

Ramsey will evolve through citizen-driven, collaborative processes that respect the balance and connectivity between its unique urban, rural, and natural environment for current and future generations.

# City of Ramsey 2040 Comprehensive Plan Update

Land Use Plan

## Background on this Document

This document is a draft of the narrative to be used in the 2040 Comprehensive Plan Update. This is not a final version or actual layout. This document will be reviewed and revised multiple times. The City will try to add additional maps and figures to better tell the story of this vision.

## Our Mission

It is our mission to work together to responsibly grow our community, and to provide quality, cost-effective, and efficient government services.

## Our Vision

Ramsey will evolve through citizen-driven, collaborative processes that respect the balance and connectivity between its unique urban, rural, and natural environment for current and future generations.

## Core Values

These core values carry equal importance. They are not shown in a prioritized list.

- Encourage new pedestrian friendly neighborhoods and balanced transportation.
- Maintain landowner rights.
- Employ careful foresight that involves all citizens in decisions that affect their lives, property, and neighborhoods through collaborative public engagement.
- Nurture neighborhood and community interactions with flexibility to meet future needs without compromising the needs and interests of current residents.
- Develop and maintain a well-connected park and public space system for all ages.
- Attract and retain businesses that support the whole community.

## Land Use as the Foundation

The Land Use Plan serves as the foundation in a series of plans that guides the future of Ramsey. Policy decisions on how the community will change over the next twenty (20) years will have impacts on a variety of systems. This chapter sets the stage and tone for subsequent chapters. The Comprehensive Plan is a compilation of several chapters that are well integrated to form a vision for the community for the next twenty (20) years.

- Land Use
- Transportation

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- Wastewater
- Surface Water
- Water Supply
- Parks and Trails
- Housing
- Resilience (Natural Resources)
- Economic Competitiveness
- Implementation (tying it all together in a plan of action)

Forecasts divided by transportation analysis zones (TAZ) and urban services areas are found in the Transportation Plan and Water Resources Plan respectively.

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## 2030 Plan Accomplishments

The last plan was adopted in 2010. While a number of factors changed since the last plan was adopted, the City can celebrate a number of successes as it relates to our land use vision. Subsequent chapters of the 2040 Comprehensive Plan will celebrate their own successes.

- Created a collaborative development review process for land use plans and project review.
- Implemented meaningful density transition into projects that are located adjacent to existing residential neighborhoods.
- Protected Ramsey's rural character in many areas of the community, representing the largest land area category in the community.
- Responded to changing market conditions to provide a variety of housing types and prices.
- Concentrated more dense developments in or near The COR to protect the City's rural character, create walkability, and create a unique identity for the community.
- Re-assessed the effectiveness of rural reserve and rural preserve practices and policies.
- Implemented design standards for walkable streets into review practices.
- Mitigated City's financial risks associated by new developments by encouraging new development to focus near existing infrastructure.
- Developed incentives for The COR to enhance its marketability.
- Maintained high quality design standards in The COR.
- Planned for adequate retail and commercial services.
- Expanded employment and industrial opportunities by facilitating a new, private business park.
- Ensured new development protected natural resources, made trail connections, and blended in with surrounding development.
- Employed conservation subdivision practices aimed to protect existing neighborhoods and natural resources.
- Struck a balance between land use planning, policy development, natural resource protection, and private property rights.

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## Goals and Strategies

The following represents goals and strategies for future land uses. Subsequent chapters will include their own goals and strategies that integrate with the above. Resources above and beyond current budget approvals are indicated in the ‘Additional Resources’ column.

