

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

RESOLUTION #20-115

**A RESOLUTION APPROVING SITE PLAN
AND CONDITIONAL USE PERMIT FOR COBBLESTONE HOTEL**

RECITALS

1. Ramsey Hotel LLC, hereinafter referred to as the “Permittee”, has properly applied for Site Plan and Conditional Use Permit to construct a hotel on the eastern half of the property generally known as PID 28-32-25-23-0018 and legally described as follows:

Outlot A COR Stone Brook Academy, Anoka County, Minnesota

Or upon platting

Lot 1, Block 1, _____ 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 Site Plan and Conditional Use Permit to allow for redistribution of wall signage on the Subject Property on May 7, 2020.
4. That the Subject Property is located within the COR-2 District as are all the surrounding properties.
5. That the City is selling a portion of the Subject Property to the Permittee as part of this Project and the Permittee has a purchase agreement with the City for the east half of the property, generally.
6. That the Permittee has proposed a 9,326 square foot hotel with 60 rooms and a restaurant on the main floor.
7. That the COR Design Framework allows buildings 15% of the front façade area in signage on the building, with 50% of the signage on the front façade of the building.
8. That the Permittee has proposed four (4) hotel wall signs, one on each side of the building and each sign is approximately 140 square feet in area.
9. That the front facade of the building is 6,962 square feet and 15% of that is 1,044 square feet.

10. That total square footage of the proposed hotel wall signage is less than the percent of allowed signage by City Code (maximum of 15% of the area of the front facade), however, the Code states that 50% of the total wall signage must be on the front façade. The proposed signage does not have 50% on the front facade, but instead is evenly distributed on each elevation.
11. That deviations from sign standards are permissible with the issuance of a Conditional Use Permit.
12. That the Site Plan generally meets the intent of the COR-2 Subdistrict and COR Design Framework rules.

FINDINGS OF FACT

1. That the **Signs** 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 **Signs** will not substantially adversely impair the use, enjoyment or market value of any of the surrounding properties.
3. That the **Signs** will be harmonious with and in accordance with the specific objectives of the comprehensive plan.
4. That the **Signs** will 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 **Signs** will not be hazardous to existing or future neighboring uses.
6. That the **Signs** will not impact essential public facilities and services, such as highways, streets, police and fire protection, drainage structures, or schools.
7. That the **Signs** 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.
8. That the **Signs** 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 **Signs** will 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**”) and Site Plan Approval for the **Subject Property** contingent upon the following conditions:

CONDITIONS

1. That this Conditional Use Permit allows for wall signage to be evenly distributed amongst all four (4) sides of the proposed building, with a total of 1,044 square feet of signage allowed total for the building.
2. That if the size of the front façade of the hotel (building) changes, the amount of allowed signage will be recalculated administratively.
3. That the Permittee shall obtain all necessary permits, including a Sign Permit, prior to construction on the Subject Property.
4. That the Permittee shall comply with all applicable local, state, and federal regulations.
5. That this Conditional Use Permit shall be perpetual in duration as long as the terms are herein complied with.
6. That the Permittee shall be responsible for all City costs incurred in administering and enforcing this Conditional Use Permit and compliance with approved Site Plan.
7. 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.
8. That the Conditional Use Permit shall automatically expire if the use is not initiated by June 23, 2021.
9. That this Site Plan Approval and Conditional Use Permit (the “Approvals”) are contingent upon compliance with Staff Review Letter, review by City Attorney and City Engineer.
10. That the Subject Property must include a connection to the property to the east via the parking lots.
11. That these Approvals are contingent upon sale of the land to the Permittee and subdivision of the land.

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 23rd day of June, 2020.

