

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

RESOLUTION #25-026

A RESOLUTION APPROVING THE ISSUANCE OF A VARIANCE TO CUL-DE-SAC LENGTH IN RIVERSTONE SOUTH 6TH ADDITION

RECITALS

1. The City of Ramsey received an application from Development Consulting Services, LLC (the "Permittee") for review of a Preliminary Plat for a proposed fourteen (14) lot, single-family residential development on the property legally described as follows:

Outlot C, Riverstone South, Anoka County, Minnesota

-or upon recording-

Lots 1-14, Block 1, Lots 1-4, Block 2, and Outlot A, Riverstone South 6th Addition

(the "Subject Property")

2. That the Permittee is proposing to access these new lots with an extension of 147th Avenue, which will terminate in a cul-de-sac just short of Riverdale Drive.
3. That City Code limits cul-de-sac length to no more than 600 feet, measured from the originating intersection to the end of the right-of-way.
4. That while the length of the cul-de-sac within the land being platted is less than 600 feet in length, when the existing stub of 147th Avenue is included, the approximate length is 640 feet.
5. That the Subject Property is approximately 6.21 acres in size and is zoned R1-B.
6. That the surrounding parcels are zoned R-1A, R1-B, R1-C, Parks and Open Space, and B-2 Community Business.
7. That the Subject Property is guided as Low Density Residential on the City's Future Land Use Map, as are all surrounding parcels south of Riverdale Drive, while the parcels north of Riverdale Drive are guided as Commercial.
8. That the City does not want 147th Avenue to connect with Riverdale Drive, due to the proximity to two other intersections, as well as the curve in Riverdale Drive where the connection likely would occur.
9. That shortening the length of the cul-de-sac would result in the loss of at least one (1) lot, which would reduce the density of the project below the minimum threshold of 2.25 units per acre.

10. That Public Works Staff have stated that they are supportive of the layout as proposed.
11. That Fire Staff stated they do not object to the additional length in this instance as it is only forty (40) feet and there are two (2) hydrants proposed along the cul-de-sac.

FINDINGS OF FACT

1. That the Permittee is proposing to use the Subject Property in a reasonable manner, but that the cul-de-sac length is slightly longer than permitted.
2. That the additional cul-de-sac length will not unreasonably increase the congestion on the public street.
3. That the additional cul-de-sac length will not have the effect of allowing any use prohibited in the R-1B Single-Family Residential District.
4. That the additional cul-de-sac length will not permit a lesser degree of public health, safety, and general welfare protection than established by Chapter 106 of the Ramsey City Code, or permit standards which are lower than those required by state law.
5. That the additional cul-de-sac length will not increase the danger of fire or endanger the public safety.
6. That the additional cul-de-sac length will not unreasonably diminish or impair established property values within the neighborhood, or in any way be contrary to the intent of Chapter 106 of the Ramsey City Code.
7. That the additional cul-de-sac length will be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and such use will not change the essential character of the area.
8. That the additional cul-de-sac length will not violate the intent and purpose of the Comprehensive Plan.
9. That the additional cul-de-sac length will be in accordance with the objectives of the intent of Section 106-220 (Variances) of the Ramsey City Code.
10. That the additional cul-de-sac length is the minimum necessary to accomplish the Permittee's intended purpose.

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

That the Ramsey Planning Commission hereby grants approval of a variance (the "Variance") to maximum allowable cul-de-sac length on the **Subject Property**, subject to review and approval as to legal form and contingent upon the following conditions:

CONDITIONS

1. That this **Variance** shall allow the cul-de-sac on the **Subject Property** to be approximately 640 feet in length.
2. That this **Variance** shall be perpetual in duration as long as the terms are herein complied with.
3. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this **Variance**.
4. That the City Administrator, or his/her designee, shall have the right to inspect the **Subject Property** for compliance and safety purposes annually or at any time, upon reasonable request.
5. That adequate water supply and on-site sewage disposal facilities shall be the responsibility of the **Permittee**.
6. That this **Variance** shall automatically expire if the plat of RIVERSTONE SOUTH 6TH ADDITION is not recorded with Anoka County by January 23, 2026..

The motion for the adoption of the foregoing resolution was duly seconded by Commissioner _____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey Planning Commission this the 23rd day of January, 2025.

Chairperson

ATTEST:

City Clerk

