

Commissioner \_\_\_\_\_ introduced the following resolution and moved for its adoption:

**RESOLUTION #22-029**

**A RESOLUTION APPROVING THE ISSUANCE OF A VARIANCE TO THE BUILD-TO STANDARD IN THE COR DISTRICT AND DECLARING TERMS OF PERMIT**

**RECITALS**

1. The City of Ramsey received an application from Northstar Marketplace LLC (the "Permittee") requesting a Variance to the build-to standards in The COR Design Framework, which is incorporated by reference in the Ramsey City Code, on the property generally known as 7912 Sunwood Drive NW and legally described as follows:

Lot 2, Block 1 COR TWO NORTHSTAR

(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 January 27, 2022, 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 1.08 acres in size and is zoned COR-2.
4. That the Subject Property is guided as Mixed Use in the Comprehensive Plan.
5. That the Permittee is proposing the construction of a 7,200 square foot multi-tenant retail building on the Subject Property.
6. That The COR Design Framework specifies that Sunwood Drive is a Destination Street.
7. That per The COR Design Framework, the proposed building shall be within fifteen (15) feet of the Sunwood Drive public road right-of-way.
8. That no part of the proposed building meets the build-to standard.
9. That Sunwood Drive was realigned circa 2012-2013 as part of the Armstrong Boulevard overpass project.
10. That while Sunwood Drive was realigned, the trunk sewer and trunk water lines, as well as the drainage and utility easement encumbering the utility infrastructure, remained in place.
11. That the drainage and utility easement, as well as the utility infrastructure, prevent the building from complying with the build-to standard.
12. lots would have more than the required 200 feet of frontage along 168<sup>th</sup> Avenue.

## **FINDINGS OF FACT**

1. That the proposed building placement will not impair an adequate supply of light and air to adjacent property.
2. That the proposed building placement will not unreasonably increase the congestion on the public street.
3. That the proposed building placement will not have the effect of allowing any use prohibited in the COR-2 District.
4. That the proposed building placement 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 proposed building placement will not increase the danger of fire or endanger the public safety.
6. That the proposed building placement 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 proposed building placement 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 proposed building placement will not violate the intent and purpose of the Comprehensive Plan.
9. That the proposed building placement will be in accordance with the objectives of the intent of Section 117-53 (Variances) of the Ramsey City Code.
10. That the proposed building placement 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 build-to standard 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 deviation to the build-to requirement on the **Subject Property** as shown in Exhibit 1.
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 January 27, 2023, and initiation shall be considered issuance of a Building Permit for the multi-tenant building.

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 27<sup>th</sup> day of January, 2022.

\_\_\_\_\_  
Chairperson

ATTEST:

\_\_\_\_\_  
City Clerk



# Exhibit 1 Site Plan

