

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

RESOLUTION #19-075

A RESOLUTION APPROVING THE ISSUANCE OF A VARIANCE TO MINIMUM LOT SIZE IN THE R-1 RESIDENTIAL (RURAL DEVELOPING) DISTRICT AND DECLARING TERMS OF PERMIT

RECITALS

1. The City of Ramsey received an application from Jill M. Arnold (the "Permittee") requesting a Variance to Section 117-111 (R-1 Residential District) of the Ramsey City Code with regard to the minimum lot size requirement to facilitate a lot split of the property generally known as 16950 Neon St NW and legally described as follows:

That part of the Southwest Quarter of the Northeast Quarter of Section 11, Township 32, range 25 described as follows: Commencing at point of intersection of south line of said Northeast Quarter with center line of CSAH No. 47, thence north 2 degrees 55 minutes 43 seconds west along said center line 33.03 feet to point of beginning, thence north 89 degrees 32 minutes 08 seconds east 220 feet, thence northeasterly 154.58 feet along a tangent curve concave to northwest having a radius of 95.79 feet and a center angle of 90 degrees 27 minutes 51 seconds, thence north 2 degrees 55 minutes 43 seconds west 485.79 feet, thence northeasterly along a tangent curve concave to east radius of 383.21 feet for an arch of 98.58 feet + or – to south line of Brookview Estates, thence westerly along said south line of Brookview Estates to intersect with said center line, thence southerly along said centerline to point of beginning, except road subject to easement of record, Anoka County, Minnesota

-or upon recording-

Lots 1 and 2, Block 1 Hauck Addition

(the "Subject Property")

2. That the Permittee appeared before the Planning Commission for a public hearing pursuant to Section 117-53 (Variances) of the Ramsey City Code on April 4, 2019, and that said public hearing was properly advertised and that the minutes of said public hearing are available.
3. That the Subject Property is approximately 3.54 acres in size and is zoned R-1 Residential (Rural Developing).
4. That the surrounding parcels range in size from about 0.66 acres to about 7.12 acres and are zoned R-1 Residential (Rural Developing) and PUD (Planned Unit Development).
5. That directly east of the Subject Property (across Neon Street) is a portion of the Rum River Hills Golf Course and six (6), 2-unit attached townhome buildings.

6. That the Subject Property is guided as Rural Developing on the City's Future Land Use Map as are all of the surrounding parcels with the exception of the Rum River Hills Golf Course, which is guided as Park.
7. That the Subject Property is abutted by three (3) public roads, Highway 47 to the west, 169th Avenue to the south, and Neon Street to the east.
8. That portions of the Subject Property on the three sides abutting public roads are encumbered with permanent road easements, and additional right-of-way required along Highway 47 is further reducing the area of both lots.
9. That the Permittee has also applied for a Minor Plat to facilitate a lot split to create one (1) new, buildable lot.
10. That the minimum required lot size in the R-1 Residential (Rural Developing) District is 2.5 acres.
11. That the proposed Minor Subdivision would result in lot sizes of 1.65 acres (includes the existing home) and 1.53 acres (new, buildable lot).
12. That parcels between 1.5 acres and 2.49 acres are allowed up to 2,400 square feet of detached accessory building space.
13. That there are three (3) detached accessory buildings on the Subject Property currently, totaling 2,280 square feet in size, which would be on the proposed Lot 1, along with the existing home.
14. That both lots will be accessed from Neon Street.
15. That City Code Section 117-111 (R-1 Residential District) states that lots shall have a minimum frontage of 200 feet along a road.
16. That both resulting lots would have more than the required 200 feet of frontage along Neon Street.
17. That the Planning Commission reviewed a concept of the proposed Minor Subdivision in May of 2018 and supported the proposal, finding that it was compatible with the surrounding neighborhood.

FINDINGS OF FACT

1. That the reduced area of both resulting lots will not impair an adequate supply of light and air to adjacent property.
2. That the reduced area of both resulting lots will not unreasonably increase the congestion on the public street.

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3. That the reduced area of both resulting lots will not have the effect of allowing any use prohibited in the R-1 Residential (Rural Developing) District.
4. That the reduced area of both resulting lots will not permit a lesser degree of public health, safety, and general welfare protection than established by Chapter 117 of the Ramsey City Code, or permit standards which are lower than those required by state law.
5. That the reduced area of both resulting lots will not increase the danger of fire or endanger the public safety.
6. That the reduced area of both resulting lots will not unreasonably diminish or impair established property values within the neighborhood, or in any way be contrary to the intent of Chapter 117 of the Ramsey City Code.
7. That the reduced area of both resulting lots will be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and such use will not change the essential character of the area.
8. That the reduced area of both resulting lots will not violate the intent and purpose of the Comprehensive Plan.
9. That the reduced area of both resulting lots will be in accordance with the objectives of the intent of Section 117-53 (Variances) of the Ramsey City Code.
10. That the reduced area of both resulting lots is the minimum necessary to accomplish the Permittee's intended purpose.

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

That the Ramsey Planning Commission hereby grants approval of a variance (the "Variance") to the minimum lot size requirement on the **Subject Property**, subject to review and approval as to legal form and contingent upon the following conditions:

CONDITIONS

1. That this **Variance** shall allow a lot split of the **Subject Property** with neither resulting lot being less than 1.5 acres in size.
2. That this **Variance** shall be perpetual in duration as long as the terms are herein complied with.
3. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this **Variance**.

4. That the City Administrator, or his/her designee, shall have the right to inspect the **Subject Property** for compliance and safety purposes annually or at any time, upon reasonable request.
5. That adequate water supply and on-site sewage disposal facilities shall be the responsibility of the **Permittee**.
6. That this **Variance** shall automatically expire if the use is not initiated by April 4, 2020, and initiation shall be considered recording of the Final Plat of Hauck Addition with Anoka County.

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 4th day of April, 2019.

Chairperson

ATTEST:

City Clerk

