

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

RESOLUTION #24-170

**A RESOLUTION APPROVING A SITE PLAN REVIEW FOR A MIXED-USE BUILDING AT
7545 SUNWOOD DRIVE NORTHWEST**

WHEREAS, The City of Ramsey received an application from PSD, LLC (the “**Applicant**”), requesting Site Plan approval on the property legally described as follows:

Lot 1, Block 1, Skyline on Sunwood, Anoka County, Minnesota

(the “**Subject Property**”).

WHEREAS, the **Subject Property** is zoned COR-1, Mixed-Use Core Subdistrict, which is a mixed-use zoning designation within the COR zoning district, and guided for mixed uses in the 2040 Comprehensive Plan; and

WHEREAS, all principal uses within the COR-1 zoning district and all developments of multiple-family dwellings with three or more attached units require a formal Site Plan Review from Planning Commission and City Council; and

WHEREAS, the **Applicant** appeared before the Planning Commission for a public hearing on June 27, 2024, that said public hearing was properly advertised; and

WHEREAS, the Planning Commission reviewed the Site Plan at their regular meeting on June 27, 2024, and recommended approval; and

WHEREAS, the City Council reviewed the request at their meeting on July 9, 2024.

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 Skyline on Sunwood on the **Subject Property** in accordance with relevant City Codes, subject to the following conditions:

1. Final legal form approved by the City Attorney.
2. That the **Applicant** enters into a Development Agreement with the City.
3. That the **Applicant** shall comply with all Staff comments as noted in ProjectDox, including, but not limited to:
 - a. All lighting, including the wall-mounted lights, must be downcast and shielded, including pole-mounted lights not exceeding 20 feet in height.
 - b. Unused utility services must be removed.
 - c. Installation of two shorter streetlights along the southern portion of Sapphire St. NW.
4. That the following sign package is approved as shown on building elevations dated May 13, 2024, as revised June 12, 2024:

- a. Wall signage for each of the retail tenant spaces on the walls immediately above its doors and windows.
 - b. Wall signage for the apartments on the south wall at the top of the fourth floor façade and on the northwest wall at the top of the second floor façade. An additional sign not exceeding 50 square feet is permitted immediately above or next to the Sunwood Drive door.
 - c. A monument-style freestanding sign at the northeast corner of the property.
5. That a separate building permit and sign permit(s) are required.
 - 5) Securing all other necessary permits from other agencies and providing a copy of said permits to the City.