



City of Ramsey Development Update

September 5, 2013

Report Background

The following report is updated weekly.

Molin Concrete Expansion and New Operations [\[NEW\]](#)

The City has received an application for Site Plan Review from Moline Concrete at 6820 143rd Ave NW. The site was purchased in 2008 by Molin Concrete Products Company, and has been leased for storage purposes since that time. Molin has now made the business decision to begin production on the site. The proposed expansion will add approximately 10,000 square feet to the existing 60,000 square foot facility. The Site Plan will be forwarded to the October 3, 2013 Planning Commission and the October 22, 2013 City Council for review.

Brookfield 4th Addition [\[NEW\]](#)

The City has received an application for Major Plat – Preliminary Plat Review for Brookfield 4th Addition. The Brookfield Addition is an existing subdivision adjacent to Nowthen Boulevard (CSAH 5). The proposed plat encompasses a majority of the remaining lots from the original Preliminary Plat. The proposed plat includes 77 new lots, which may be phased over a series of Final Plats, according to the Developer (Capstone Homes). The proposed Preliminary Plat is set to be reviewed by the Planning Commission on October 3, 2013 and the City Council on October 23, 2013.

Sweetbay Ridge [\[NEW\]](#)

The inventory of vacant lots currently platted (ready for Building Permit) have been substantially completed within the current phase of Sweetbay Ridge. The original Preliminary Plat indicated two (2) future phases. City Staff has been approached by a prospective buyer to plat an additional 85 lots (approximately). The potential developer is considering submitting an application this fall in order to commence construction in the spring of 2014.

Noble Roman's Pizza at Northstar Marketplace [\[NEW\]](#)

Staff has received an Application for Building Permit for a tenant build-out at Northstar Marketplace (Coborn's Anchored retail center). Noble Roman's is a 'take and bake' pizza restaurant. Noble Roman's is proposed to be located next to Anytime Fitness and the newly opened 'dollar store'.

Residence at The COR [\[No Update\]](#)

Primary Reviewer: Tim Gladhill (tgladhill@ci.ramsey.mn.us; 763-576-4308)

The Residence at The COR is a 230 unit apartment development along Sunwood Drive next to the Ramsey Municipal Center. For more information, visit www.corapts.com or call 763-208-5931.

Temporary Certificates of Occupancy have been issued for 177 of 230 units. [Updated August 29, 2013]



The above photo of Residence at the COR was taken August, 2013 along Sunwood Drive looking west.

Seasons of Ramsey [Updated]

Primary Reviewer: Tim Gladhill (tgladhill@ci.ramsey.mn.us; 763-576-4308)

The Seasons of Ramsey is a 50 unit rental townhome development located in the Town Center Gardens plat at the northeast intersection of Bunker Lake Boulevard and Town Center Drive (also known as Center Street). The Planning Commission reviewed the Sketch Plan of the Plat on December 6, 2012. The Planning Commission held a Public Hearing on the Preliminary Plat and reviewed the Site Plan on January 31, 2013. The City Council approved the Preliminary Plat, Final Plat, Site Plan, and associated requests of February 12, 2013. The Developer was able to successfully close on the Property on Tuesday, March 19, 2013. The Developer anticipates to complete the entire project by December 31, 2013. The City is awaiting a request from the contractor to issue the Building Permit. Leasing information is available at www.essenceproperties.com, 320-255-9910, or info@essenceproperties.com.

Building Permits have been issued for 46 of the 50 planned units. Construction on 147th Lane has commenced (initial grading and staking). Staff continues to complete a number of building inspections on the project.



Photo taken on September 4, 2013 on the north side of Bunker Lake Boulevard looking west.

The Developer was issued a Certificate of Occupancy for one (1), four (4) unit building on Friday, August 30, 2013. Some of those units are now occupied. [Updated September 5, 2013]

McDonalds (Sunwood Retail in The COR) [No Update]

Primary Reviewer: Chris Anderson (canderson@ci.ramsey.mn.us; 763-433-9905)

The Planning Commission reviewed a Request for Site Plan Review for McDonalds on January 3, 2013. The site is located along the re-aligned Sunwood Drive at Armstrong Boulevard, located just north of Northstar Marketplace. The City Council approved the site plan and associated requests on January 22, 2013. The project is now eligible to

submit a Building Permit. The City has received an Application for Building Permit. The Plat (COR TWO) has been recorded.



