



City of Ramsey Development Update

March 14, 2013

Seasons of Ramsey

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 has submitted an Application for Building Permit.

A closing was originally scheduled for Wednesday, March 13. However, due to a change in contractors, the closing has been re-scheduled to either Friday, March 15 or Monday, March 18. The Developer anticipates to begin construction immediately thereafter. [Updated March 14, 2013]

Indoor Shooting Range Proposal

The Planning Commission reviewed a proposal and received a presentation for a potential indoor shooting range at 6001 167th Avenue NW (former grocery store). The Planning Commission provided feedback to the potential owner and instructed the potential owner to submit an Application for Zoning Amendment.

The City has not received an Application for Zoning Amendment to date. [Updated March 14, 2013]

McDonalds (Sunwood Retail in The COR)

The Planning Commission reviewed a Request for Site Plan Review for McDonalds on January 3, 2013. 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 is awaiting said submittal of the Building Permit, and anticipates said submittal in the coming weeks. [Updated March 14, 2013]

Northgate Performing Arts Center

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.

The Developer has submitted an Application for Building Permit and anticipates to commence construction at the end of March or early April, 2013. The City Council will need to approve an assignment of the original Development Agreement to Northgate Church, Inc. This request is anticipated to be considered by the City Council on March 26. [Updated March 14, 2013]

Super America (Sunwood Retail in The COR)

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.

The City is awaiting said submittal of the Building Permit. [Updated March 14, 2013]

North Commons (COR THREE)

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. [Updated March 14, 2013]

Residence at The COR

The Planning Commission reviewed the request for Site Plan Review of Residence at The COR, a 230 unit apartment development along Sunwood Drive next to the Ramsey Municipal Center in 2011. The City Council approved the request in November, 2011.

The project is currently under construction. The Developer anticipates the opening of a mobile leasing office on a temporary basis in the coming weeks. The Developer desires to open a portion of the project (approximately 50 units) in early May, at which time an existing unit will take the place as the leasing office until the actual leasing/management office is complete. For more information, visit www.corapts.com or call 763-208-5931. [Updated March 14, 2013]

Stoney River

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. According to Anoka County Property Records, the site is now owned by First Phoenix Ramsey, LLC. The Developer has stated they anticipate to close on the financing package sometime in March. [Updated March 14, 2013]

Mary T, Inc. Housing

The City has requested Planning Commission review of a concept plan for housing for disabled veterans on a parcel located within The COR. A Planning Commission Workshop has been scheduled for Thursday, March 14th to receive a presentation from Mary T., Inc. and PSD, LLC. [Updated March 14, 2013]

Detailed Report Information

For more information regarding the project listed above, please contact the Ramsey Planning Division at 763-433-9824 or visit www.cityoframsey.com/planning-division.



Tim Gladhill, Development Services Manager