



## City of Ramsey Development Update

May 2, 2013

### Report Background

The following report is updated weekly.

#### Seasons of Ramsey [Updated]

*Primary Reviewer: Tim Gladhill ([tgladhill@ci.ramsey.mn.us](mailto: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 has submitted an Application for Building Permit.

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](http://www.essenceproperties.com), 320-255-9910, or [info@essenceproperties.com](mailto:info@essenceproperties.com).

*Preliminary grading has commenced on the project. Upon receipt of revised Certificate of Surveys based on elevations after preliminary grading, Staff will begin issuing Building Permits for the project. The Developer has also submitted Architect's Supplemental Instruction #1, which is under review by Staff. [Updated May 2, 2013]*

#### McDonalds (Sunwood Retail in The COR) [Updated]

*Primary Reviewer: Chris Anderson ([canderson@ci.ramsey.mn.us](mailto: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 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.

*Staff anticipates drafting a case to advertise for bids for the Stage I Improvements as directed by the HRA for the May 14, 2013 HRA meeting, pending receipt and review of the specification manual for these improvements. Staff also continues work with McDonald's to complete pre-development activities and review the plan sheets submitted for Building Permit review. [Updated May 2, 2013]*

#### Northgate Performing Arts Center [Updated]

*Primary Reviewer: Consulting Planner (Contact: Tim Gladhill ([tgladhill@ci.ramsey.mn.us](mailto: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.

*Preliminary grading has commenced on the project for compliance with the Minor Plat approval. Staff met with the developer to discuss Building Permit Review Comments. The Developer will be submitting revised plan sheets for review in the near future. [Updated May 2, 2013]*

### Super America (Sunwood Retail in The COR) *[No Update]*

*Primary Reviewer: Chris Anderson ([canderson@ci.ramsey.mn.us](mailto: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.

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

### North Commons (COR THREE) *[No Update]*

*Primary Reviewer: Tim Gladhill ([tgladhill@ci.ramsey.mn.us](mailto: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. [Updated March 14, 2013]

### Residence at The COR **[Updated]**

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

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 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](http://www.corapts.com) or call 763-208-5931.

*The Developer hopes to open 'Phase One' of the project this week. The Building Division has been completing a number of final inspections to potentially allow a temporary Certificate of Occupancy on approximately 52 units. The Developer has also submitted for the required Rental License. A news story on the project was featured in this weeks' Finance and Commerce magazine. [Updated May 2, 2013]*

### Stoney River *[No Update]*

*Primary Reviewer: Tim Gladhill ([tgladhill@ci.ramsey.mn.us](mailto: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. 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 on in mid-April and has now agreed to submit the required financial surety in the form of the City's standard Letter of Credit.

Staff did receive the required Plumbing Plan Review from the State of Minnesota. Staff is still awaiting revised plan sheets, which are assumed to be under development to complete the Building Permit Review. Staff is also awaiting the required Letter of Credit. [Updated April 25, 2013]

### Mary T, Inc. Housing *[No Update]*

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

The City has requested Planning Commission review of a concept plan for housing for disabled veterans on a parcel located within The COR.

The Planning Commission held a work shop to receive a presentation from Mary T., Inc. on Thursday, March 14, 2013. The Developer must now submit the required land use applications. Staff anticipates said applications in the spring of 2013. The Developer has stated they desire to start construction in 2013.

Staff has received notification that the Developer is now exploring multiple options for sites within Ramsey, other than the site originally identified. Staff will be meeting with the Developer in mid-May to discuss potential options. [Updated April 25, 2013]

### Housing Assistance Policy [Updated]

*Primary Contact: Tim Gladhill ([tgladhill@ci.ramsey.mn.us](mailto: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 first meeting of the sub-committee is scheduled for Thursday, May 02, 2013. Staff anticipates forwarding an Interim Policy Statement to the City Council for consideration following this meeting, while the sub-committee works to complete the Housing Assistance Policy. [Updated May 2, 2013]*

### 167<sup>th</sup> Avenue Retail Node [No Update]

*Primary Contact: Tim Gladhill ([tgladhill@ci.ramsey.mn.us](mailto: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 167<sup>th</sup> Avenue and Saint Francis Boulevard (TH 47). The City had previously been asked to review two (2) potential users at 6001 167<sup>th</sup> 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. [Updated April 11, 2013]

### Former Municipal Center Future Land Uses [No Update]

*Primary Contact: Patrick Brama ([pbrama@ci.ramsey.mn.us](mailto: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 18<sup>th</sup> 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. [Updated April 25, 2013]

### 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](http://www.cityoframsey.com/planning-division).

*Tim Gladhill*

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Tim Gladhill, Development Services Manager