Strategic Imperatives (4 key themes from Phase I of update)

1. Rural Character and Urban Growth Balance
2. An Active Community (Parks, Recreation, and Open Space)
3. A Connected Community (Transportation)
4. A positive learning environment

Goal/Initiative	Tactic	Timeframe	Key Outcomes	Additional Resources
Maintain and Expand the Rural Character of Ramsey				
	Utilize the Metropolitan Urban Service Area as an urban growth boundary that restricts areas of denser growth.	Ongoing	Current rural areas remain rural.	No additional resources required. Boundary is already in place.
	Create a Natural Resources Plan	2019	Protect exception quality ecological areas through public investment and land use controls.	\$7,500 in professional services.
	Create a plan for the Circle of Ramsey	2020	Priority greenway corridors are protected for natural resource protection and recreation opportunities.	TBD – Professional Services. Estimate = \$5,000 depending on scale of plan.
	Develop a meaningful density transition ordinance that incorporates lot size, transitioning, screening, space, berms, landscaping, or buffers			
	Develop a policy for processing comprehensive plan amendments			
	Establish a rational, logical staging plan for extension of MUSA consistent with the Comprehensive Sewer Plan and tied to Comprehensive Plan Amendment Policy			
Create a diverse and robust offering of recreation opportunities				
	Create a Master Parks Plan	2018	A well-connected parks and recreation system that respects the balance of community needs and expectations with long-term capital	No additional resources required. Plan is already in development.

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			investment and ongoing maintenance obligations.	
	Create a Master Plan for Lake Itasca Park	2019 (note: significant development occurring in area).	A well-connected parks and recreation system for the area west of Armstrong Boulevard along Bunker Lake Boulevard due do new growth.	\$10,000 in professional services.
	Create a Master Plan for Community Park #6	2020	A well-connected parks and recreation system for the area north of Trott Brook near the Brookfield neighborhood for existing and future neighborhoods.	\$10,000 in professional services.
Improve the safety and mobility of major corridors				
	Complete a Comprehensive Transportation Plan	2018	A plan for prioritization, concept design, and funding for key corridors creates a safe and efficient transportation system.	No additional resources needed. Plan is already in development.
	Complete the Ramsey Highway 10 Plan (extension of the Highway 10 Access Planning Study and Greater Minnesota Gateway Initiative)	2018	A plan for prioritization, concept design, and funding for key corridors creates a safe and efficient transportation system.	TBD – a quote has been request of Bolton and Menk, Inc. (firm that completed the original Highway 10 Access Planning Study).
	Complete a Corridor Plan for Highway 47 and Highway 5 (combined)	2019	A plan for prioritization, concept design, and funding for key corridors creates a safe and efficient transportation system.	TBD – professional services. Estimate = \$50,000.
	Complete a Corridor Plan for the Green Valley Road East/West Corridor	2020	A plan for prioritization, concept design, and funding for key corridors creates a safe and efficient transportation system, <i>including a network of trails and shoulder improvement.</i>	TBD – professional services. Estimate = \$25,000.
	Create a Corridor Plan for Armstrong Boulevard	2021	A plan for prioritization, concept design, and funding for key corridors creates a safe and efficient transportation system, <i>including noise mitigation.</i>	TBD – professional services. Estimate = \$25,000.
	Explore options for revising the City’s sidewalk policy, including requiring sidewalks or trails on both sides of some new public streets, different standards for public versus private roads, high-volume versus low-volume roads, and issues related to long-term maintenance.		Walkable Neighborhoods	
Ensure the Comprehensive Plan continues to implement the City’s Mission and Vision while respecting market forces.				
	Complete The COR Development Plan Update	2018	The development of The COR balances high-quality vision with	No additional resources necessary. Plan is already in development.

