

Councilmember \_\_\_\_\_ introduced the following resolution and moved for its adoption:

**RESOLUTION #25-109**

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A DRIVE-THROUGH  
IN THE COR-2B ZONING DISTRICT, AND A SITE PLAN REVIEW FOR A RESTAURANT AT  
14751 ARMSTRONG BLVD NW**

**RECITALS**

1. Shannon Marcus of Border Foods, LLC, hereafter referred to as the “**Permittee**”, has properly applied for a Conditional Use Permit and Site Plan Review per City Code Section 106-230 to construct and operate a drive-through use in conjunction with a restaurant on the property addressed as 14751 Armstrong Boulevard NW, which is generally located at the southeast corner of Armstrong Boulevard NW and Bunker Lake Boulevard NW and legally described as:  
  
Lot 1, Block 1, Bunker Lake Crossing, Anoka County, Minnesota  
  
(the “**Subject Property**”); and
2. That the Subject Property is zoned COR-2b, Commercial Subdistrict, and the total area of the Subject Property is approximately 1.32 acres; and
3. That the parcels to the north and south of the **Subject Property** are also COR-2b, Commercial Subdistrict, and properties to the east are zoned COR-4b, Neighborhood Subdistrict, and properties to the west (across Armstrong Boulevard) are zoned B-2, Community Business District; and
4. That the **Subject Property** is guided as Mixed Use in the 2040 Comprehensive Plan; and
5. That Drive-Throughs are listed as Conditional Uses per City Code Section 106-622 (Accessory Uses) within the B-2 Zoning District; and
6. That the **Subject Property** is also located within a Drinking Water Supply Management Area (DWSMA) and thus, on-site stormwater infiltration is not permitted; and
7. That the **Permittee** has submitted a Site Plan, designed by Elan Design Lab and dated May 7, 2025, depicting the location of the approximately 2,867 square foot building for a restaurant, 23 parking stalls, a drive-through lane, and other site improvements; and
8. That the Site Plan is in conformance with all applicable City Code regulations, including performance standards found in Section 106-525(6) and Section 106-625(5), aside from drive-through placement in the front yard, for which the **Permittee** is seeking a Variance; and
9. That the Planning Commission reviewed the request at their meeting on May 22, 2025, and recommended \_\_\_\_\_; and
10. That the City Council reviewed the request at their meeting on June 10, 2025.

## FINDINGS OF FACT

1. That the drive-through lane will not be unduly dangerous or detrimental to persons residing or working in the vicinity of the use or to the public welfare; and
2. That the drive-through will be designed in such a way that it will not change the essential character of the area; and
3. That all stacking space for vehicles will be off-street and will remain on the **Subject Property**; and
4. That the drive-through, menu board, ordering equipment, and stacking queues will be screened from view and not audible from abutting residential districts; and
5. That ordering equipment shall not be audible from adjacent properties or right-of-way; and
6. That a bypass lane has been provided; and
7. That the **Permittee** has **properly applied** for a Variance for a drive-through lane in the front yard, as detailed in Resolution #25-110.

## **NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:**

That the Ramsey City Council hereby grants approval of a Conditional Use Permit and Site Plan Review (the “**Permit**”) for the construction and operation of a drive-through restaurant on the Subject Property contingent upon the following conditions:

## CONDITIONS

1. Final legal form approved by the City Attorney.
2. That the **Permittee** shall enter into a Development Agreement with the City of Ramsey.
3. That the site improvements be constructed in accordance with the approved plans.
4. Signs must meet City Code requirements and obtain the proper permits.
5. The site is subject to review and all conditions therein of the Lower Rum River WMO.
6. That when the **Permittee** chooses to install the second ordering lane, Staff can administratively review and approve that change to the site.
7. That the **Permittee** shall enter into a maintenance agreement with all other property owners within the Bunker Lake Crossing development to share maintenance responsibilities of the shared private road, and that the **Permittee** must also adhere to conditions therein.
8. That the **Permittee** shall apply for and obtain a building permit and all other necessary permits in accordance with City Staff’s review comments, from the City of Ramsey and any other applicable agencies.

9. That the **Permittee** shall be responsible for operating in full compliance with all applicable local, county, state and federal regulations and agrees to provide a copy of any other required permits that are requested.
10. That this Permit shall automatically expire if the use is not initiated within one (1) year of approval, and issuance of a Building Permit shall constitute initiation.
11. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this Permit.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember \_\_\_\_\_, 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 City Council this the 10<sup>th</sup> day of June, 2025.

\_\_\_\_\_  
Mayor

**ATTEST:**

\_\_\_\_\_  
City Clerk