

City of Ramsey
Agenda
City Council Work Session
Tuesday February 12, 2013
Immediately Following Personnel Committee
Lake Itasca Room 7550 Sunwood Drive NW

- 1. Call to Order**
- 2. Topics for Discussion**
 1. FOR DISCUSSION ONLY: Receive Presentation from the Charter School Fund in Regards to Potential Charter School Development
- 3. Future Topics for Discussion - *See Attached Calendar***
- 4. Mayor/Council/Staff Input**
- 5. Adjournment**

CC Work Session

2. 1.

Meeting Date: 02/12/2013

By: Tim Gladhill, Community Development

Title:

FOR DISCUSSION ONLY: Receive Presentation from the Charter School Fund in Regards to Potential Charter School Development

Background:

Staff has received a request from The Charter School Fund to explore potential sites in Ramsey for a future charter school. The Charter School Fund desires a project schedule that would allow them to open a facility in the fall of 2014. In these initial discussions, Staff has focused on broad policy topics before encouraging the potential Developer to develop plans for the site. These topics include, but are not limited to, density, floor area ratio, architectural standards and viewsheds, and potential tax outcomes. Staff has been working on scheduling a date for a presentation by The Charter School Fund. Representatives from the Charter School Fund will be traveling from out of state to the area on February 12th, so this topic report has been prepared to accommodate that schedule. At the February 5th, 2013 Ramsey Housing and Redevelopment Authority (HRA) Meeting, Staff noted that this user had approached the City for review. The HRA directed Staff to schedule a presentation to review the proposed use in more detail.

This topic report is not meant to provide a full analysis of the potential project. This topic report is intended to provide The Charter School Fund an opportunity to present the background on a project that they are considering within the City. The Charter School Fund would then use the feedback from the discussion to help formulate their final decision whether or not to move forward with a project.

Notification:

As this is for discussion purposes only, no notification is required at this time.

Observations/Alternatives:

There are a number of topics to consider for this potential user. To assist in the review process, Staff has organized topics for discussion this evening into two (2) categories: land use and financial considerations. A formal submittal has not yet been presented to the City at this time, but the potential Developer desires to present the concept to the City Council and HRA. As the topics for discussion with this case focus first on the broader topics of land use/zoning and tax considerations, the case is first being forwarded to the City Council. The potential Developer is looking for feedback from the City Council as to how the proposal fits within the overall Development Plan for The COR as well as the Comprehensive Plan for the City. Staff will summarize the discussions with the potential Developer that were presented at meetings with Staff on January 16th and January 29th, 2013.

Land Use and Zoning

Private and Public Schools are typically permitted uses within the Public/Quasi-Public, except for in The COR, in which the accepted sub-district is COR-3a. Due to the unique needs and outcomes of this type of use, a Zoning Amendment to the Official Zoning Map is typical for addressing this type of use.

The potential Developer is proposing to construct a facility of approximately 60,000 to 80,000 square feet on a fourteen (14) acre parcel. This would equate to a Floor Area Ratio range of approximately 0.10 to 0.15. The Minimum FAR in the COR-3 Sub-District is 0.25. Part of the overall site size need is related to athletic field space. If directed, Staff would work to identify further solutions, and alternatives for the Developer, to address Floor Area Ratio.

As the site plan review would unfold, the City would need to study potential traffic impacts. Access to existing and

future roadways has not yet fully been established, but would be reviewed as part of the normal course of site plan review. Depending on proposed access locations, a traffic study may be necessary to ensure proper queuing, stacking, and levels of service. In addition, said traffic study may be necessary to ensure compatibility with the traffic analysis completed for the overall development. This is a typical process in most land use review.

Based on other examples from Athlos Charter School in other areas of the Country, it appears that an adequate facility could be designed to meet the standards of The COR Design Framework as it relates to architectural standards.

Tax Implications

In addition to the land use considerations discussed above, which have potential solutions through amendments or policy considerations, certain tax implications arise as an outcome to the proposed user. The proposed user would be a tax paying entity in early stages, as the property would be held by The Charter School Fund for the first few years. However, the long term vision of ownership of the site would be held by a tax-exempt entity. These items do not necessarily exclude this type of use from moving forward, but do have outcomes as it relates to property taxes. These outcomes are magnified if a site is chosen within an existing Tax Increment Finance (TIF) District. The preferred area for the user would prefer to be located within TIF District #14.

Recommendation:

Based on discussion.

Funding Source:

Preparation of the presentation by the user is being handled as part of regular Staff duties. If the user chooses to move forward, all costs associated with review of any land use application would be the responsibility of the Applicant. It is noted that the proposed use may have potential implications to TIF District #14.

Council Action:

Based on discussion. Provide feedback to the user on the proposed use as it relates to land use and tax considerations. Consider direction to Staff to continue to work with the HRA Development Team, if a site currently owned by the HRA is desired.

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	02/07/2013 07:59 AM
Tim Gladhill (Originator)	Tim Gladhill	02/07/2013 08:45 AM
Kurt Ulrich	Kurt Ulrich	02/07/2013 02:32 PM
Form Started By: Tim Gladhill		Started On: 02/06/2013 03:20 PM
	Final Approval Date: 02/07/2013	