes a process for allowing alternative surfacing for parking, maneuvering, storage, and display areas through the issuance of an Interim Use Permit. The City finds that these alternative surfaces are currently acceptable, but will not be acceptable when Highway 10 is converted to freeway status.

(2) Area defined. This Section shall apply to the following areas only (collectively the "Impact Area"):

- a. Property located within the Highway 10 Official Map Area (as on file with the Anoka County Recorder)/H-1 Highway 10 Business District

- b. Parcels identified in the Preferred Alignment for Armstrong Boulevard Interchange as shown on the document titled ‘Environmental Assessment: US Highway 10 Interchange with Anoka County State Aid Highway 83 (Armstrong Boulevard)’ dated August 2012.
- c. Parcels identified in the Preferred Alignment for Ramsey Boulevard Interchange and Sunfish Lake Boulevard Interchange as shown on the official Environmental Assessment.

(3) Standards.

- a. Incorporation of other City Code standards. Notwithstanding other sections of this Chapter, these surfacing exemptions shall apply to surfacing requirements for concrete or bituminous with concrete curb and gutter. All other provisions related to off-street parking, outside storage, and outdoor display of goods for sale shall apply.
- b. Alternative Surfaces. In addition to permitted surfacing of the underlying zoning district, parcels located in the Impact Area may utilize Class V gravel, recycled concrete, or recycled bituminous (asphalt), subject to the standards of this Section, and requiring the issuance of an Interim Use Permit (IUP).
- c. Expansion of existing areas only. Alternative surfaces may be considered for parking lot expansion for existing parking lots only. Primary parking for employees and customers must be in accordance with the underlying zoning district. Alternate surfaces may not be used for customer and employee parking. Any alternative surface area may not exceed 150% the size of the primary surface area consisting of concrete or bituminous.
- d. Separation from stormwater ponds. The use of alternative surface materials may present potential degradation of stormwater areas due to sediment deposits. Alternative surfaces must maintain a minimum setback of five (5) feet from the edge of stormwater ponds as directed by the City Engineer.
- e. Setbacks. The edge of the parking/storage area must maintain a minimum setback of twenty (20) feet from rights of way.
- f. Screening. Alternative surfaces must be completely screened from view at ground level from public rights of way and adjacent properties, consistent with exterior materials standards of the underlying zoning district and/or 100% opaque fencing. The City encourages planting of vegetation to enhance screening and improve aesthetics. The City reserves the right to require additional vegetative screening as a reasonable condition of approval if it determines that it is necessary to protect the intent of this Section for site specific conditions.
- g. Acceptable Uses. The use of the property must be in accordance with permitted, conditional, and accessory uses of the underlying zoning district.
- h. Motor Vehicles. The storage of motor vehicles and equipment must be in accordance with City Code Section 117-355 and 117-356 (Off street parking). The storage of inoperable vehicles or equipment is not acceptable.

- (4) Process. Requests for the use of alternative surfaces in the Impact Area shall be processed in accordance with City Code Section 117-52 (Interim uses).

SECTION 3. SUMMARY

The following is the official summary of Ordinance #13-16, which has been approved by the City Council of the City of Ramsey as clearly informing the public of the intent and effect of the Ordinance.

It is the intent and effect of Ordinance #13-16 to amend Ramsey, Minnesota City Code Chapter 117, Article II, Division 6, Subdivision 1, Section 117-356 to:

- Establish acceptable alternative surfacing materials for areas impacted by future Highway 10 improvements.
- Define the impacted areas as those located within the Highway 10 Official Map Area, parcels identified in the Preferred Alignment for Armstrong Boulevard Interchange as shown on the document titled 'Environmental Assessment: US Highway 10 Interchange with Anoka County State Aid Highway 83 (Armstrong Boulevard)' dated August 2012, and parcels identified in the Preferred Alignment for Ramsey Boulevard Interchange and Sunfish Lake Boulevard as shown on the official Environmental Assessment.
- Specify that customer and employee parking must be on proper surfacing as outlined in the underlying zoning district.
- Identify a minimum setback alternative surfaces must maintain from stormwater ponds.
- Specify screening requirements from ground level view from public rights of way and adjacent properties when alternative surfacing materials are used.

SECTION 4. EFFECTIVE DATE

The effective date of this Ordinance is thirty (30) days after its passage and publication, subject to City Charter Section 5.07.

Adopted by the Ramsey City Council the 27th day of August, 2013.

Mayor

ATTEST:

City Clerk

Introduction Date:

Posting Dates:
Adoption Date:
Publication Date:
Effective Date:

DRAFT