

Meeting Date: 08/13/2012

By: Tim Gladhill, Community Development

Information

Title:

Consider Preliminary Plat and Final Plat Approval of COR TWO; Case of the City of Ramsey Housing and Redevelopment Authority

Background:

The City of Ramsey Housing and Redevelopment Authority (HRA) has submitted a preliminary plat to subdivide three (3) additional buildable lots in the RAMEY TOWN CENTER ADDITION and reconfigure lot lines for two (2) existing parcels in RAMSEY TOWN CENTER 3rd ADDITION. The proposed development is located south of the re-aligned Sunwood Drive and east of Armstrong Boulevard.

Notification:

In accordance with City Code and Minnesota Statute, Staff attempted to notify residents within 700 feet of the subject property of the preliminary plat public hearing. The Public Hearing was published in the Anoka County Union.

Observations:

The subject property is currently zoned COR-2 Commercial. The COR-2 sub-district allows for a traditional and convenience retail.

The development is proposing pads for three (3) retail users. Concurrently, an Application has been submitted for Site Plan Review for Wisser Choice Liquors. That request will be reviewed separately. In addition, the remaining two (2) future users will submit site plan applications at a later date.

The proposed development will be serviced by existing and re-aligned Sunwood Drive. All users will derive access from shared access points as indicated on the Plan. As noted, based on the proposed parcel configuration, a shared access easement will need to be reviewed by the City Attorney prior to releasing the Final Plat for recording.

Staff has calculated parking requirements based on Lots 3-5 as a whole, with the assumption of shared-parking arrangements. Staff has noted some potential amendments to the Design Framework as it relates to future site plan reviews for this sub-district to ensure consistency with the approved Development Plan, and will review said findings at the meeting.

The Grading and Drainage and Utility Plans have been reviewed and a preliminary list of revisions are outlined in the City Staff Review Letter. However, 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 yet to be submitted. Review and approval of a Landscaping Plan will be required prior to issuance of a Building Permit.

Also attached is a copy of the Development Agreement required by City Code. Included in the Development Agreement are the required Development Fees established annually by ordinance. Please note that Development Fees are not proposed to be collected on areas within the vacated right-of-way for existing Sunwood Drive. A detailed analysis is included in the Staff Review Letter, attached hereto.

Recommendation:

The Planning Commission held a Public Hearing on Thursday, August 2nd and recommended approval of the Preliminary and Final Plat contingent upon:

- Required amendments as outlined in the attached Staff Review File dated July 27, 2012

Funding Source:

Review of the application is being handled as part of regular Staff duties.

Council Action:

Motion to adopt a resolution granting Preliminary Plat approval of COR TWO

-AND-

Motion to adopt a resolution granting Final Plat Approval of COR TWO contingent upon:

- Required amendments as outlined in the attached Staff Review File dated July 27, 2012, revised August 9, 2010

-AND- the Developer entering into a Development Agreement with the City.

Attachments

- Site Location Map
- Preliminary and Final Plat
- Final Plat Sheet 1
- Final Plat Sheet 2
- Preliminary Plat Resolution
- Final Plat Resolution
- Development Agreement
- Staff Review Letter
- COR TWO Development Fees

Form Review

Inbox	Reviewed By	Date
Chris Anderson	Chris Anderson	08/08/2012 02:36 PM
Kurt Ulrich	Kurt Ulrich	08/09/2012 09:38 AM
Form Started By: Tim Gladhill		Started On: 07/31/2012 11:09 AM
	Final Approval Date: 08/09/2012	