

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

RESOLUTION #23-152A

**A RESOLUTION APPROVING SITE PLAN REVIEW
FOR A BANK AT 7849 SUNWOOD DRIVE NW**

RECITALS

WHEREAS, CorTrust Bank (the "**Applicant**") has properly applied for Site Plan Review on the property legally described as follows:

Lot 1, Block 1, AFFINITY AT THE COR 2ND ADDITION, Anoka County,
Minnesota

(the "**Subject Property**")

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

WHEREAS, the **Applicant** requests rezoning of the **Subject Property** from COR-2 to COR-2b to accommodate a second drive thru lane; and

WHEREAS, the City Code allows offices and banking facilities as a permitted use in the COR-2b Zoning District; and

NOW THEREFORE, BE IT RESOLVED BY THIS CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

That the Site Plan Review for a bank with two drive-thru lanes and associated site improvements are hereby approved subject to the following conditions:

Section 1. Site Plan Review Requirements

- 1.01. This Site Plan Review approval is based on site, architectural, preliminary utility, grading, and landscape plans dated May 10, 2023. The applicant is authorized to proceed to construction plans incorporating the staff review comments.
- 1.02. 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.
- 1.03. Building permits are required.

- 1.04. The sign locations as shown on the approved architectural plans are approved locations for signage. Permits are required for the signs' installations.
- 1.05. Approval by the Lower Rum River Watershed Management Organization.
- 1.06. Due to roadway construction anticipated for Zeolite Street NW, installation of trees near the eastern property line may be deferred or the City may collect \$650 per tree to install with the roadway project.
- 1.07. A "No Parking Here to Corner" sign shall be installed along Sunwood Drive approximately 20 feet east of the Zeolite Street intersection to provide safer intersection site lines.
- 1.08. The lighting plan shall be adjusted to pole heights of 15-20 feet and that the drive-thru canopy lights are shielded on the sides to prevent glare.
- 1.09. This Site Plan approval shall automatically expire if the use is not initiated by July 11, 2024, and issuance of a valid building permit shall constitute as initiation of the use.