

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

RESOLUTION #21-155

A RESOLUTION APPROVING THE ISSUANCE OF A VARIANCE TO CUL-DE-SAC LENGTH FOR WILLIAMS WOODS AND DECLARING TERMS OF PERMIT

RECITALS

1. The City of Ramsey received an application from Bill Boyum (the “Permittee”) requesting a Variance to Section 117-614 (Subdivision Design Standards) of the Ramsey City Code with regard to cul-de-sac length to facilitate a subdivision six (6) parcels, all associated with the property generally known as 7363 175th Avenue NW and legally described as follows:

THE SW1/4 OF NE1/4 OF SEC 4 TWP 32 RGE 25, SUBJ TO EASE OF REC, Anoka County, Minnesota;

and

THE W 330 FT OF SE1/4 OF NE1/4 OF SEC 04-32-25 (AS MEAS ALG N LINE THEREOF) EX RD, SUBJ TO EASE OF REC, Anoka County, Minnesota;

and

NW1/4 OF SE1/4 OF SEC 04 TWP 32 RGE 25, EX THAT PRT DESC AS FOL: BEG AT NE COR OF SD 1/4,1/4, TH W ALG N LINE THEREOF 162.5 FT, TH S PRL/W E LINE OF SD 1/4,1/4, 536 FT, TH SELY TO A PT ON SD E LINE 1 20 FT N OF SE COR THEREOF, TH N ALG SD E LINE TO POB; EX RD; SUBJ TO EASE OF REC, Anoka County, Minnesota;

and

THAT PRT OF NW1/4 OF SE1/4 OF SEC 4-32-25 DESC AS FOL: BEG AT NE COR OF SD 1/4.1/4 TH W ALG N LINE THEREOF 162.5 FT, TH S PRL/W E LINE OF SD 1/4,1/4, 536 FT, TH SELY TO PT ON SD E LINE 120 FT N OF SE COR AS MEAS ALG SD E LINE, TH N ALG SD E LINE TO POB; EX RD; SUBJ TO EASE OF REC, Anoka County Minnesota;

and

THE W1/2 OF NE1/4 OF SE1/4 OF SEC 4 TWP 32 RGE 25, EX E 15 ACRES THEREOF, SUBJ TO EASE OF REC, Anoka County, Minnesota;

and

THAT PRT OF SE1/4 OF SE1/4 OF SEC 4 TWP 32 RGE 25 LYG NLY OF CSAH NO 63 & LYG W OF E 15 ACRES OF W1/2 THEREOF, EX RD, SUBJ TO EASE OF REC, Anoka County, Minnesota

-or upon recording-

Lots 1-9, Block 1 WILLIAMS WOODS

(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 June 3, 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 94 acres in size and is zoned R-1 Residential (Rural Developing).
4. That the surrounding residential parcels are all also zoned R-1 Residential (Rural Developing) and range in size from about 1 acre to 20 acres.
5. That the Subject Property is guided as Rural Developing on the City's Future Land Use Map along with all of the surrounding parcels as well.
6. That the Permittee has applied for Preliminary Plat for a proposed nine (9) lot subdivision accessed by a single cul-de-sac approximately 1,600 feet in length, off of 175th Avenue.
7. That City Code Section 117-614 (Subdivision Design Standards) limits cul-de-sac length to 600 feet.
8. That based on acreage, the Subject Property could potentially be subdivided into thirty-seven (37) lots.
9. That the Permittee has opted to proposed fewer lots with larger sizes in an attempt to incorporate public comments received and to minimize impacts to natural resources.
10. That the Subject Property presently only has approximately 160 feet of actual road frontage along 175th Avenue NW.
11. That other than 175th Avenue NW, there are no other public roads that abut the Subject Property for road connections.
12. That the Permittee is attempting to minimize disruption of natural resources on the Subject Property, including wetlands (approximately one-third of the Subject Property), floodplain, and tree cover.

13. That beyond the Subject Property, there are large wetland complexes and existing residential homes further restricting opportunities to establish a road connection.
14. That the northwest corner of the Subject Property does abut property owned by the City of Ramsey (the “City”); however, that is dedicated parkland (Caroline Acres Park), much of which is wetland, and only has approximately forty (40) feet of frontage on the right-of-way of 178th Lane NW.
15. That Public Works Staff have stated that they are supportive of the layout as proposed, based on the paved road width of thirty-two (32) feet.
16. That Fire Staff have stated that their preference would be to see a road connection to create a second point of access or a shorter cul-de-sac; however, they also acknowledged that with a thirty-two (32) foot wide road, this layout would be workable and functional.
17. That Police Staff do not support the cul-de-sac length without at least reserving a corridor for future connection, with a preference to make said connection as part of this development.
18. That the City Council reviewed the Concept Plan for the nine (9) lot layout in January, 2021 and directed the Permittee to proceed with design as currently laid out due to existing physical constraints on the Subject Property.

FINDINGS OF FACT

1. That the additional cul-de-sac length will not impair an adequate supply of light and air to adjacent property.
2. That the additional cul-de-sac length will not unreasonably increase the congestion on the public street.
3. That the additional cul-de-sac length will not have the effect of allowing any use prohibited in the R-1 Residential (Rural Developing) District.
4. That the additional cul-de-sac length 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 additional cul-de-sac length will not increase the danger of fire or endanger the public safety.
6. That the additional cul-de-sac length 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 additional cul-de-sac length 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 additional cul-de-sac length will not violate the intent and purpose of the Comprehensive Plan.
9. That the additional cul-de-sac length will be in accordance with the objectives of the intent of Section 117-53 (Variances) of the Ramsey City Code.
10. That the additional cul-de-sac length 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 maximum allowable cul-de-sac length 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 the cul-de-sac on the **Subject Property** to be approximately 1,600 feet in length.
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 June 3, 2022, and initiation shall be considered recording of the Final Plat of WILLIAMS WOODS 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 3rd day of June, 2021.

Chairperson

ATTEST:

City Clerk