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			market realities and maintains high-quality design standards.	
	Create a Rum River Hills Neighborhood Plan	2018	A revitalized retail node and surrounding residential area that respects the integration with existing neighborhoods and traffic safety.	TBD – professional services. Timing is being driven by property owner. A cost share of study may be appropriate.
	Create a Mississippi West Neighborhood Plan	2020	A sustainable, market-relevant area post-Highway 10 improvements (Riverdale Drive Extension, modifications to Bowers Drive access) and future development potential.	TBD – professional services. Estimate is \$7,500, with a potential cost-share with those that desire to develop.
	Create a Rivlyn Neighborhood Plan	2018	A sustainable land use plan for post-Highway 10 improvements that balances the need for safe and effective transportation with the City's economic development goals.	TBD – professional services. Need is being driven by the Highway 10 Access Planning Study, with significant land use implications for this area.
	Create a Trott Brook Neighborhood Plan	2019	A sustainable land use plan in advance of any development proposal.	TBD – professional services. Estimate is \$7,500, with a potential cost-share with those that desire to develop.
	Complete a mid-cycle Comprehensive Plan Update	2023	Ramsey continues to develop in a manner that respects the balance and connectivity between its unique urban, rural, and natural environment for current and future generations through citizen-driven, collaborative processes.	\$10,000 in professional services.
	Establish a new Zoning District for medium density detached single family.	2018	A transparent plan for increasing number of single-family developments being proposed with smaller lots.	\$2,500 to ordinance amendment.
<b>Plan for future educational needs</b>				
	Support the planned second elementary school in Ramsey	2018	Elementary school facilities reduce overcrowding, safety, and space needs.	No additional resources required.
	Encourage the Anoka Hennepin School District or Elk River School District to create a long-term plan for facilities in Ramsey.	2019	A third elementary school and a new middle school are planned for the future (2025 or beyond).	No additional resources required.
	Consider Amending District Boundaries to better reflect actual development patterns.	2022 (following 2020 Census)	School District boundaries follow Neighborhood boundaries.	

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## Community Designation: Ramsey is an Emerging Suburban Edge

Ramsey is designated as an ‘Emerging Suburban Edge’ by the Metropolitan Council. The Metropolitan Council uses community designations to group communities with similar characteristics in order to more effectively target its policies. The Metropolitan Council uses these community designations to:

- Guide regional growth and development to areas that have urban infrastructure in place and the capacity to accommodate development and redevelopment.
- Establish land use expectations, including overall densities and development patterns, for different community designations.
- Outline the respective roles of the Metropolitan Council and Ramsey along with strategies for planning for forecasted growth.

An Emerging Suburban Edge Community is characterized as transitioning from rural to developed. It should be noted that although a portion of Ramsey certainly is transition in this manner, a significant portion of the community remains guided for larger-lot, single-family development on private well and septic along with goals to protect a significant amount of exceptional quality ecological resources.

The Emerging Suburban Edge includes cities, townships, and portions of both that are in the early stages of transitioning into urbanized levels of development. Strategically located between Suburban Edge and Rural communities, the Emerging Suburban Edge communities offer both connections to urban amenities and the proximity to open spaces that characterizes a rural lifestyle. Often, the cities and townships in the Emerging Suburban Edge are in more than one Community Designation. In the majority of Emerging Suburban Edge communities, less than 40% of the land has been developed.

Communities in the Emerging Suburban Edge have a mix of residential, rural, and agricultural areas, often including lower-density single-family neighborhoods and small downtown service centers. The growth patterns in these communities demonstrate the challenges of changing from rural to suburban. New developments are typically built in a traditional suburban pattern, characterized by large curving streets, limited through-roadways, and auto-oriented street design. Emerging Suburban Edge communities have access to regional wastewater services (either municipally owned or regional services), access to the metropolitan highway system, and include existing or planned Regional Parks System facilities.

The Emerging Suburban Edge communities provide a variety of commercial activities along the main transportation corridors, and most encompass historic small downtowns with small town characteristics. These communities benefit from their proximity to more developed areas while retaining their local rural character and protecting natural resources. Commercial areas in the Emerging Suburban Edge tend to be individual large employers and smaller-scale commercial centers serving the local population.

Although these communities have some redevelopment potential in older areas such as historic downtown districts, the focus in the Emerging Suburban Edge is on greenfield development. Greenfields present opportunities to integrate natural resource preservation into site planning prior to development. Some of these communities have land available within their jurisdiction staged for future development, while others are expanding through orderly annexation agreements with neighboring townships. This mix of uses, availability of undeveloped land, and rich access to natural resources is a characteristic unique to Emerging Suburban Edge communities.

As of May 2014, the Metropolitan Council forecasts that the Emerging Suburban Edge area will add 201,000 residents, 93,000 households, and 58,000 jobs between 2010 and 2040. This represents growth of 66% in

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population, 87% in households, and 66% in employment over the three decades. Because most Emerging Suburban Edge communities also have areas designated as rural, these numbers are approximations. These numbers may change during the current comprehensive planning process, which will more precisely delineate how much community growth belongs inside the Metropolitan Urban Service Area.

