

ORDINANCE #17-10

**CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

AN AMENDMENT TO CHAPTER 117 WHICH IS KNOWN AS THE ZONING AND SUBDIVISIONS CHAPTER OF THE CITY CODE OF RAMSEY, MINNESOTA.

AN ORDINANCE AMENDING SECTION 117-90 "MAP" OF CHAPTER 117 OF THE CITY CODE OF RAMSEY, MINNESOTA.

SECTION 1. AMENDMENT

The following legally described properties or portions thereof, are hereby rezoned from R-1 Residential (MUSA) to PUD (Planned Unit Development):

That part of the Northwest Quarter of the Southwest Quarter lying northeasterly of the northeasterly line of Bowers Drive NW, Anoka County, Minnesota, subject to easement of record.

-and-

The Southwest Quarter of the Northwest Quarter , Anoka County, Minnesota, subject to easement of record.

-and-

Government Lot 2, Section 30, Township 32, Range 25, except that part of said Government Lot lying westerly of a line parallel with and 200 feet easterly of east line of Bowers Mississippi Acres, Anoka County, Minnesota, subject to easement of record.

-and-

That part of Government Lot 1 lying southerly of Trunk Highway 10 and 169 and lying easterly of a line parallel with and 200 feet easterly of (as measured at right angles) easterly right of way line of Bowers Drive; Anoka County, Minnesota, subject to easement of record

Or upon recording of the plat known as Pearson Place:

Lot 1, Block 1 and Lots 1-11, Block 2 (inclusive)

(the "Subject Property")

The following table outlines what deviations are permitted through this rezoning:

Miscellaneous Standards	Existing MRRCA Standards	New MRRCA Standards	MUSA	Proposed (via PUD)
Lot size	2.5 acres	Underlying Zoning District	10,800 square feet	43,560 square feet or greater
Density (net)	Not Addressed	Not Addressed	Up to 3.0 units per acre	1.3 units per acre
Lot width	200 feet	Underlying Zoning District	80 feet (measured at front yard setback)	80 feet*
Front yard setback	40 feet	Underlying Zoning District	30 feet	40 feet
Side yard setback (uninhabitable)	10 feet	Underlying Zoning District	6 feet	10 feet
Side yard setback (habitable)	10 feet	Underlying Zoning District	10 feet	10 feet
Side yard setback for corner lots**	Not Addressed	Underlying Zoning District	30 feet	40 feet
Rear yard setback	35 feet	Underlying Zoning District	30 feet	30 feet
Maximum lot coverage	30%	Underlying Zoning District	35%	Not shown
Maximum building height (measured from mean ground level to mean gable)	35 feet	Underlying Zoning District	35 feet	Not shown (will defer to underlying district standard of 35 feet)
City Water and Sewer	Not Addressed	Not Addressed	Required	Use of private wells and septic systems

* Lot 1 Block 1 shows 57 feet at the front lot line, but exceeds the standard of 80 feet at the building setback line.

** Will apply to Lot 1 Block 1 and Lot 1 Block 2 as the intent of Outlot C is for a future road.

SECTION 2. MAP

The City is hereby instructed to cause this amendment to be shown on the "City of Ramsey Zoning Map", which map was adopted pursuant to Section 117-90 of the Ramsey City Code.

SECTION 3. EFFECTIVE DATE

This ordinance becomes effective 30 days after its passage and publication, subject to City Charter Section 5.04.

PASSED by the City Council of the City of Ramsey, Minnesota the _____ day of _____, 2017.

Mayor

ATTEST:

City Administrator

Introduction date:

Posting dates:

Adoption date:

Publication date:

Effective date: