

Councilmember _____ moved for the adoption of the following resolution:

RESOLUTION #15-09-225

A RESOLUTION ADOPTING FINDINGS OF FACT #0952 RELATING TO A REQUEST FOR AN AMENDED CONDITIONAL USE PERMIT FOR AN EXPANSION OF THE GREEN VALLEY GREENHOUSE OPERATION IN A RESIDENTIAL DISTRICT.

WHEREAS, Brad Wolf, hereinafter referred to as "Applicant", has properly applied for an amended Conditional Use Permit to allow for the expansion of the greenhouse operations on the property generally known as 6530 Green Valley Road and legally described as follows:

Lot 1, Block 1 Rowe Addition, together with the Northeast Quarter of the Southeast Quarter of Section 3, Township 32, Range 25, except that part platted as Rowe Addition, Anoka County, Minnesota

(the "Subject Property").

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, 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 September 10, 2015, 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 located in the R-1 Residential (MUSA) District.
3. That the surrounding parcels are zoned R-1 Residential (MUSA).
4. That commercial garden nurseries or greenhouses with buildings are conditional uses in the R-1 Residential District.
5. That the Subject Property is approximately forty (40) acres in size and is surrounded by parcels of similar size.
6. That on July 31, 1990, the City issued a Conditional Use Permit to the Subject Property to expand the lawful non-conforming greenhouse use, which was initiated in 1977, to increase the size of the warehouse from 4,050 square feet to 8,910 square feet and add another 13,000 square feet of greenhouse space.
7. That on November 28, 2000, the City Council approved an amendment to the Conditional Use Permit to add a 528 square foot permanent accessory structure to the greenhouse operation.
8. That on September 27, 2005, the City Council approved an amendment to the Conditional Use Permit to expand the greenhouse operations to include bulk sales of landscape materials.
9. That the current building coverage, which includes all greenhouse structures, on the Subject Property is 572,446 square feet, the equivalent of thirty-three percent (33%) of building coverage.

10. That in the R-1 Residential District, building coverage is limited to 35% of the parcel.
11. That on August 6, 2015, the Applicant submitted an application for an amendment to the Conditional Use Permit to allow for the addition 99,176 square feet of new building and building expansion (this includes the removal of 4,200 square feet of existing building).
12. That the additional square footage of building spaced added to the Subject Property equates to 38.5% building coverage.
13. That the current Conditional Use Permit requires a sixty-five (65) foot wide no-build area around the perimeter of the Subject Property to serve as a buffer yard between the commercial operations and the adjacent residential parcels and the public road right-of-way.
14. That the Applicant is requesting a reduction to a fifty (50) foot buffer yard standard for the eastern boundary of the Subject Property to address an encroachment of an existing building into the required sixty-five (65) foot buffer yard.
15. That the Applicant would continue to provide and maintain a fifteen (15) foot wide service road around the perimeter of the buildings on the Subject Property for public safety access.
16. That the Applicant will need to obtain a Lower Rum River Water Management Organization permit as the improvements will disturbed more than one (1) acre of land.
17. That the proposed use will/will not be unduly dangerous or detrimental to persons residing or working in the vicinity of the use, or to the public welfare.
18. That the proposed use will/will not substantially adversely impair the use, enjoyment or market value of any surrounding property.
19. That the proposed use will/will not be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will/will not change the essential character of the area.
20. That the proposed use will/will not be hazardous to existing or future neighboring uses.
21. That the proposed use will/will not be disturbing to existing or future neighboring uses.
22. That the proposed use will/will not be a substantial improvement to the property.
23. That the proposed use will/will not be served adequately by essential public facilities and services, such as highways, streets, police and fire protection.
24. That the proposed use will/will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
25. That the proposed use will/will not involve uses, activities and equipment 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 findings of fact 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 22nd day of September, 2015.

Mayor

ATTEST:

City Clerk