Staff met with representatives from McDonald's USA on Wednesday, August 22, 2013. Progress continues for both parties on completion of respective obligations. The Stage I Improvements (access and utilities) is substantially complete, subject to verification of correct installation. [Updated August 22, 2013]

Northgate Performing Arts Center [No Update]

Primary Reviewer: Consulting Planner (Contact: Tim Gladhill (tgladhill@ci.ramsey.mn.us; 763-576-4308)

The Planning Commission reviewed a Request for Site Plan Review and Conditional Use Permit for Northgate Performing Arts Center located at 7295 Sunwood Drive NW (northeast intersection of Sunwood Drive and Peridot Street NW) on October 4, 2012. The City Council approved the request on October 23, 2012.

Construction has officially commenced on the facility. The City has approved a temporary closure of one (1) block on Peridot Street for June 18, 2013 to June 21, 2013 in order to set building panels along Peridot Street. The closure would only be from Sunwood Drive north to 145th Avenue (one [1] block). The closure will also impact traffic patterns for PACT Charter School, which is currently not in regular session. The detour would use 145th Avenue west to Peridot Street, then south to Sunwood Drive. The Contractor will be forwarding Staff a detour plan/map. A sketch provided by the Contractor is shown below. When a more detailed map is provided, Staff will ensure proper communication with the City Council and adjacent property owners.



Photo taken September 5, 2013 at Sunwood Drive looking north west.



Photo taken September 5, 2013 at Sunwood Drive and Peridot Street looking north east.

Super America (Sunwood Retail in The COR) [Updated]

Primary Reviewer: Chris Anderson (canderson@ci.ramsey.mn.us; 763-433-9905)

The Planning Commission reviewed a Request for Site Plan Review for Super America located in the Sunwood Retail Center of The COR, along the realigned Sunwood Drive on October 4, 2012. The City Council approved the request on October 16, 2012.

Staff has been contacted by the agent representing Super America. The agent states that Super America has received the results of a market study and is currently reviewing said results. Super America will update the City upon completion of this review. [Updated September 5, 2013]

North Commons (COR THREE) [No Update]

Primary Reviewer: Tim Gladhill (tgladhill@ci.ramsey.mn.us; 763-576-4308)

The Planning Commission reviewed a Request for Minor Plat Review of COR THREE, a seventeen (17) lot single-family development located north of Bunker Lake Boulevard in The COR on June 19, 2012. The City Council approved the request on July 10, 2012.

Preliminary grading and utility work commenced at the end of 2012. The Plat will need to be recorded prior to any Building Permit issuance.

On May 28, 2013, the HRA amended the scope of the project to focus on four (4) of the seventeen (17) lots that are located abutting North Commons (park). The remaining thirteen (13) lots that were approved along Bunker Lake Boulevard could be re-evaluated in the future as market conditions improve. Utilities have been installed for the four (4) 'park lots'.

Staff issued a Notice to Proceed to Hakanson Anderson Associates to revise the approved Final Plat to include only the four (4) lots referenced above. [Updated August 29, 2013]

Stoney River [No Update]

Primary Reviewer: Tim Gladhill (tgladhill@ci.ramsey.mn.us; 763-576-4308)

The Planning Commission reviewed the request for Site Plan Review of Stoney River, a 72 unit assisted living and memory care development at the northwest intersection of Nowthen Boulevard and Saint Francis Boulevard in August, 2011. The site is adjacent to the Lord of Life Lutheran Church Campus. The City Council approved the request in August, 2011.

