

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

RESOLUTION #23-138

**A RESOLUTION APPROVING SITE PLAN FOR A RETAIL BUILDING AT
7992 SUNWOOD DRIVE NORTHWEST**

RECITALS

1. Aldi Inc., hereinafter referred to as the “**Permittee**” has properly applied for a Site Plan for a retail building on the property legally described as follows:

Lot 1 Block 1, COR FOUR, Anoka County, Minnesota

(“**Subject Property**”)

2. That the **Subject Property** is zoned COR-2b, which is a mixed-use zoning designation and guided as such in the 2040 Comprehensive Plan.
3. That the City Code allows this type of conditional use in the COR-2b District.
4. That the **Permittee** appeared before the Planning Commission for a public hearing on June 22, 2023, and 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/denial** of the request on June 22, 2023.
6. That the City Council reviewed the Planning Commission’s recommendation on July 11, 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 a 20,664 square-foot retail building on the **Subject Property** contingent upon the following conditions:

SITE CONDITIONS

1. Site, landscaping, and utility plans shall conform to those plans dated June 6, 2023. Architectural plans shall conform to those plans dated June 12, 2023.
2. That the Applicant enter into a Development Agreement with the City.
3. Final legal form approved by the City Attorney.

4. A Cross Access and Maintenance Agreement on the **Subject Property** be recorded with Anoka County to allow access through the parcels to the south.
5. Compliance with Staff comments as noted in ProjectDox.
6. That a separate building permit and sign permits are required.
7. Signs shall be allowed on all four sides of the building in the sizes and areas shown on the architectural plans dated June 12, 2023.
8. The freestanding pylon sign shall be located near the intersection of Armstrong Boulevard NW and Sunwood Drive (147th Avenue NW) shall be shared between the user on Lot 1 and a user on Lot 2. This sign is limited to 50 feet in height with a sign area of 150 square feet.
9. That the Permittee shall be responsible for all City costs incurred in administering and enforcing this Permit.
10. That this Site Plan Review shall automatically expire if the use is not initiated by July 11, 2024, and that the issuance of a building permit shall constitute initiation of use.