

5.03: Consider Tree Preservation Plan related to Sketch Plan for Estates of Silver Oaks 2nd Addition

City Planner Anderson presented the staff report. He reported that the City has received a Sketch Plan for a proposed eight lot subdivision to be known as the Estates of Silver Oaks 2nd Addition. He stated that the site is located east of TH 47 and north of 162nd Lane. He noted that normally a Sketch Plan includes a simple layout of lot configuration for initial review and feedback from the Planning Commission, however this submittal was more detailed in nature and did include a Tree Preservation Plan. He stated that the site is currently zoned R-1 Residential (Rural Developing) and thus, as proposed, a zoning amendment and Comprehensive Plan amendment would also be needed. He reviewed the adjacent land uses, noting that the land surrounding the property is mostly developed. He confirmed that the site is serviced by City utilities for water and sewer.

Chairperson Stodola asked for more information on the building currently located on the large lot.

City Planner Anderson stated that there is an existing foundation but was unsure if there was at one time a home that has been removed.

Board Member Covart stated that it seems that there is a barn on the site that has not been well maintained.

City Planner Anderson stated that more detailed information will be provided as the process moves forward and he simply wanted to bring the Board up to speed on the potential development. He stated that this would be an opportunity for the Board to provide input.

Board Member Hiatt stated that there are some high-quality Oak trees in that area and it would be nice to see as many of those remain as possible.

City Planner Anderson confirmed the consensus of the Board that the high quality continuous Oak trees should be preserved to the extent possible.

Chairperson Stodola asked the timeline for this project.

City Planner Anderson stated that this would depend on the feedback that is received throughout this review. He noted that the project would require a Comprehensive Plan amendment and therefore the process will take longer because of the approval that would be needed from the Metropolitan Council. He provided examples of other projects in Ramsey that the developer has been a part of.