

June 1, 2012

City of Ramsey Housing and Redevelopment Authority  
Attn: Kurt Ulrich, Executive Director  
7550 Sunwood Dr NW  
Ramsey, MN 55303

**Re: Sketch Plan—THE COR**

Kurt:

We are in receipt of your sketch plan for the overall subdivision of The COR to reconfigure lot lines. The reconfigured lot lines are to clean up previous subdivisions to match the revised Development Plan 5.03. We understand that Development Plan 6.0 is under consideration. Staff will verify conformance to Development Plan 6.0 at the Preliminary Plat stage. This area is currently platted as Ramsey Town Center Addition.

It is anticipated that these areas will be phased through a series of Final Plats known as COR TWO through COR Six. The sketch plan process provides the Planning Commission the opportunity to relay to the developer components of the proposed subdivision related to street network, building layout, and overall design that are acceptable and components that may need further analysis during preliminary plat submittal. The sketch plan includes three (3) sheets prepared by Landform dated May 7, 2012. *Specific zoning conformance review will be reviewed for each individual addition will be reviewed at the Preliminary Plat stage of each addition.*

We offer the following comments regarding your application:

*Planning and Zoning  
Reviewer: Tim Gladhill, Senior Planner  
[tgladhill@ci.ramsey.mn.us](mailto:tgladhill@ci.ramsey.mn.us)  
763-576-4308*

**General:** The Subject Property is part of The COR development, comprising of approximately 322 acres. The proposed plat would reconfigure existing lot lines and create additional buildable lots in order to allow for future development.

COR TWO

COR TWO is located on the western edge of The COR, north of Highway 10, south of Bunker Lake Boulevard, east of Armstrong Boulevard, and west of Zeolite Street (future). This plat is located within The COR-2 sub-district which allows for various scales of commercial retail. A site plan application shall be required for any development within this district. Specific architectural and site design will be approved with the site plan application. Conceptual layout will be reviewed using Development Plan 5.03 (or 6.0 when approved).

COR THREE

COR THREE is a small lot, single-family development consisting of seventeen (17) lots located north of Bunker Lake Boulevard and west of Armstrong Boulevard and is located in The COR-4 sub-district. The gross density of COR THREE is 3.2 units per acre (17 lots/5.22 acres). Block 1 appears to also include a stormwater pond. Please provide the size of this improvement in acres, rounded to two (2) decimal places, in order to calculate net density. Development is subject to the Design Framework and must be approved at time of Preliminary Plat.

#### COR FOUR

COR FOUR is located north of Highway 10, south of Sunwood Drive, east of Peridot St, and west of Ramsey Boulevard. This area is located in the COR-3 sub-district that allows for office uses and limited retail and key transportation nodes. The Sketch Plan contemplates one (1) buildable lot at the south west intersection of Ramsey Boulevard and Sunwood Drive. A site plan will be required for any development and is subject to the Design Framework.

#### COR FIVE

COR FIVE consists of the transit village area in the center of the project. A majority of the Plat is located in the COR-1 sub-district, the area of greatest density and mixed use, centered around the future rail station. This Plat is largely for reconfiguration of rights-of-way and property lines. There is a substantial amount of rights-of-way and easements that will be necessary to vacate. An application for Easement Vacation shall be submitted with the Preliminary Plat.

#### COR SIX

COR SIX is located at the south west intersection of Ramsey Boulevard and Bunker Lake Boulevard. Development Plan 5.03 shows this a COR-4, contemplating medium density residential. A site plan shall be required prior to any development, subject to the Design Framework. The Sketch Plan indicates one (1) outlot.

**Zoning:** The property is located in The COR. Within this district, various sub-districts exist. The COR District is a mixed use district that allows for a mix of high-density residential, employment, and commercial uses. The zoning district allows for flexibility in site planning and zoning. Architectural design is subject to the revised Design Framework approved in 2012. *For single-family lots, please provide floor plans and architectural elevations at the preliminary plat stage for approval. A site plan for single-family lots must be approved at time of preliminary plat.*

**Lot Size and Width Requirements:** It appears that all dimensional standards are met based on the submitted Sketch Plan.

