

7.04: Review Concept Plan for Pearson Farm; Case of Capstone Homes

Community Development Director Gladhill reviewed the staff report noting that the purpose of this case is to provide preliminary feedback for a future plat currently known as Pearson Farm. He stated that this is not an official application at this time, but does merit a policy discussion on several aspects of the proposed subdivision including a Comprehensive Plan Amendment, and subsequently a zoning amendment, use of a Planned Unit Development District, mandatory Environmental Review, park dedication and trail fees, cost share of trunk infrastructure, and street access to Alpine Drive.

Steve Bona, Capstone Homes, stated that they are extremely excited to be working on this project. He stated that the property is very exciting with the proximity to the Linx Golf Course and Lake Itasca Park as those are great amenities for the potential residential units. He noted that the product type continues to change based on engineering data that has been gathered. He stated that they would like views of the amenities such as the golf course, open area greenspace, and play equipment. He stated that this would be a significant number of residents that would enjoy the amenities over the course of the build out. He stated that typically developments in Ramsey have been all one product and in this development, they would like to provide four different types of home products to provide choice and variety which would appeal to different buyers. He noted that there are different obstacles to overcome with the railroad tracks and Highway 10 and explained how they would mitigate those elements through landscaping and berms. He noted that they will continue to review the infrastructure and park dedication with staff.

Councilmember Kuzma stated that he is excited about this project and asked the typical price points.

Mr. Bona stated that the prices would range from around \$240,000 to \$350,000 depending on the housing product. He stated that a thorough market study was completed and combined with their knowledge of Ramsey to determine the recommended products.

Councilmember Riley asked if the applicant has been working with staff to develop ironclad agreements for the homeowners' associations.

Mr. Bona stated that he does not have the best solution for that, noting that many homeowners' association have gone upside down. He stated that they would welcome input from staff on how to create strong homeowners' associations and documents. He believed they would be able to keep the association dues at a low number which will contribute to the success. He stated that they do expect to have revised concepts and engineering coming forward in the next 30 days, noting that they would like to start the first phase in August. He acknowledged that the timeline is aggressive but believes that they can do it.

Councilmember Riley stated that the City discourages pocket parks. He referenced the street opening on Alpine, noting that if there is not an entrance there that would only be three access/exit points and believed that the additional access point would be beneficial.

Mayor Strommen stated that while she understands the thinking of attempting to avoid those types of intersections, huge bottlenecks are created by limiting the number of access points into a neighborhood. She believed that there are tradeoffs that could be considered.

Community Development Director Gladhill stated that if there is an additional access point onto Alpine, perhaps that would strengthen the desire to realign Puma Street to better align with other streets.

Mayor Strommen stated that while the City often discourages pocket parks, kids need places to play close to their home. She stated that people are in Ramsey to experience the environment and therefore there is room for discussion on that item.

Councilmember Shryock asked for the timeline on the future development of Itasca Park.

Parks and Assistant Public Works Superintendent Riverblood stated that the discussions will include the timing and how that can coordinate with the plat. He noted that low maintenance items will also be reviewed to determine what could be shared.

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