

Meeting Date: 07/10/2012

By: Tim Gladhill, Community Development

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### Information

**Title:**

Consider Preliminary Plat, Final Plat and Zoning Amendment for COR THREE (North Commons) Located North of Bunker Lake Boulevard and East of Armstrong Boulevard; Case of the City of Ramsey Housing and Redevelopment Authority (HRA)

**Background:**

The City of Ramsey Housing and Redevelopment Authority (HRA) has submitted a preliminary plat, site plan, and zoning amendment to develop 17 single-family homes and a public park on approximately 12.93 acres in Ramsey Town Center 8th Addition. The proposed development is located north of Bunker Lake Blvd and west of the extension of Town Center Drive.

**Notification:**

In accordance with City Code, residents within 700 feet were notified of the subject property were notified of the preliminary plat public hearing. The Public Hearing was published in the Anoka County Union.

**Observations:**

The Subject Property is currently zoned COR-4a Neighborhood District and COR-5 Park and Open Space. The COR-4a sub-district allows for a mix of residential uses at a net density up to 10 units per acre. As submitted, the preliminary plat for the COR THREE subdivision has a gross density of 3.26 units per acre. The Applicant will need to supply the City with net density calculations. When factoring the existing 8th, 9th, and 10th additions, it appears that the overall net density of the area will be in compliance with density requirements of the Design Framework.

The development is proposing single family homes. The Applicant has submitted architectural elevations representative of what will be built. As the single family units will have a wide variety of styles, it is not possible to provide architectural elevations of every unit. Each single family unit will receive Staff review and approval before release of building permit. It should be noted that the Design Framework establishes minimum architectural elements including, but not limited to, minimal vinyl siding of the front facade, minimum brick, required front porch, and minimum roof pitch. The maximum front yard setback from the sidewalk is 25 feet, and the minimum driveway length is 25 feet.

The proposed development will be serviced by existing public streets. Special care will need to be coordinated with the City's Engineering Division to construct new utility services requiring disruption in existing pavement. A staging and detour plan will need to be submitted to the City Engineer for review to ensure adequate access to existing development at all times. The COR-4a District requires two (2) off-street parking spaces for each unit; the double garages and driveways provide four (4) off-street parking spaces for each unit.

The Park Commission reviewed the Park Dedication requirements at their June 14th meeting. Staff will provide a summary of that discussion at the meeting.

The Grading and Drainage and Utility Plans have been reviewed. A preliminary list of revisions are listed in the City Staff Review Letter. Staff is still receiving and reviewing updates to the drainage, grading, street, and utility plans. Additional information and revisions may be required once the Staff review is complete. It appears that at least one easement will need to be vacated, potentially requiring an application for Easement Vacation.

A Landscaping Plan has been deferred to Building Permit review. The Design Framework specifies in detail

landscaping requirements that will be necessary for each unit.

As the City Council may recall, the City recently ammended portions of its development review process. One of those items approved was to allow developers to request Preliminary Plat and Final Plat approval concurrently on the same evening. Preliminary Plat approval is the stage in the process that gives the proposed development a majority of entitlements to move forward. The Final Plat approval is the stage to move the approved Plat to the recording stage. The City Council has the option this evening to approve the Preliminary Plat, but not the Final Plat, if it so chose. However, it appears that the Final Plat is consistent with the Preliminary Plat as recommended for approval by the Planning Commission. As such, Staff would recommend that the Preliminary and Final Plat could be approved this evening.

**Recommendation:**

The Planning Commission held a Public Hearing at a Special Meeting on June 12th, 2012 and recommended approval of the Preliminary Plat, contingent upon the following:

1. Required amendments as outlined in the attached Staff Review File dated June 15, 2012
2. Approval of the Zoning Amendment for the four (4) single-family units within North Commons
3. Response from the Anoka County Highway Department

**Funding Source:**

All costs associated with reviewing the Application are being handled as part of regular Staff duties, as this is a project being proposed by the HRA.

**Council Action:**

Motion to approve the Preliminary Plat;

-AND-

Motion to approve the Final Plat;

-AND-

Motion to waive the Charter requirement to read the Ordinance aloud and adopt Ordinance #12-XXX approving the Zoning Amendment for the four (4) single-family lots adjacent to North Commons from COR-5 to COR-4a.

All contingent upon the following:

1. Required amendments as outlined in the attached Staff Review File dated June 15, 2012
2. Approval of the Zoning Amendment for the four (4) single-family units within North Commons
3. Response from the Anoka County Highway Department

Roll Call Vote for Ordinance:

Councilmember McGlone  
Councilmember Tossey  
Councilmember Backous  
Councilmember Elvig  
Councilmember Wise  
Councilmember Strommen  
Mayor Ramsey

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## Attachments

[Site Location Map](#)

[Preliminary Plat](#)

[Site Plan](#)

[Final Plat](#)

[Preliminary Plat Resolution](#)

[Final Plat Resolution](#)

[Zoning Amendment Ordinance](#)

[Staff Review File](#)

[Final Review Notification](#)

[Architectural Rendering](#)

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## Form Review

**Inbox**

Kurt Ulrich

Form Started By: Tim Gladhill

**Reviewed By**

Kurt Ulrich

**Date**

07/03/2012 05:23 PM

Started On: 07/03/2012 07:50 AM

Final Approval Date: 07/03/2012