Figure 1: Ramsey Community Designation

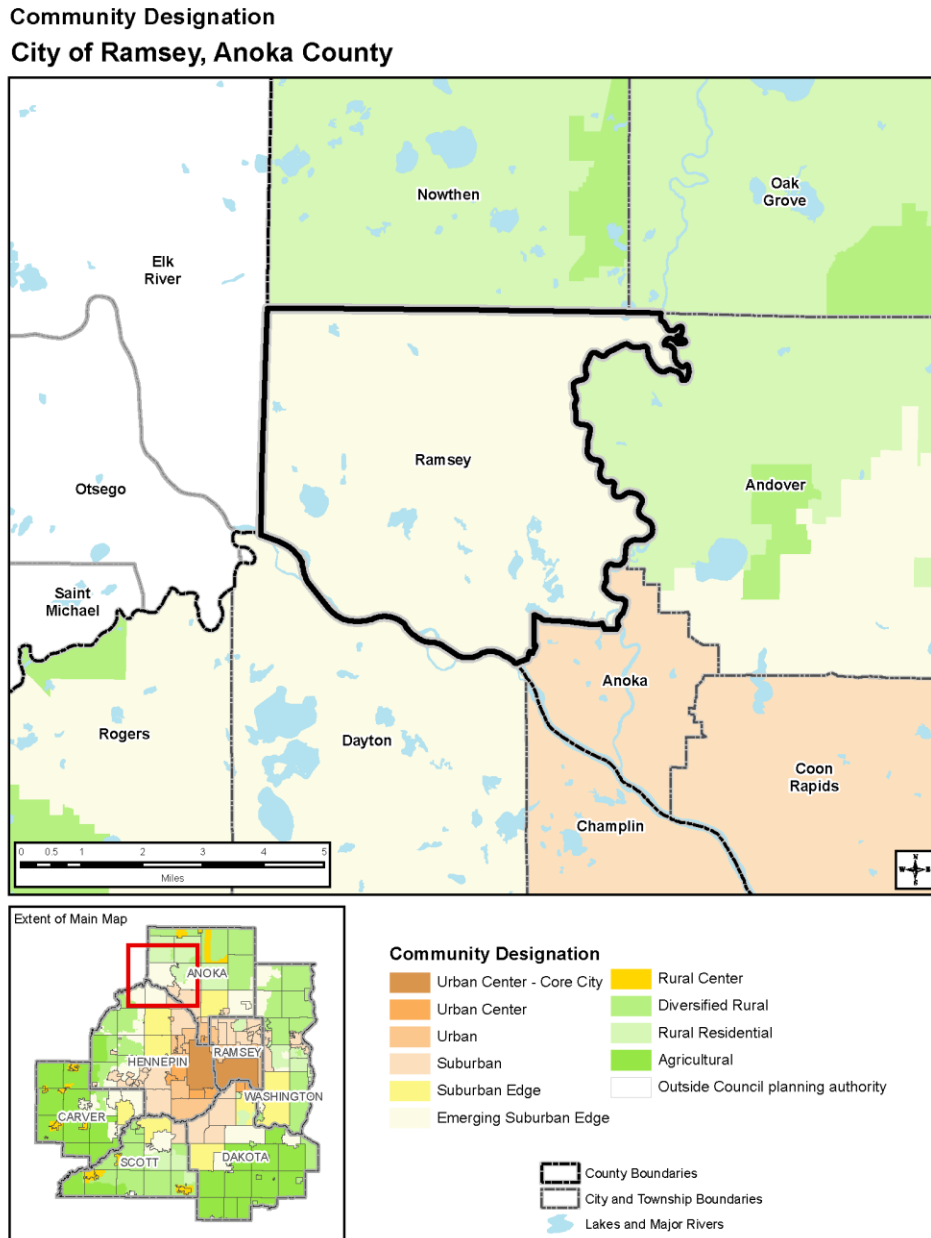


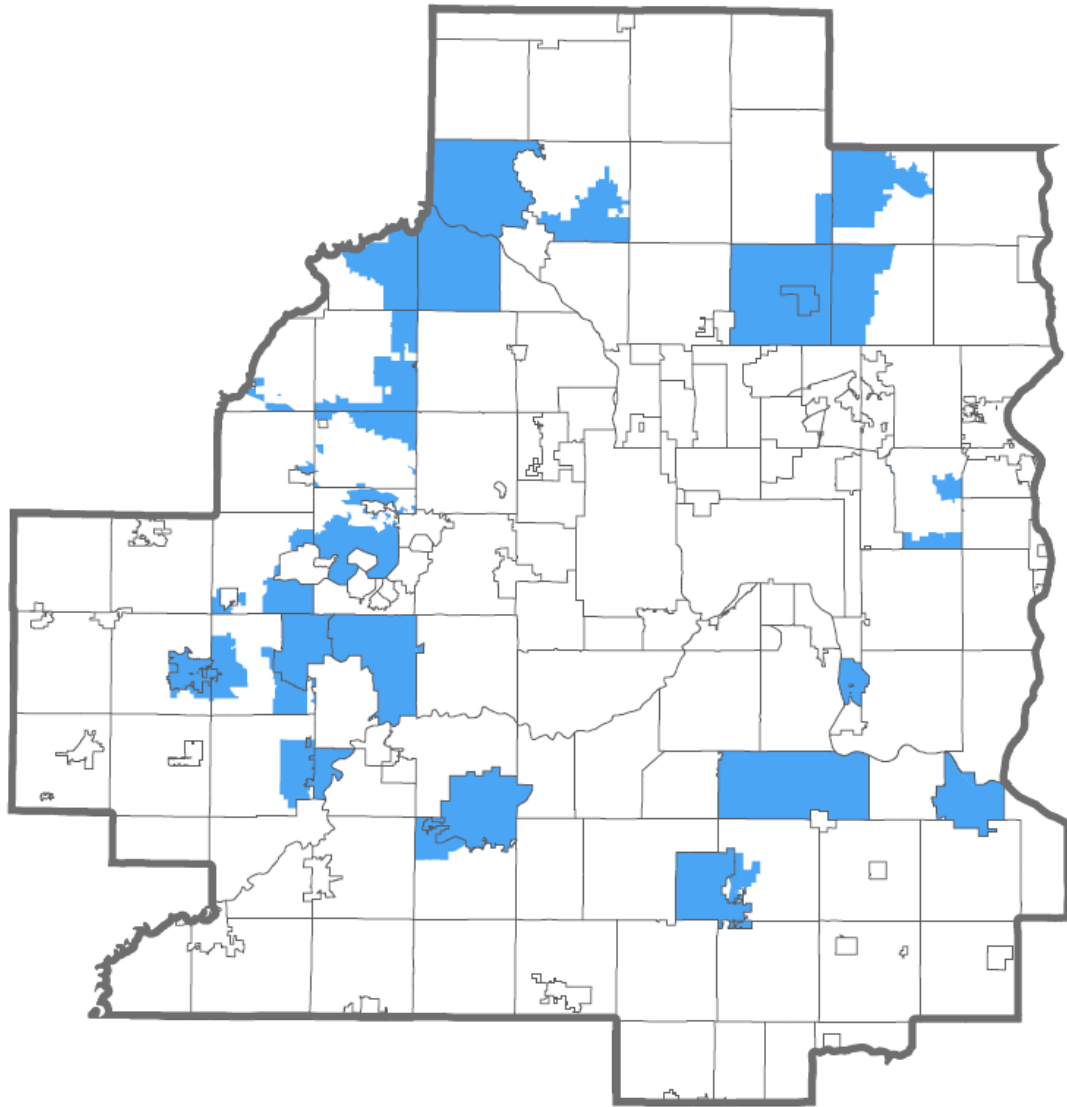
Figure 2: Emerging Suburban Edge Communities

Designated Emerging Suburban Edge communities are:

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Andover\*, Carver, Centerville, Chanhassen, Columbus\*, Corcoran\*, Dayton, Empire Township\*, Farmington, Forest Lake\*, Greenfield\*, Hastings, Hugo\*, Independence\*, Lake Elmo\*, Lino Lakes, Medina\*, Minnetrista\*, Orono\*, Prior Lake, Ramsey, Rogers\*, Rosemount, St. Paul Park, Victoria, and Waconia.

