

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

RESOLUTION #20-027

A RESOLUTION APPROVING THE ISSUANCE OF A CONDITIONAL USE PERMIT TO ALLOW AN OVERSIZED RETAIL GATEWAY SIGN ON THE PROPERTY LOCATED AT 14590 ARMSTRONG BLVD NW AND DECLARING TERMS OF SAME

RECITALS

1. RGH Ramsey LLC, hereinafter referred to as the “**Permittee**”, has properly applied for a Conditional Use Permit to construct and maintain an oversized ground sign on the property generally known as 14590 Armstrong Blvd NW and legally described as follows:

Lot 2, Block 1 Hauser Addition

(the “**Subject Property**”)
2. That the City of Ramsey (the “**City**”) is the owner of the **Subject Property**.
3. The **City** received an application for a Conditional Use Permit to allow the construction and maintenance of an oversized ground sign on the **Subject Property** on January 10, 2020.
4. That the **Subject Property** is located within the COR-2 District as are all the surrounding properties.
5. The **Subject Property** is approximately 0.65 acres in size.
6. That the City acquired the **Subject Property** as part of the Armstrong Blvd Overpass project and it is a potential future site for a regional storm water pond.
7. That the **Permittee** has a purchase agreement with the **City** for three (3) parcels on the east side of Armstrong Blvd generally known as 7990, 7992, and 7994 Sunwood Drive and legally described as Lots 1-3, Block 1 COR TWO (the “**Benefitting Properties**”).
8. That the **Benefitting Properties** are northeast of the **Subject Property** and separated by Armstrong Blvd (CSAH 83)
9. That the **Permittee** is proposing construct a sixty (60) foot tall, 999 square foot, off-premise ground sign (the “**Sign**”) on the **Subject Property** for visibility for the **Benefitting Properties** from Highway 10.
10. That as proposed, the **Sign** would have three (3) tenant panels that are each seven (7) feet in height (84 inches), as well as an eighty (80) inch panel at the top identifying the City of Ramsey.

11. That each of the tenant panels would be a total of 189 square feet in area.
12. That the **Sign** would also include a dynamic display reader board that is 135 square feet in area (five feet high by twenty-seven feet wide).
13. That within the COR District, there are allowances for off-premise, permanent signs within a unified development as either General Gateway or Retail Gateway signs.
14. That the COR Design Framework Signage Plan does indicate that a Community Sign was to be located at the intersection of Armstrong Blvd and Highway 10 and a Gateway Sign was to be located at the intersection of Sunwood Drive and Armstrong Blvd.
15. That Retail Gateway signs are limited to 150 square feet in area and twelve (12) feet in height.
16. That off-premise signs, as shown on the COR Design Framework Signage Plan, shall have consistent materials and colors.
17. That deviations from sign standards are permissible with the issuance of a Conditional Use Permit.
18. That since the completion of the Armstrong Blvd overpass, the **City** has approved three (3) Conditional Use Permits for oversized ground signs for Northstar Marketplace, Ramsey Commons, and West Armstrong Retail (this sign has not yet been installed).
19. That all three of the approved Conditional Use Permits allowed for signs that were seventy-five (75) feet tall and 334 square feet, 225 square feet, and 320 square feet in area, respectively.
20. That the specific location on the **Subject Property** for the **Sign** has not yet been determined and a survey will be necessary to verify that the exact location will not be within any easement or conflict with any utilities on the **Subject Property**.

FINDINGS OF FACT

1. That the **Sign** will/will not be unduly dangerous or detrimental to persons residing or working in the vicinity of the use, or to the public welfare.
2. That the **Sign** will/will not substantially adversely impair the use, enjoyment or market value of any of the surrounding properties.
3. That the **Sign** will/will not be harmonious with and in accordance with the specific objectives of the comprehensive plan.

4. That the **Sign** will/will not be constructed 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.
5. That the **Sign** will/will not be hazardous to existing or future neighboring uses.
6. That the **Sign** will/will not impact essential public facilities and services, such as highways, streets, police and fire protection, drainage structures, or schools.
7. That the **Sign** will/will not create excessive additional requirements at public cost for public facilities and services and will/will not be detrimental to the economic welfare of the community.
8. That the **Sign** 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.
9. That the **Sign** will/will not be consistent with the intent and purposes of the Zoning Chapter.

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

That the Ramsey City Council hereby grants approval of a Conditional Use Permit (the “**Permit**”) for an oversized ground sign on the **Subject Property** contingent upon the following conditions:

CONDITIONS

1. That this **Permit** allows for an oversized ground sign (the “**Sign**”) on the **Subject Property**, not to exceed 999 square feet in area or sixty (60) feet in height.
2. That the **Permittee** shall obtain all necessary permits, including a Sign Permit, prior to construction of the **Sign** on the **Subject Property**.
3. That the **Permittee** and **City** shall enter into a Sign Easement and Maintenance Agreement and execute an before commencing construction of the **Sign** on the **Subject Property**.
4. That a survey, completed by licensed surveyor, of the **Subject Property** must be completed to verify that the determined **Sign** location will not conflict with existing utilities or encroach upon any easement on the **Subject Property**.
5. That the **Permittee** shall comply with all applicable local, state, and federal regulations.
6. That no part of the **Sign**, above or below ground, shall encroach within any drainage and utility easement on the **Subject Property**.

7. That no additional ground signs will be permitted on the **Subject Property** unless in full compliance with City Code.
8. That this **Permit** shall be perpetual in duration as long as the terms are herein complied with.
9. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this **Permit**.
10. That the City Administrator, or his/her designee, shall have the right to inspect the premises for compliance and safety purposes annually or at any time, upon reasonable request.
11. That this **Permit** shall automatically expire if the use is not initiated by February 25, 2021 and issuance of a Sign Permit for the **Sign** shall be considered as initiating the use.

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 25th day of February, 2020.

