

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

**RESOLUTION #23-059**

**A RESOLUTION GRANTING PRELIMINARY PLAT AND SITE PLAN APPROVAL  
FOR A HOTEL AT 7895 SUNWOOD DRIVE NORTHWEST**

**RECITALS**

**WHEREAS**, Ramsey Properties, LLC (the "**Applicant**") has properly applied for Preliminary Plat and Site Plan Review for an extended-stay hotel on the property legally described as follows:

OUTLOT A, COR TWO, Anoka County, Minnesota

Or upon platting:

Lot 1 Block 1, RAMSEY PROPERTIES ADDITION, Anoka County, Minnesota

("Subject Property"); and

**WHEREAS**, the Applicant is purchasing the **Subject Property** from the City of Ramsey;  
and

**WHEREAS**, the **Subject Property** is zoned COR-2 and guided as Mixed Use in the City's 2040 Comprehensive Plan; and

**WHEREAS**, the City Code allows lodging facilities as a permitted use in the COR-2 Zoning District; and

**WHEREAS**, the **Applicant** appeared before the Planning Commission for a public hearing on April 27, 2023, that said public hearing was properly advertised; and

**WHEREAS**, the Planning Commission reviewed and recommended approval of the request at a public hearing on April 27, 2023; and

**WHEREAS**, the City Council reviewed the request at its meeting on May 9, 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 Preliminary Plat approval for a plat with one business lot and one outlot and Site Plan approval for a hotel in accordance with relevant City Codes, subject to the following conditions:

## Section 1. Plat Requirements

- 1.01. Final legal form approved by the City Attorney.
- 1.02. That the **Applicant** shall be responsible for all City costs incurred in administering and enforcing this Permit.
- 1.03. Easement review by the City Engineer.
- 1.04. Cross-access and maintenance agreement must be prepared and recorded with the final plat for the shared driveway from Sunwood Drive.
- 1.05. Standard development and park/trail dedication fees shall be paid for Lot 1. Fees on Outlot A will be charged at the rates in effect at the time of its subdivision.
- 1.06. Zeolite Street is proposed to be reconstructed in the 2023-2024 timeframe as a City-led project. The development agreement shall include an escrow for sidewalk and street trees as part of this project.
- 1.07. An encroachment agreement for the drainage and utility easement adjacent to Sunwood Drive.

## Section 2. Site Plan Review Requirements

- 2.01. This Site Plan Review approval is based on site, architectural, preliminary utility, grading, and landscape plans dated April 10, 2023. The applicant is authorized to proceed to construction plans.
- 2.02. That the **Applicant** enter into a Development Agreement with the City including standard site guaranty prior to issuance of a building permit or commencement of site improvements.
- 2.03. Building permits are required.
- 2.04. Sign permits are required for the following approved sign locations based off the approved site plans:
  - A. The monument sign is limited to 100 square feet in area and 6 feet in height with base materials must match those used on the building. This sign is located south of the Sunwood Drive driveway with a minimum setback of 10 feet from the right-of-way.
  - B. Wall signs are allowed on all four sides of the building based on the architectural elevations. Additional signage not to exceed 40 square feet is permitted at ground

level near the main doors on both the Sunwood Drive and parking lot sides of the building.

- 2.05. Approval by the Lower Rum River Watershed Management Organization.
- 2.06. Due to roadway construction anticipated for Zeolite Street NW, installation of trees near the eastern property line may be deferred.
- 2.07. Additional enhanced streetscape planters and concrete sidewalk is required west of the enhanced area shown on the site plan in order to line up with the enhanced streetscape along the south side of Sunwood Drive NW.
- 2.08. This Site Plan approval shall automatically expire if the use is not initiated by May 9, 2024, and issuance of the building permit shall constitute as initiation of the use.