

ORDINANCE #25-04

**CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

AN ORDINANCE REZONING PROPERTY FROM I-1 to PUD AT 15861 JARVIS STREET NW

The City Council of the City of Ramsey does hereby ordain:

WHEREAS, Northstar Truck and RV Parking LLC owns land in the cities of Ramsey and Elk River described as:

Parcel 1 (Ramsey):

That part of the South 1155 feet of the West 297 feet of the Southwest Quarter of the Southwest Quarter of Section 18, Township 32, Range 25, Anoka County, Minnesota, lying North of the railroad right-of-way, excluding road, subject to easement of record.

Parcel 2 (Elk River):

*That part of the Southeast Quarter of the Southeast Quarter of Section 13, Township 32, Range 26, Sherburne County, Minnesota, described as follows:
Beginning on the East line or said Section, 2.56 chains North or the Southeast corner thereof and at a point where said line is crossed by the Easterly line of the right-of-way of the St. Paul, Minneapolis & Manitoba Railway Company; thence North on section line 11.39 chains to center of road from State Road to Quarter post in said section line; thence South 47-1/2 degrees West to said Easterly line of said right-of-way; thence South 30 degrees East along said right-of-way to beginning.*

Collectively, “Subject Properties;” and

WHEREAS, the Subject Properties cross the municipal and county borders; and

WHEREAS, the Subject Properties are guided Industrial in the Elk River 2040 Comprehensive Plan and Business Park in the Ramsey 2040 Comprehensive Plan;

WHEREAS, the property owner’s business is consistent with each city’s Comprehensive Plans, yet inconsistent with the current zoning classification in the city of Ramsey; and

WHEREAS, both Cities agree that it is in the best interest to have consistent land use regulations for the Subject Properties; and

WHEREAS, the City of Elk River is regulating the proposed use through a Conditional Use Permit in accordance with the City’s Zoning Code.

Section 1. Authority.

This ordinance is adopted pursuant to and under the authority of the City Charter of the City of Ramsey.

Section 2. Zoning Map Amendment.

Pursuant to Section 106-245 Zoning Map Amendment and Article VII – Planned Unit Developments of Ramsey City Code, Parcel 1 of the Subject Properties is hereby rezoned from I-1 Light Industrial to PUD Planned Unit Development.

Section 3. Uses within the Planned Unit Development

- 3.1 The use of the Subject Property shall only be in conformance with uses described within this PUD and the City of Elk River’s conditional use permit.
- 3.2 Use of the Subject Property is a business use for parking of the following:
 - a. Semi-trucks, semi-trailers, and other delivery trucks;
 - b. Recreational vehicles, campers, motorhomes, and fifth-wheel trailers;
 - c. Boats;
 - d. Construction equipment such as backhoes, dump trucks, and the like; and
 - e. Personal vehicles related to a vehicle in a., b., c., or d. above.
- 3.3 The use of this property may not be used for any vehicles owned by a business holding a state dealer’s license or any inoperable or unlicensed vehicle,
- 3.4 Outdoor storage of any products, materials, supplies, or debris is not permitted, except for snow removal equipment and supplies for the site in conformance with the applicable municipality’s regulations.
- 3.5 Vehicle Wrecking Yards and Salvage Yards, as defined by the Zoning Code, shall not be permitted.

Section 4. Site Development Standards

- 4.1 The site plan, grading and drainage plans, and landscape plan shall conform to the plan set dated [REDACTED] as prepared by Engineering Design & Surveying (EDS) and approved by each municipality’s City Engineer and the Lower Rum River WMO prior to construction.
- 4.2 All subsequent modifications to the site improvements must be in conformance with each municipality’s regulations.

Section 5. Site Performance Standards

- 5.1 All vehicles, trailers, and boats must be properly licensed and operable.
- 5.2 In the event a gate is installed, access to the property must include key boxes for both Elk River and Ramsey Fire Departments.
- 5.3 A concrete stripe must be maintained along the city/county border in order to clarify any relevant jurisdictional issues.

5.4 In the event either parcel is owned separately, each parcel will need to conform to each jurisdiction's ordinance and codes individually, including, but not limited to, setbacks, screening, curing, and landscaping.

Section 6. Memorialization.

Ramsey City Code Section 106-739 is amended to add "Northstar Truck and RV Parking" and this ordinance number to the list of approved Planned Units of Record.

Section 7. Summary

The following official summary of Ordinance #25-04 has been approved by the City Council of the City of Ramsey as clearly informing the public of the intent and effect of the Ordinance:

"Ordinance #25-04 rezones property from I-1 to PUD and sets forth standards on the uses and site improvements thereon. The property is addressed 15861 Jarvis St. NW with Anoka County Parcel ID of 18-32-25-33-0002."

PASSED by the City Council of the City of Ramsey, Minnesota, the ____ day of March, 2025.

Ryan Heineman, Mayor

ATTEST:

Katie Schmidt, City Clerk

Introduction date: March 11, 2025

Posting dates:

Adoption date:

Publication date:

Effective date: