

Commissioner ____ introduced the following resolution and moved for its adoption:

RESOLUTION #17-01-013

A RESOLUTION ADOPTING FINDINGS OF FACT #0977 RELATING TO A REQUEST FOR A VARIANCE TO LOT DEPTH, NET DENSITY, AND SIDEWALK REQUIREMENTS FOR VISTAS AT NORTH COMMONS.

WHEREAS, Lifestyle Properties, hereinafter referred to as "Applicant", properly applied to the City of Ramsey (the "City") for a variance to lot depth, net density, and sidewalk requirements for development of the property legally described as follows:

Outlot A, Ramsey Town Center 8th Addition, Anoka County, Minnesota; and

(the "Subject Property"); and

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF RAMSEY PLANNING, as follows:

- 1) That the Applicant appeared before the Planning Commission for a public hearing pursuant to Section 117-53 (Variances) of the Ramsey City Code on January 5, 2017, 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.
- 2) That Section 117-118 of City Code (The COR District) contains the following design requirements.

Design Standard	Required	Actual
Lot Depth	80 feet	77 feet
Net Density	Minimum = 4 units/acre Maximum = 10 units/acre	3 units/acre
Sidewalks	Both side of public roads	One side of road on Xenolith Street, 147 th Terrace, and Willemite Street.

- 3) That the Subject Property was originally designed for row-style townhomes circa 2005/2006, but said development proposal never moved forward.
- 4) That roads designed for the previous development proposal and existing, adjacent developments have already been installed.
- 5) That it is not feasible to move the public road to gain the necessary depth to meet City Code requirements for lot depth and create sufficient space to install a public sidewalk at required design standards.
- 6) That sidewalks exist on at least one side of public roads from previous development.

- 7) That sidewalks will still be installed on Zeolite Street, 147th Lane, and Center Street.
- 8) That in order to create a desirable detached single family product due to lot depth, the City believes adding an additional dwelling would create an undesirable product.
- 9) That the City believes that the Subject Property will no longer feasibly support an attached townhome product as originally planned.
- 10) That the proposed subdivision is in harmony with the surrounding properties and consistent with the Comprehensive Plan land use guidance.
- 11) That economic circumstances alone do/do not create the practical difficulties.
- 12) That the plight is/is not due to circumstances unique to the Subject Property.
- 13) That the plight is/is not created by the Applicant.
- 14) That, if granted, the Variance will/will not alter the locality's essential character.
- 15) That, if granted, the variance will/will not impair an adequate supply of light and air to adjacent property.
- 16) That, if granted, the variance will/will not have the effect of allowing a use that is prohibited in the applicable zoning district.
- 17) That, if granted, the variance will/will not unreasonably increase the congestion on the public street.
- 18) That, if granted, the variance will/will not adversely impact the degree of public health, safety and general welfare provided for in the Ramsey City Code.
- 19) That, if granted, the variance will/will not diminish established property values within the neighborhood.
- 20) That, if granted, the variance requested is/is not the minimum variance necessary to accomplish the intended purpose of the Applicant.
- 21) That the unique circumstances on the Subject Property do/do not result from the actions of the Applicant.
- 22) That, if granted, the variance will/will not grant the Applicant any special privilege that is denied to the owners of other land in the same district.

The motion for the adoption of the foregoing resolution was duly seconded by Commissioner _____, 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 Planning Commission this the 5th day of January, 2017.

Chairperson

ATTEST:

City Clerk