

May 31, 2013

Sharp & Associates, LLC
Attn: Dennis Sharp
10907 93rd Ave North
Maple Grove, MN 55369

Re: Site Plan and Variance Review—Cullinan Rigging

Dear Mr. Sharp:

The City of Ramsey has received your application for Site Plan and Variance Review to construct an approximately 11,000 square foot addition to an existing building located at 6815 McKinley Street NW. City Staff is recommending to the Planning Commission approval of both the Variance and Site Plan contingent upon the following:

- Required amendments as outlined in the attached Staff Report dated May 31, 2013.

Please note: this is only a recommendation that is subject to review by the Planning Commission and final decision by the City Council (site plan subject to review by City Council). A copy of the Staff Report is attached for your review. The Planning Commission will review the request on **Thursday, June 6th, at 7:00 p.m.** at the Ramsey Municipal Center in the Council Chambers. You, or a representative of the development, are highly encouraged to attend this meeting. Please contact me at your earliest convenience prior to the meeting to verify if you will be attending. Following the Planning Commission, the Site Plan request will need to be reviewed for a final decision by the City Council. This hearing would tentatively be scheduled for Tuesday, June 25th, 2013, at 7:00 p.m. in the Council Chambers.

Please let me know if you have any questions or concerns. I can be reached at (763) 433-9905 or by email at canderson@ci.ramsey.mn.us.

Sincerely,

CITY OF RAMSEY

Chris Anderson
Associate Planner/Environmental Coordinator

Enclosures

Cc: Robert Cullinan, 7005 Odean Ave NE, Otsego, MN 55330

**CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE**

DATE	5-31-13	PROJECT ADDRESS	6815 MCKINLEY STREET NW
PROJECT. TITLE	CULLINAN BUILDING ADDITION		
ESCROW #	113652		
DEPARTMENT:	Planning		
TECHNICAL REVIEWER:	Name: Tina Goodroad Phone: 651-253-6509 Email: tina.goodroad@stantec.com		

We offer the following comments regarding your request for site plan review and a variance to front yard setbacks.

General: The development proposal consists of an 11,659 square foot addition to the existing building on the south elevation. The addition will accommodate warehouse needs for Cullinan Rigging at 6815 McKinley Street NW. Two additional dock doors are proposed on the west elevation of the addition.

Zoning: The site is zoned E-2, Employment District. The purpose of the E-2 Employment District is to provide for the mix of typically large volumes or bulk commercial goods and services, wholesale/warehouse activities and limited retail activities. Office, manufacturing and warehousing uses are permitted uses in the E-2 zone.

Setbacks: The site meets all required setbacks except for the thirty-five (35) foot front yard setback along McKinley Street. At its closest point to McKinley Street, the proposed building is setback twenty-two (22) feet from the property line. Only a portion of the building addition is at this reduced setback. The applicant is requesting a thirteen (13) foot front yard setback variance for this southwest corner.

Parking: The proposed building addition will require 12 parking stalls. The site plan proposes installation of twenty-eight (28) stalls with thirty (30) stalls shown as proof of parking in the northwest corner of the site. These stalls would not be initially installed but available in the event additional parking is needed. With the proof of parking stalls, the site meets the required fifty-eight (58) parking stalls with the building addition.

- **Landscaping:** The ordinance requires additional landscaping for building expansions in the amount of one (1) new tree (deciduous/coniferous tree) for each 1,000 square feet of additional building footprint area. This results in eleven (11) new trees to be installed, which are not shown on the site plan. *Please provide an updated landscaping plan showing these additional trees. Planting size at installation shall be a minimum of two and a half (2.5) inches in diameter (deciduous trees) or six (6) feet in height (evergreen trees). The landscape plan must also include a planting detail with the following notes:*

- *Planting depth shall be such that the first set of primary roots (root flare) are at final grade when installed; that only broken, deformed or dead branches shall be pruned at time of planting; and that the top portion of the wire basket and burlap shall be removed after the tree is set in planting hole.*

Building Elevation: The building addition is to the south portion of the building, which is the front elevation facing McKinley Street NW. The main building entry at the southeast corner will remain as is. The proposed building addition will match the existing exterior building materials, colors, windows and accenting band as currently exists on the southern elevation. Staff is supportive of the proposed building elevation.

Variance Request: Recent statute changes renames the municipal variance standard from “undue hardship” to “practical difficulties,” but otherwise retains the familiar three-factor test of (1) reasonableness, (2) uniqueness, and (3) essential character. Also included is a sentence new to city variance: “Variances shall only be permitted when they are in harmony with the general purposes and intent of the ordinance and when the terms of the variance are consistent with the comprehensive plan.”

In evaluating this variance request under the new law, we need to adopt findings addressing the following questions:

Is the variance in *harmony with* the purposes and intent of the *ordinance*? The proposed use is an existing permitted use in the E-2 district. The addition will accommodate expansion of permitted warehousing use. A variance is necessary to accommodate that warehouse expansion as its thirteen (13) feet too close to the front yard setback (at its closest point, the entire addition is not out of compliance). The site is triangular in nature, making full use of the site for an addition is challenging. The rear of the site narrows such that an addition in this location would not be able to accommodate truck vehicles and required turning radius. For the reason of the shape of the site, a variance is reasonable and as a permitted use would be in harmony with the purpose of the ordinance.

Is the variance *consistent with* the *comprehensive plan*? Yes, the zoning and land use are consistent.

Does the proposal put property to use in a *reasonable manner*? Yes, the site configuration causes a hardship and therefore the variance to the front setback for the southwest corner provides reasonable use of the property.

Are there *unique circumstances* to the property not created by the landowner? Yes, the shape of the site offers challenges to create an addition while also maintaining truck access and radius.

Will the variance, if granted, alter the *essential character* of the locality? No. The use as an industrial use is consistent with the other uses in the immediate area.

Staff is supportive of the variance.

**CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE**

DATE	5/14/13	PROJECT ADDRESS	6815 MCKINKLEY ST NW
PROJECT. TITLE	CULLINAN RIGGING BUILDING ADDITION		
ESCROW #	XXXXXXXX		
DEPARTMENT:	ENGINEERING		
TECHNICAL REVIEWER:	Name: Leonard Linton Phone: 763 433-9834 Email: llinton@ci.ramsey.mn.us		

We offer the following comments regarding your request for a building addition:

Grading and Drainage: The footings for the south wall of the proposed addition will be dropped to match the existing grade. The existing storm sewer system in the area of the addition will be relocated outside of the new addition. The addition is less than 1 acre so a new Lower Rum River WMO permit will not be required. We have reviewed the stormwater calculations submitted with the original building and find that the pond was sized to accommodate this building addition. Additional calculations will not be required.

REU: The REU for the site will be recalculated at the time of building permit application.

**CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE**

DATE	5/31/13	PROJECT ADDRESS	7820 RIVERDALE DRIVE NW
PROJECT. TITLE	Case of Cullinan Rigging		
ESCROW #	113652		
DEPARTMENT:	Building		
TECHNICAL REVIEWER:	Name: Lee Gladitsch Phone: 763-433-9849 Email: inspectron@ci.ramsey.mn.us		

We offer the following comments regarding your request for an extension to an interim use permit:

General: Building expansion into road frontage setback will meet building code setbacks. During plan review building code will be reviewed covering how the expansion will meet building code. Building department has no technical issues with this specific request.