The City has reviewed the Building Permit, and is awaiting final revisions as requested. Staff has been informed that the Developer has successfully closed on the construction loan and desires to begin preliminary construction the week of September 9, 2013. A groundbreaking has tentatively been scheduled for Wednesday, September 25, 2013 at 3:30 p.m., starting at Lord of Life Church. More details to follow. [Updated August 29, 2013]



Housing Assistance Policy [Updated]

Primary Contact: Tim Gladhill (tgladhill@ci.ramsey.mn.us; 763-576-4308)

The City Council has directed Staff to complete a Housing Assistance Policy. The intent of the policy is to provide a framework for which to review requests for housing assistance and provide a mechanism to review proposals for compatibility with the City's housing goals. The Policy was forwarded to the Planning Commission for development. The Planning Commission has established an ad-hoc sub-committee to assist in the development of the policy.

The Housing Sub-Committee has met on two (2) occasions to date. Current accomplishments include completion of an Interim Policy Statement (until the final policy is adopted), agreement on the framework of the policy, and establishment of housing-type priorities. All drafts must still be approved by the City Council.

Staff provided an update to the City Council on June 11, 2013, and received positive feedback on direction to continue along the current path for completion.

To date, the sub-committee has completed an initial review of demographic data, established an Interim Policy Statement, and established a framework of the proposed policy (product type priorities, minimum thresholds, and scoring/ranking matrix). The ad-hoc sub-committee met on Tuesday, June 25, 2013 and finished a draft of the Minimum Thresholds. The Minimum Thresholds are based on the Housing Chapter Goals and Implementation Strategies of the 2030 Comprehensive Plan. The final step is to complete a draft of the Scoring/Ranking Matrix. This is anticipated to be completed over two (2) to three (3) sub-committee meetings. At that point, a full draft would be reviewed by Planning Commission, EDA, and City Council.

Staff is actively completing a draft of the final piece of the draft policy and has is currently reviewing the content of the draft. That draft is anticipated to be complete within two (2) weeks. The draft will then be reviewed by the sub-committee, forwarded to the Planning Commission in September, and then to City Council review at the end of September.

Staff has completed a draft of the scoring matrix and has had reviewed by area experts as to format and content. Staff will be forwarding a full draft for review in the near future.

A meeting of the sub-committee is scheduled for Thursday, September 12, 2013 to finalize the draft. [Updated September 5, 2013]

Cullinan Rigging [No Update]

Cullinan Rigging was granted approval of a Variance and Site Plan Approval for an expansion of their existing facility at 6815 McKinley St NW. The Building Permit has been issued and construction is underway. [Updated August 29, 2013]

Diamond Graphics Expansion [No Update]

Diamond Graphics was granted site plan approval for their existing facility at 14350 Azurite Street. Staff is nearing completion of the review of the Building Permit. [Updated August 29, 2013]

Ramsey Office Plaza Interior Tenant Build-out [No Update]

The City has issued Building Permits to Ramsey Office Plaza located at 7553 Sunwood Drive for multiple tenant build-outs. The tenant build-outs include relocation of PSD, LLC offices, expansion of the 10th Judicial District Administrative Offices, and expansion of Trott Brook Financial Offices. [Updated August 29, 2013]

5300 Alpine Drive NW (Former Allina Clinic) Tenant Build-out [No Update]

The City has issued Building Permits for 5300 Alpine Drive for two (2) new tenants: 1) Weikel Law Firm and 2) Metro Hydro Graphics. [Updated August 29, 2013]

167th Avenue Retail Node [Updated]

Primary Contact: Tim Gladhill (tgladhill@ci.ramsey.mn.us; 763-576-4308)

The Planning Commission and EDA have both discussed the status of the retail node located at the intersection of 167th Avenue and Saint Francis Boulevard (TH 47). The City had previously been asked to review two (2) potential users at 6001 167th Ave NW (indoor shooting range and clothing recycling warehouse distribution). Per EDA discussion, Staff will be setting up stakeholder meetings to discuss a comprehensive approach with all property owners of the node in regards to future land uses as well as mechanisms to achieve desired future land uses. A more detailed summary will be provided following the outcomes of these stakeholder meetings.

