

July 26, 2013

Pathways Community Church
Attn: Sharon Compton
6341 167th Ave NW
Ramsey, MN 55303

Re: Conditional Use Permit request

Dear Ms. Compton:

The City of Ramsey has received your application for a Conditional Use Permit to expand a religious institution with the addition and an accessory building on the property located at 6341 167th Ave NW. City Staff is recommending to the Planning Commission approval of the request contingent upon the following:

- Required amendments as outlined in the attached Staff Report dated July 26, 2013.

Please note: this is only a recommendation that is subject to review by the Planning Commission and final decision by the City Council. A copy of the Staff Report is attached for your review. The Planning Commission will review the request on **Thursday, August 1, 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 Conditional Use Permit request will be reviewed for a final decision by the City Council. This hearing would tentatively be scheduled for Tuesday, August 13, 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: North Central District of the Christian and Missionary Alliance, Attn: Donald Wiggins, 1172 Pond Curve, Waconia, MN 55387

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

DATE	JULY 26, 2013	PROJECT ADDRESS	6341 167 TH AVE NW
PROJECT. TITLE	PATHWAYS COMMUNITY CHURCH CUP		
ESCROW #	113724		
DEPARTMENT:	Community Development		
TECHNICAL REVIEWER:	Name: Chris Anderson Phone: 763-433-9905 Email: canderson@ci.ramsey.mn.us		

We offer the following comments regarding your request for a conditional use permit:

General: The project proposal consists of constructing an accessory building attached to the principal building via an enclosed walkway. Religious institutions are a conditional use in the R-1 Residential zoning district and expansion of conditional uses requires an amended conditional use permit. The proposed accessory building will be used for storage purposes, will be 1,344 square feet in size, and includes one (1) overhead door. The property is about 11.6 acres in size and is zoned R-1 Residential (Rural Developing).

Accessory Building Size: Properties that are at least ten (10) acres but less than twenty (20) acres are eligible for up to 6,000 square feet of accessory building space. The proposed accessory building will be 1,344 square feet, well below the allowable square footage.

Accessory Building Height: Attached accessory buildings shall not exceed the height of the principal structure. The proposed accessory building will have twelve (12) foot tall sidewalls and will not exceed the height of the principal (church) building.

Number of Accessory Buildings: On properties at least ten (10) acres but less than twenty (20) acres, a maximum of six (6) accessory buildings are permitted. There had been a small (12' x 16') shed on the property that has been or is in the process of being removed. The only other buildings on the property are the church and the parsonage (approved by conditional use permit in 1992). There are no other accessory buildings on the property.

Setbacks: The proposed accessory building appears to comply with all required setbacks.

Architectural and Exterior Finish Requirements: The proposed accessory building will have hardboard lap siding painted to blend with the principal building and asphalt shingles, both of which are acceptable. The proposed building includes soffit, fascia and eave overhangs to match the principal building as well.

Driveway Requirement: A driveway is required for all doorway openings that are eight (8) feet wide by seven (7) feet tall or greater. The overhead doorway opening exceeds that size threshold and thus, should have a drive-lane leading to it. A drive-lane can be extended from the existing driveway to the proposed accessory building. *Please verify with City Staff what the driveway/drive-lane details are to ensure compliance with City Code.*

Building Permit: Prior to commencement of construction, a building permit must be secured. Where the enclosed walkway connects with the principal building, certain fire safety modifications will be necessary. Please coordinate these details with the Building Division as part of the building permit review process.