



## City of Ramsey Development Update

June 13, 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).

Work has commenced and continues on the project. Staff will provide updates as needed.

*The City Council approved a request to amend exterior materials on June 11, 2013, consistent with acceptable exterior materials per Zoning Code. [Updated June 13, 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 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 HRA approved Plans and Specifications and authorized Staff to advertise for bids for the Stage I Improvements as directed by the HRA for the May 14, 2013 HRA meeting. Initial Building Permit Plan Review has been completed, subject to revisions as requested by the City's Technical Review Staff. Staff also continues work with McDonald's to complete pre-development activities and review the plan sheets submitted for Building Permit review.

*The Ramsey Housing and Redevelopment Authority (HRA) accepted bids and awarded a contract to construct the Stage I (common) Improvements for the three (3) lots within the COR TWO/Sunwood Retail area. The HRA also approved an extension to the Real Estate Contract to allow the Stage I Improvements to be completed and the due-diligence process to be completed. Construction is anticipated to begin on the facility itself this fall (2012). [Updated June 13, 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.

Construction has officially commenced on the facility. The Contractor has requested a temporary closure of one (1) block on Peridot Street, adjacent to the site and NAU Country Insurance. The closure is planned 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 145<sup>th</sup> 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 145<sup>th</sup> 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. [Updated June 13, 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) [Updated]

*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.

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.

*The Ramsey Housing and Redevelopment Authority (HRA) reviewed a potential purchase offer on all or portions of the four (4) lots along the park. The HRA will be reviewing current market conditions and seeking additional qualified offers on these lots. A more detailed work plan will be provided soon. [Updated June 13, 2013]*

## Residence at The COR [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 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.

A temporary Certificate of Occupancy has been issued on approximately 50 units. The Developer anticipates opening the remainder in two (2) phases, with Phase II desired opening in late June. [Updated May 30, 2013]

## Stoney River [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 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.

*Staff did receive communication from the Developer's Managing Director for Minnesota that the project was awarded financing and expects to close on said financing within the next month. The Developer anticipates construction to begin mid-to-late summer. Staff is working on final review of the Building Permit with this most recent communication. [Updated June 13, 2013]*

## Mary T, Inc. Housing [Updated]

*Primary Reviewer: 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.

*City Staff met with staff from Mary T., Inc. on Friday, May 28, 2013. The Developer is still interested in a project within Ramsey, and has broadened their search scope. Staff continues to review viable alternatives for site selection. [Updated June 13, 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 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 would like to provide a status update with the City Council in June.

*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. The next meeting of the Sub-Committee is scheduled for June 25, 2013. [Updated June 13, 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.

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.

Staff held a Stakeholder Meeting on June 5, 2013. Staff will forward feedback from said meeting in the near future. [Updated June 6, 2013]

## Former Municipal Center Future Land Uses [Updated]

*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.

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. A more detailed work plan and task force setup will be forwarded to City Council for review, potentially on June 25, 2013. [Updated June 13, 2013]*

## Alternative Urban Areawide Review (AUAR) Update for The COR [New]

*In 2003, an Alternative Urban Areawide Review (AUAR) was prepared for the development formerly known as Ramsey Town Center, now known as The COR. The AUAR is an environmental review process that is an alternative to the standard, required environmental review for certain sized project. This alternative is a proactive, rather than individual reactive review, of the development as a whole as opposed to review with each individual project.*

*Minnesota Rules guiding the length of time this review is valid requires that the City update this document if it is to be used for current environmental review purposes. In addition, the preferred development alternative has changed from the original preparation.*

*On May 28, 2013, the City Council 'ordered' the AUAR, which sent the completed update for an official review process. The comment period ended on June 12, 2013. Staff received comments from the Minnesota Department of Natural Resources (DNR), the Minnesota Department of Transportation (Mn/DOT), and the Minnesota Pollution Control Agency (MPCA). Staff will now complete the final draft, including submitted comments, and distribute for final review. It is anticipated that the City Council will consider adopting the final document on July 9, 2013. [Updated June 13, 2013].*

## Potential Sign Overlay District for Armstrong Boulevard Interchange Area [New]

*As part of the public review process for the Armstrong Interchange, several comments from commercial (retail) property owners discussed concern with loss of visibility to their business due to the height of the interchange. It was discussed as a potential solution to increase the allowable height for properties surrounding the interchange. One property owner has requested that the City consider implementing a zoning solution as soon as possible, to ensure when construction does begin, a tool is already in place to allow additional height.*

*The Planning Commission briefly discussed the request to begin a process on June 6, 2013, and directed Staff to begin the process of establishing an Overlay District related to signs adjacent to the Armstrong Boulevard Interchange. [Updated June 13, 2013]*

## June Planning Commission Cases [Updated]

The following cases were reviewed by the June Planning Commission (details are included in the technical reports to the Planning Commission [[www.cityoframsey.com/agendas-minutes](http://www.cityoframsey.com/agendas-minutes)]):

1. Consider Request for Site Plan Review and Variance to Front (Side-Corner) Yard Setback for an Expansion Located at 6815 McKinley St NW; Case of Cullinan Rigging *[Recommended for approval. Variance was approved. City Council to consider final approval on June 25, 2013]*
2. Consider Request for Conditional Use Permit to Allow Two (2) Horses on 2.5 Acres Located at 8010 167<sup>th</sup> Ln NW; Case of Linda Eidem *[Recommended for approval. The Planning Commission would like to review rates and fees for Conditional Use Permits and consider a staggered fee structure depending on application type. Staff will prepare a future topic report for discussion.]*
3. Consider Request for Conditional Use Permit for Motor Vehicle Sales 7820 Riverdale Dr NW; Case of Bethel Properties *[Recommended for approval]*
4. Consider Request for Conditional use Permit for Oversizing of Accessory Structure Size; Case of Mike and Diane Dahlberg *[Recommended for approval]*

## July Planning Commission Date

The regularly scheduled Planning Commission for July would normally be July 4, 2013. As City Offices are closed that day, the meeting has been **officially** re-scheduled for July 18, 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, Development Services Manager