

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

RESOLUTION #21-030

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 Jethro M. Carpenter (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 16736 St. Francis Boulevard NW and legally described as follows:

Lot 1, Block 1 MULLER ADDITION

-or upon recording-

Lots 1 and 2, Block 1 MULLER SECOND 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 February 4, 2021, 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 3.10 acres in size and is zoned R-1 Residential (Rural Developing).
4. That the surrounding residential parcels to the west and north of the Subject Property range in size from about 0.88 acres to about 1.3 acres and are also zoned R-1 Residential (Rural Developing).
5. That the parcels to the south of the Subject Property are zoned B-1 General Business and range in size from about 1.02 acres to 2.08 acres.
6. That east of the Subject Property (across St. Francis Boulevard) is a portion of the Rum River Hills Golf Course, which is zoned Planned Unit Development (PUD).
7. That the Subject Property is guided as Rural Developing on the City's Future Land Use Map as are the parcels to the west and north; the parcels to the south and east are guided Commercial.
8. That the Subject Property abuts both 168th Ave NW and St. Francis Boulevard and currently is accessed from St. Francis Boulevard.

9. That the Permittee has also applied for a Minor Plat to facilitate a lot split to create a second 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 both lots being approximately 1.55 acres.
12. That the Permittee has agreed to eliminate the existing access to St. Francis Boulevard and dedicate access along the eastern boundary of the Subject Property to the state of Minnesota (reflected on the Sketch Plan and Final Plat); both new lots would have access from 168th Avenue.
13. That City Code Section 117-111 (R-1 Residential District) states that lots shall have a minimum frontage of 200 feet along a road.
14. That both resulting lots would have more than the required 200 feet of frontage along 168th Avenue.
15. That soil borings were done on both proposed lots and, due to the shallow water table, both lots will require mound systems.

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.
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 PLANNING COMMISSION 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 February 4, 2022, and initiation shall be considered recording of the Final Plat of MULLER SECOND ADDITON 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 February, 2021.

Chairperson

ATTEST:

City Clerk

