

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

RESOLUTION #17-08-195

RESOLUTION ADOPTING FINDINGS OF FACT #0982 RELATING TO A REQUEST FROM BRYON AND LYNN COLE FOR A VARIANCE TO THE CUL-DE-SAC BULB SIZE REQUIREMENTS FOR THE COLE ADDITION.

WHEREAS, Bryon and Lynn Cole, hereafter referred to as “the Applicant”, properly applied for Variance approval for cul-de-sac bulb size for the Cole Addition at the following described property located in the City of Ramsey:

Lot 1, Block 1, NOW AND THEN ESTATES, Anoka County, MN

AND

Outlots C and D, BROOKFIELD FIRST ADDITION, Anoka County, MN

(the ‘Subject Property’);

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

1. That the Applicant submitted an application for a variance on July 12, 2017.
2. That the Applicant appeared before the Planning Commission for a public hearing pursuant to Section 117-53 (Variances) of the Ramsey City Code on August 3, 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.
3. That the Subject Property is zoned R-1 Residential (MUSA) and is approximately 117,612 square feet (2.7 acres) in size.
4. That the Subject Property is surrounded by properties also zoned R-1 Residential (MUSA).
5. That the Subject Property is guided as Low Density Residential on the Future Land Use Map as are the surrounding properties.
6. That the Subject Property is generally located north of 168th Avenue NW and west of Garnet Street.
7. That Section 117-614 (c) of the Ramsey City Code establishes a cul-de-sac shall have a terminus of nearly circular shape with a minimum circular shape with a minimum right-of-way diameter of 130 feet and a minimum roadway diameter of 100 feet and a 60 foot radius of right of way.

8. That the Applicant is requesting a variance to allow a cul-de-sac with a pavement radius of 35 feet, and a temporary road easement radius of 45 feet.
9. That Section 117-614 (c) establishes the standard for maximum length of a cul-de-sac is 600 feet.
10. That the proposed cul-de-sac is below the maximum length for cul-de-sacs.
11. That Engineering, Fire, and Public Works departments are not supportive of the variance to cul-de-sac radius.
12. That the plight is/is not due to circumstances unique to the Subject Property.
13. That the plight was/was 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 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 permit standards that are lower than those required by state law.
20. That, if granted, the variance will/will not diminish established property values within the neighborhood.
21. That, if granted, the variance requested is/is not the minimum variance necessary to accomplish the intended purpose of the Applicants.
22. That, if granted, the variance will/will not grant the Applicants 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 Anderson, 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 adopted by the Ramsey Planning Commission this the 3rd day of August, 2017.

Chairperson

ATTEST:

City Clerk