

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

RESOLUTION #23-026

A RESOLUTION APPROVING SITE PLAN FOR AN ATHLETIC TRAINING FACILITY AT 14600 FERRET STREET NORTHWEST

RECITALS

1. Anoka-Ramsey Athletic Association, hereinafter referred to as the “**Permittee**” has properly applied for a Site Plan for an athletic training facility on the property legally described as follows:

Lot 1, Block 1, ARAA Subdivision, Anoka County, Minnesota

(“**Subject Property**”)

2. That the **Subject Property** is zoned E-3 Employment District, which is a business park zoning designation and guided as such in the 2040 Comprehensive Plan.
3. That the City Code allows this type of permitted use in the E-3 Employment District.
4. That the **Permittee** appeared before the Planning Commission for a public hearing on January 26, 2023, that said public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.
5. That the Planning Commission reviewed and recommended approval of the request.
6. That the City Council reviewed the request at a regular meeting on February 14th, 2023.

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 the Site Plan for an athletic training facility on the **Subject Property** contingent upon the following conditions:

CONDITIONS

1. That the Applicant enter into a Development Agreement with the City as prescribed by City Code pertaining to development fees and financial guarantees.
2. Final legal form approved by the City Attorney.
3. Modifications to the utility plans prior to building permit.

4. That the ground-level mechanical/HVAC equipment must be screened with privacy fencing.
5. That separate building permit and sign permits are required.
6. That the Permittee shall be responsible for all City costs incurred in administering and enforcing this Permit.
7. That this Permit shall automatically expire if the use is not initiated by February 14th, 2024, or a valid building permit has been issued.
8. That the Lower Rum River Watershed Management Organization shall review the proposed site plan and all conditions therein shall be met, including a storm water maintenance agreement.
9. That development of any future buildings on the site or expansion of the parking lot shall require a new Land Use Application.
10. This Site Plan Review is authorized for an athletic training facility. Given the architectural design of the facility and availability of parking on site, the use of this facility for games, tournaments, or other events is limited to the design occupant load. Any event exceeding the design occupant load will require a Special Event Permit to ensure compliance with all applicable Building, Fire, and Zoning Codes and conditions may be imposed.