

5.02: Review Concept Plan for Pearsons Bowers Drive Addition; Case of Pearson Properties, LLC

Presentation

Community Development Director Gladhill presented the staff report stating the City has been approached by Mr. John Dobbs of Development Consultant Services representing Pearson Properties, LLC from a land use planning perspective. Pearson Properties, LLC would like the Planning Commission's feedback on the attached concept plan consisting of thirteen (13) rural, single-family lots along an undeveloped portion of Bowers Drive. The site is located in the R-1 Residential (MUSA) District as well as the Mississippi River Corridor Critical Area. The proposed development pattern is inconsistent with these district regulations, but Staff would support a further discussion about appropriate tools to deviate from these standards in order to better blend with the actual built environment of the surrounding area (Bowers Drive) and locking in density transitioning to this neighborhood for future development. It was noted a public workshop has also been scheduled for Thursday, March 10 at 5:30 p.m. at the Ramsey Municipal Center. Staff requested input from the Commission regarding the Concept Plan.

Commission Business

John Dobbs, Pearson Properties, LLC, introduced himself to the Commission. He discussed the proposed development along Bowers Drive and thanked staff for their assistance. He requested comments or questions from the Planning Commission.

Chairperson Levine asked if there were other developed lots against the river.

Community Development Director Gladhill reported this was the case.

Commissioner Andrusko questioned what type of homes would be built.

Mr. Dobbs explained he was hoping to receive feedback from the neighbors on this topic. He anticipated the lots and homes would be market rate.

Commissioner VanScoy asked what size the lots would be.

Community Development Director Gladhill estimated the lots would be 90 to 100 feet wide. He reported the developer may go through the PUD process for this development. He reported the MUSA boundary would have to be investigated further before a recommended course of action could be provided by staff.

Commissioner Nosan wanted to see the lot sizes within the new development be consistent with the existing properties.

Chairperson Levine inquired if the development would have a community septic system or individual septic systems.

Community Development Director Gladhill indicated the septic approach has not been discussed. He anticipated that individual septic systems would be pursued.

Commissioner VanScoy asked if the size of the lots were consistent with the R-1 MUSA zoning district.

Community Development Director Gladhill commented these lots met the minimum size requirements for the R-1 zoning district. However, the critical area overlay was the concern.

Commissioner Brauer believed the new development should mirror the homes across the street.

Commissioner Andrusko appreciated the fact that the developer was proposing similar size lots and he supported the developer moving forward with his concept plan.

Commissioner VanScoy favored the development as well. He asked who would make the final determination that the Pearson Bowers Drive Addition fit into the critical area overlay district.

Community Development Director Gladhill reported the DNR set the minimum standards and noted the City was responsible for administering the critical area overlay district. He believed the proposed development met the rules and intent of the critical area overlay district due to the proposed development pattern.

Commissioner Brauer indicated the lots on the other side of Bowers Drive were similar in size and scale to the proposed lots. For this reason, he supported the new development.

Commissioner Bauer asked if the City sent out notices to adjacent homeowners regarding the proposed development.

Community Development Director Gladhill commented the City sent out notices via U.S. Mail regarding the public hearing that would be held on Thursday, March 10th at 5:30 p.m. to all property owners on Bowers Drive.

Chairperson Levine stated the consensus of the Planning Commission was for this development to move forward.