

Councilmember \_\_\_\_\_ introduced the following resolution and moved for its adoption:

**RESOLUTION #15-11-272**

**A RESOLUTION ADOPTING FINDINGS OF FACT #0957 RELATING TO A REQUEST FROM RAMSEY-ARBOR PROPERTIES, LLC FOR A CONDITIONAL USE PERMIT TO EXCEED SIGN SIZE AND HEIGHT RESTRICTIONS FOR A GROUND SIGN TO BE LOCATED AT 8035 RIVERDALE DR. NW**

**WHEREAS**, the City of Ramsey received an application from Ramsey-Arbor Properties, LLC for a conditional use permit to exceed the sign size and height restrictions on the property generally 8035 Riverdale Dr. NW and legally described as follows:

Tract A Reg. Land Survey No. 254, Ex Rd, Subject to Easement of Record, Anoka County, Minnesota

("Subject Property")

**NOW THEREFORE, BE IT RESOLVED BY THIS CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:**

1. That Ramsey-Arbor Properties, LLC, hereinafter referred to as "Applicant," properly applied for a conditional use permit (the "Permit") to exceed the allotted height and square footage for a sign in the Armstrong Boulevard Interchange Overlay District.
2. That the Applicant appeared before the Ramsey Planning Commission for a public hearing pursuant to Section 117-51 (Conditional Use Permits) of the City Code on November 12, 2015, and that said public hearing was properly advertised, and that the minutes of said public hearing are hereby incorporated as a part of these findings by reference.
3. That the Subject Property is approximately 1.25 acres in size.
4. That the lot has frontage along Riverdale Drive NW.
5. That City Code Section 117-519 (Business type districts) states that signs located within the Armstrong Boulevard Interchange Overlay District shall be allowed to a height of fifty (50) feet and the gross surface area of a ground sign shall not exceed 150 square feet for each exposed face nor exceed an aggregate gross surface area of 300 square feet, and that a sign shall have a monument style base constructed of materials that are consistent with the principal building to a minimum height of six (6) feet.
6. That the Applicant is proposing a seventy five (75) foot tall ground sign with a fifteen (15) foot by fifteen (15) foot sign cabinet measuring 225 square feet (450 square foot aggregate) with no base finish.
7. That the Subject Property is located adjacent to the Armstrong Boulevard interchange with Highway 10.
8. That the height of the Armstrong Boulevard overpass bridge will be twenty nine (29) feet high above the ground.

9. That there are two (2) current signs on the Subject Property that were previously approved by CUP: a 90 square foot sign that is twenty five (25) feet in height next to Highway 10 and a twenty three (23) square foot sign that is eight (8) feet high along Riverdale Drive.
10. That this CUP will supersede the previous CUP, still allowing two (2) ground signs on the property.
11. That the Applicant has provided an exhibit that demonstrates the proposed height and location in relation to the Armstrong Boulevard interchange and the impact of traffic visibility in the area.
12. That a conditional use permit to exceed sign size restrictions will/will not grant the Applicant special privileges that are denied by the City Code to other properties in the residential area.
13. That the proposed increase in sign square footage will be designed so as to be harmonious and appropriate in appearance with the existing or intended character of the vicinity and will not change the essential character of the area.
14. That the proposed increase in sign square footage will not adversely impact traffic in the area.
15. That the proposed increase in sign square footage will not be unduly dangerous or otherwise detrimental to persons residing or working in the vicinity of the use or to the public welfare.
16. That the proposed increase in sign square footage will not substantially impair the use, enjoyment, or market value of surrounding properties.
17. That the proposed increase in sign square footage will not be hazardous or disturbing to existing or future neighboring uses.
18. That the proposed increase in sign square footage will not create excessive additional requirements at public cost for public facilities and services, and it will not be detrimental to the economic welfare of the community.
19. That the proposed increase in sign square footage will not involve activities and uses that will be detrimental to any persons, property, or the general welfare by reason of excessive production of glare.

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 \_\_\_ day of \_\_\_\_\_, 2015.

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Mayor

**ATTEST:**

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City Clerk