Staff has scheduled a Stakeholder/Property Owner Meeting with owners of commercial/retail property in the area for Wednesday, June 5, 2013. The intent of the meeting is to outline options (land use and economic development related) for Property Owners and discuss a unified vision for the future of the current retail node. Staff will provide an update to the Planning Commission, EDA, and City Council following the Stakeholder Meeting.

The EDA discussed the topic at their July 11, 2013 Meeting and a Special Meeting on July 18, 2013 to finalize a recommendation on formulating current policies and recommendations as well as potential next steps. Staff will update the City Council in the near future.

A Public Process has been tentatively scheduled for Thursday, September 26, 2013. Invites will be sent in the near future to area residents and stakeholders. [Updated September 5, 2013]

Former Municipal Center Future Land Uses [Updated]

Primary Contact: Patrick Brama (pbrama@ci.ramsey.mn.us; 763-433-9903)

In 2006, the City relocated the Ramsey Municipal Center from 15153 Nowthen Blvd NW to 7550 Sunwood Dr NW. The former location still operates as Fire Station #2. The City has been exploring options for future use of this campus and relocation of Fire Station #2. To assist in the analysis of acceptable land uses for this campus for future development, an Open House has been scheduled for Thursday, April 18th from 6:00 to 9:00 p.m. in the Council Chambers (7550 Sunwood Dr NW). The Open House will explore options for single-family and data center users. Multiple smaller group stations, with full size maps and ability for written comments, will be available from 6:00 to 7:00 p.m. A brief presentation will be presented, with ability for large group comment, from 7:00 to 7:30 (or until comments are complete). Small group stations will re-convene following the presentation and comment period.

The Open House was held as scheduled despite weather concerns. Staff continues to compile results and comments from that Open House and presented preliminary findings to the City Council on Tuesday, April 23, 2013. Based on the results of that open house, Staff will presenting the detailed results to the Planning Commission, EDA, and City Council in May prior to taking any further steps. It is at this stage that Staff will discuss future direction, if any direction is desired at this time.

Staff has updated the Planning Commission (5/2/13) and the EDA (5/16/13) on the status of the project.

Staff presented a case to discuss possible next steps at the June 11, 2013 City Council Meeting. The City Council directed Staff to re-engage the surrounding public through a collaborative process utilizing a task force to continue to review options for the site.

Staff met to discuss possible alternatives for the new public process, and anticipates bringing forward alternatives for consideration to the July 9, 2013 City Council Meeting.

The City Council approved the development of a Study Group to begin a collaborative input process to be held at a later date, in order to continue discussions with surrounding property owners as to desired future land uses for the site. Staff will be seeking interested individuals to participate in the process in the near future. Interested names in participating in the process will be brought forward to the City Council at a later date.

Staff has sent a mailing seeking individuals interested in participating in the public process later this year.

A Public Process has been tentatively scheduled for Thursday, October 24, 2013. Invites will be sent in the near future to area residents and stakeholders. [Updated September 5, 2013]

Building Permit Update

The City has issued 1,423 permits year to date. Included in that total are 65 new single-family homes, and 62 new townhome units for a total of 127 new households, eight (8) commercial tenant build-outs, one (1) commercial addition, and two (2) new commercial buildings.

September Planning Commission Meeting

The Planning Commission will meet on Thursday, September 5, 2013 at 7:00 p.m. in the Council Chambers. Cases for Review include:

1. PUBLIC HEARING: Consider Amendment to Planned Unit Development Site Plan Approval for Single-Family Area of Town Center Gardens Third Addition
2. PUBLIC HEARING: Consider Home Occupation Permit for Matt's Plumbing Solutions Located at 5565 164th Ave NW; Case of Matt Ariola
3. Review Concept Plan for Rum River Hills Housing Development; Case of Rum River Hills, Inc.
4. Review Upcoming Public Processes Related to Land Use Review

Detailed Report Information

For more information regarding the project listed above, please contact the Tim Gladhill at 763-576-4308 or visit www.cityoframsey.com/planning-division.



Tim Gladhill, Development Services Manager