

7.08: Consider Approval of Actions Related to Pearson Place (Project No. 16-31), Resolution #17-07-163; Case of Development Consulting Services, LLC

- 1. Introduce Ordinance #17-10 Approving Zoning Amendment**
- 2. Adopt Resolution #17-07-163 Approving Preliminary Plat**

City Planner Anderson reviewed the staff report and recommendation to approve the Preliminary Plat and Zoning Amendment for Pearson Place, contingent upon compliance with the Staff Review Letter. He stated that the bulk standards of the R-1 Residential (MUSA) District and the new Mississippi River Critical Corridor Area (MRCCA) District standards are generally met with this proposal with the exception of the use of private utilities rather than municipal sewer and water; however, the use of private utilities matches the existing development pattern on Bowers Drive and includes both primary and alternate locations for a septic system on each lot. He stated that since this is a transitional time between the existing MRCCA rules and the new MRCCA rules, staff supports the use of a PUD to address the difference in standards with the inclusion of the outlot that will serve as a buffer for the existing homes along Bowers Drive against potential development in the future.

Councilmember LeTourneau stated that he does live on Bowers Drive and is very much tuned in to what is going on with this development. He stated that he has participated in some of the meetings with the neighbors and while there is a group of people that may not be ready for development, they do understand that development is coming. He noted that the developer has done a great job of accommodating concerns and issues from the neighborhood and stated that he does appreciate that and is welcome of this development moving forward.

Motion by Councilmember LeTourneau, seconded by Councilmember Shryock, to introduce an Ordinance amending Section 117-90 "Map" of Chapter 117 of the City Code of Ramsey, Minnesota and to Adopt Resolution #17-07-163 Granting Preliminary Plat Approval of Pearson Place.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers LeTourneau, Shryock, Johns, Kuzma, Riley, and Williams. Voting No: None.