**Engineering Review**  
**Reviewer: Tim Himmer, City Engineer**  
[thimmer@ci.ramsey.mn.us](mailto:thimmer@ci.ramsey.mn.us)  
763-433-9893

The following comments are provided in regards to the Civil Engineering review component of the Sketch Plan:

- **COR 2/3**
  - Drainage & utility easements are required on the COR 3 plat to account for the 100 yr. flood elevation for the proposed pond in Block 1.
  - Standard drainage & utility easements are required abutting the right-of-way, side lots, and rear lots of all single family properties. Additionally, pedestrian trail easements are required, if necessary, for the approved design of North Commons
  - Grading and utility plans are required to review how this plat will be serviced & drainage will function, including utility modifications to provide an outlet from the pond in Block 1, COR 3 to future Lake Ramsey on the south side of Bunker Lake Boulevard
  - What is the timing on lots in Block 1, COR 2? The discussions to date have centered on only platting what is immediately pending, and leaving the greatest amount of flexibility for future development
  - A minimum of 90 feet of right-of-way is required for the south leg of the proposed round-a-bout on the realigned Sunwood Drive
  - Drainage & utility easements, and pedestrian trail easements must be dedicated in the existing Sunwood Drive roadway alignment to cover the existing public utilities in this location, and the future plans for a pedestrian tunnel under the future interchange
  - Please make sure that the access road to the Northstar Market Place, from the realigned Sunwood Drive is placed in such a way that no parcels are left landlocked
  - What is the plan for proposed Outlot A, COR 2? I believe this is a City owned property that will definitely become landlocked
- **COR 4:**
  - Is the sale of Lot 1 pending?
  - Information must be submitted on the proposed access to Lot 1 from Sunwood Drive. This matter has been discussed and staff is awaiting information on future traffic volumes, turning movements, roadway geometrics, and potential roadway modifications (now and in the future)? The access proposed is concerning with respect to distance from Ramsey Boulevard, and conflicts with the existing northbound left turn lane on Sunwood Drive
  - Standard drainage and utility easements are required for Lot 1. In addition it was always anticipated that drainage from Sunwood Drive would be routed through this location to the existing pond in Outlot HH; this must be accommodated in some fashion with this plat & easements dedicated.
  - What is the width of Outlot A? If this is to potentially become a local roadway (right-of-way), it must be a minimum of 60 feet wide.
- **COR 5:**
  - Why is the realignment of Center Street, north of East Ramsey Parkway being modified now? Can the proposed right-of-way accommodate the intended design; including a future signalized intersection at Bunker Lake Boulevard?
  - Please make sure there is adequate right-of-way at the intersection of Center Street & East Ramsey Parkway to accommodate a round-a-bout or other such roadway treatment that may be proposed; specifically the south leg (60' ROW shown)
  - Are we locked in and have an approved plan for the design & size of Municipal Plaza?
  - Have we officially approved the realignment of Center Street from its current location, including the associated costs for impacts to Sunwood Drive and the existing utilities? If so, can the 60 foot right-of-way accommodate the planned on-street parking proposed?

- Drainage & utility easements are required over Lake Ramsey, and all public water/forebay treatment areas
- Sapphire Street should remain as dedicated public right-of-way
- The municipal well house should be a separate dedicated lot, if not already

### **Development Fees**

**Municipal Water and Sanitary Sewer Trunk (Connection) Charges:** The 2012 *residential* water and sanitary sewer trunk fees are \$2,226.00 and \$1,271 per unit respectively. The 2012 *commercial* water and sanitary sewer trunk fees are \$8,337.00 and \$3,824.00 per acre respectively. Fees will be evaluated with the Preliminary Plat.

**Municipal Water and Sanitary Sewer Lateral Benefit Charges:** Lateral benefit charges will be reviewed at time of Preliminary Plat upon review of the Utility Plan.

**Stormwater Management:** The 2012 *residential* stormwater management fees are \$448.00 per unit. The 2012 *commercial* stormwater management fees are \$4,465.00 per acre. Fees will be evaluated with the Preliminary Plat

**Trail Development Fees:** The 2012 *residential* trail development fee is \$600.00 per unit. The 2012 *commercial* trail development fee is \$1,090.00 per acre. Fees will be evaluated with the Preliminary Plat.

**Park Dedication:** The 2012 *residential* park dedication fee is \$2,475.00 per unit. The 2012 *commercial* park dedication fee is \$4,738.00 per acre. Park Dedication requirements for the plat will be reviewed by the Parks and Recreation Commission, who will forward a recommendation to the City Council. Fees will be evaluated with the Preliminary Plat.

**REU Number:** This property will be subject to a storm water utility charge based upon the amount of impervious surface on the site. The quarterly charge is dependent upon the number of Residential Equivalent Units (REU) calculated for this property. This fee will be determined as individual site plans are brought forward for review and developed.

The Planning Commission will be meeting at 7:00 p.m. on Thursday, June 21, 2012 to review your sketch plan. You, or your representative, are strongly encouraged to attend the meeting in order to answer any questions that may arise. If you have any questions or need additional information, please don't hesitate to call us.

Respectfully,

**CITY OF RAMSEY**

Tim Gladhill  
Senior Planner