

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

RESOLUTION #21-058

**A RESOLUTION APPROVING A DEVIATION FROM
THE COUNTY STREET NAME GRID FOR RIVERSTONE SOUTH**

RECITALS

1. The City of Ramsey received a request from Capstone Homes, LLC (the “Developer”) to deviate from the Anoka County standard street name grid for the subdivision generally known as Riverstone South (“the Subject Property”).
2. That the Anoka County standard street naming system would require streets be named after mammals and in alphabetical order in this subdivision.
3. That the street name grid would require streets of: Quagga, Rabbit, Sloth, Tiger, and Unicorn.
4. That the City has already allowed deviations to streets in Riverstone North changing Quagga to Quintana and Sloth to Snowy Owl.
5. That the Developer has requested that Unicorn be changed to Pearson to honor the property owners, the Pearson Family.
6. That the Public Safety Team of the City of Ramsey does not support this request.
7. That the City of Ramsey City Council supports this request.
8. That the Developer has stated marketing homes on Unicorn Street will be challenging and an undue burden on the project.
9. That the Planning Commission met and held a duly noticed public hearing on March 4, 2021 and approved of the request and changes per Exhibit A.

FINDINGS OF FACT

1. That the street name change will not impair an adequate supply of light and air to adjacent property.
2. That the street name change will not unreasonably increase the congestion on the public street.
3. That the street name change 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.
4. That the street name change will not increase the danger of fire or endanger public safety.

5. That the street name change 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.
6. That the street name change 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.
7. That the street name change will not violate the intent and purpose of the Comprehensive Plan.
8. That the name change will be in accordance with the objectives of the intent of Section 117-53 (Variances) of the Ramsey City Code.
9. That the street name change 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 standard street name grid for Riverstone South, subject to review and approval as to legal form and contingent upon the following conditions:

CONDITIONS

1. Approval to final legal form by the City Attorney.
2. Approval to process by 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 March, 2021.

Chairperson

ATTEST:

City Clerk

Exhibit A: Street Name Changes

Grid Name	Approved Name
Quagga Street NW *Quintana Street NW previously approved for area	Quintana Street NW
Rabbit Street NW	Rabbit Street NW
Sloth Street NW *Snowy Owl Street NW previously approved for area	Snowy Owl Street NW
Tiger Street NW	Tiger Street NW
Unicorn Street NW	Pearson Street NW