

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

RESOLUTION #24-108

RESOLUTION APPROVING MULTIPLE VARIANCES INCLUDING DOUBLE FRONTAGE LOTS, A SETBACK FROM AN ARTERIAL ROADWAY, AND REDUCED WIDTH OF A CORNER LOT, IN PEARSON PLACE 2ND ADDITION

RECITALS

1. The City of Ramsey received a Land Use Application from John Dobbs (the "Applicant") for a Minor Plat of the property associated with PID #30-32-25-11-0034 and legally described as follows:

Outlot A, Riverstone South, Anoka County, Minnesota

-or upon recording-

Lots 1-3 Block 1, Pearson Place 2nd Addition, Anoka County, Minnesota

(the "Subject Property")

2. That the **Subject Property** is zoned R-1B Single Family Residential and is guided as Low Density Residential in the 2024 Comprehensive Plan.
3. That the surrounding properties are zoned R-1A Single Family Residential (west of Bowers Drive), R-1B Single Family Residential (south of 148th Avenue), and B-2 Community Business (east of Riverdale Drive). The **Subject Property** abuts Highway 10 to the north.
4. That the surrounding properties are guided as Low Density Residential (to the west and south) and Commercial (to the east) in the 2040 Comprehensive Plan.
5. That the **Subject Property** is approximately 1.05 acres in size.
6. That the R-1B zoning district requires a minimum lot width of sixty-five (65) feet and minimum lot area of 6,500 square feet.
7. That the proposed lots range in size from 10,230 square feet to 15,392 square feet and have widths ranging from sixty-five (65) feet to seventy-six (76) feet.
8. That City Code Section 117-614 (Subdivision Design Standards) (h) states that corner lots shall be platted at least ten (10) feet wider than interior lots and that lots shall not be permitted with frontage on two (2) parallel streets.
9. That when the City extended Riverdale Drive in 2022/2023, it created double frontages for the **Subject Property**.

10. That Lot 1 is a corner lot and thus, should be at least seventy-five (75) feet in width; however, the **Applicant** is proposing to provide approximately ten (10) additional feet to proposed Lot 3 (about 76 feet in width), to move that home further back from Highway 10).
11. That City Code Section 106-430 (Bulk Standards) specifies a setback of sixty (60) feet from arterial roadways.
12. That prior to the Zoning Code update, the setback from arterial roadways was sixty (60) feet from the centerline of the arterial road, plus the applicable local setback (so in this case, 60 feet from the centerline of Highway 10 right-of-way plus 20 feet, which is the minimum required side setback from a right-of-way).
13. That the total right-of-way width of Highway 10 adjacent to the **Subject Property** is approximately 200 feet, so as proposed, the required side setback (street side) for Lot 3 under the previous Zoning Code standards would have been twenty (20) feet.
14. That the **Applicant** appeared before the Planning Commission for a public hearing pursuant to Section 106-220 (Variances) of the Ramsey City Code on April 25, 2024, and that said public hearing was properly advertised and that the minutes of said public hearing are available.
15. That the **Subject Property** is located within the Mississippi River Corridor Critical Area Overlay District (and more specifically in the CA-SR [Critical Area – Separated from River] district) and thus, Staff sent notice the Minnesota Department of Natural Resources (MN DNR) regarding the Minor Plat.
16. That the **Subject Property** abuts Highway 10 and thus, Staff sent notice to the Minnesota Department of Transportation (MnDOT).
17. That the **Applicant** has submitted a Noise Study due to the proximity to Highway 10, which indicates that with proper construction methods and materials, the site can comply with state noise regulations.

FINDINGS OF FACT

1. That the Minor Plat will not impair an adequate supply of light and air to adjacent property.
2. That the Minor Plat will not unreasonably increase the congestion on the public street.
3. That the Minor Plat will not have the effect of allowing any use prohibited in the R-1B Single Family Residential District.

4. That the Minor Plat will not permit a lesser degree of public health, safety, and general welfare protection than established by Chapters 106 and 117 of the Ramsey City Code, or permit standards which are lower than those required by state law.
5. That the Minor Plat will not increase the danger of fire or endanger the public safety.
6. That the Minor Plat will not unreasonably diminish or impair established property values within the neighborhood, or in any way be contrary to the intent of Chapters 106 and 117 of the Ramsey City Code.
7. That the Minor Plat 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 Minor Plat will not violate the intent and purpose of the Comprehensive Plan.
9. That the Variance will be in accordance with the objectives and intent of Section 106-220 (Variances) of the Ramsey City Code.

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

- 1) That the Ramsey Planning Commission hereby grants approval of multiple variances (collectively, the "Variance") to allow double frontage lots, to allow a corner lot that is only five (5) feet wider than the minimum width for an interior lot, and to deviate from minimum setback from an arterial roadway, on the **Subject Property** subject to review and approval as to legal form and contingent upon the following conditions:

CONDITIONS

1. That this **Variance** is based off of a Sketch Plan drafted by E.G. Rud & Sons, Inc. and dated January 16, 2024, revised on April 12, 2024, and which is depicted in **Exhibit 1**.
2. That the **Applicant** shall comply with all Staff comments as noted in ProjectDox for said Sketch Plan.
3. That no part of the homes or garages, including eave overhangs, shall encroach into any drainage and utility easement
4. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this **Variance**.
5. That this resolution shall be recorded against the property with the Anoka County Recorder's Office prior to receiving a building permit for any of the three (3) lots.

6. That this Variance shall become null and void if the use is not initiated within twelve (12) months of the date of approval, and recording of the Final Plat of Pearson Place 2nd Addition shall constitute initiation.

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

Chairperson Gengler
Commissioner Bauer
Commissioner Peters
Commissioner Anderson

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:


Commissioner Heineman
Commissioner Hunt
Commissioner VanScoy

whereupon said resolution was declared duly passed and adopted by the Ramsey Planning Commission this the 25th day of April, 2024.



Planning Commission Chairperson

ATTEST:



City Clerk

Exhibit 1
Sketch Plan