\*Listed in this designation but also has areas in other designations.



### Dual Community Designation Request – Diversified Rural

Ramsey requests an amendment to its community designation. Ramsey desires to retain the Emerging Suburban Edge designation for areas within the MUSA. For areas outside the MUSA, Ramsey requests a designation of Diversified Rural.

Diversified Rural communities are home to a variety of farm and non-farm land uses including very large-lot residential, clustered housing, hobby farms and agricultural uses. Located adjacent to the Emerging Suburban

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Edge of the Metropolitan Urban Service Area, the Diversified Rural Area protects rural land for rural lifestyles today and potential urbanized levels of development sometime after 2040.

Large areas of high-quality natural resources are located in these communities with some of these natural areas protected in state lands and regional parks, like Carlos Avery Wildlife Management Area in Anoka County and Carver Park Reserve in Carver County.

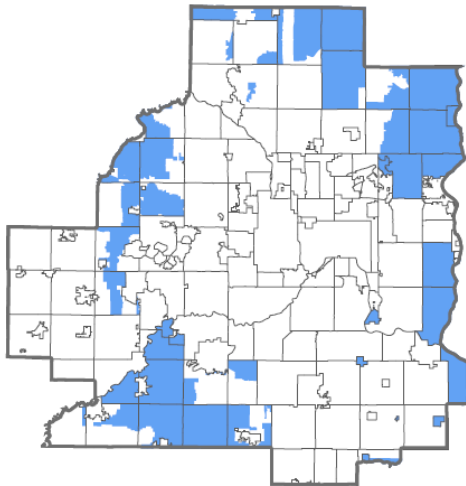
While these communities contain a mix of uses, large portions of communities in the Diversified Rural area contain prime agricultural soils, located primarily in Scott and Washington counties. Although these communities are not designated Agricultural communities, the Council supports the preservation of agricultural land in these areas.

Agricultural uses in Diversified Rural communities benefit from their proximity to the Metropolitan Urban Service Area and Rural Centers, but face challenges to their long-term continued use, including incompatible uses developing nearby and increased development pressures.

The Council discourages urbanized levels of residential development in Diversified Rural communities to avoid the premature demand for expansion of metropolitan systems and other urban public services.

Figure 3: Regional Diversified Rural Areas

### Diversified Rural



Designated Diversified Rural communities are: Afton, Andover\*, Baytown Township\*, Belle Plaine Township\*, Blakeley Township\*, Cedar Lake Township, Coates, Columbus\*, Corcoran\*, Credit River Township\*, Dellwood, Denmark Township, East Bethel\*, Forest Lake\*, Grant, Greenfield\*, Grey Cloud Island Township, Helena Township\*, Hugo\*, Independence\*, Jackson Township, Laketown Township\*, Linwood Township, Louisville Township, Marine on St. Croix, May Township, Medina\*, Miesville, Minnetrista\*, New Market Township\*, New Trier, Nowthen\*, Oak Grove\*, Orono\*, Randolph, Randolph Township\*, Ravenna Township, Rogers\*, Sand Creek Township, Scandia, Spring Lake Township\*, St. Francis\*, St. Lawrence Township, and Stillwater Township\*.

\*Listed in this designation but also has areas in other designations.

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## Forecasted Growth

Table 1: Forecasted Growth

	2016	2020	2030	2040
Households	8,973	9,400	11,300	13,000
Population	26,251	26,500	30,700	34,700
Employment	6,334	6,200	7,000	7,600

Ramsey acknowledges that revisions to our forecasted growth are warranted. Actual estimates for 2016 are generally equally to or greater than forecasts for 2020.

## Planned Intensity of Employment

Ramsey plans for forecasting future employment growth by a metric of 45% building coverage of a parcel.

Figure 4: Forecasted Household and Population Growth

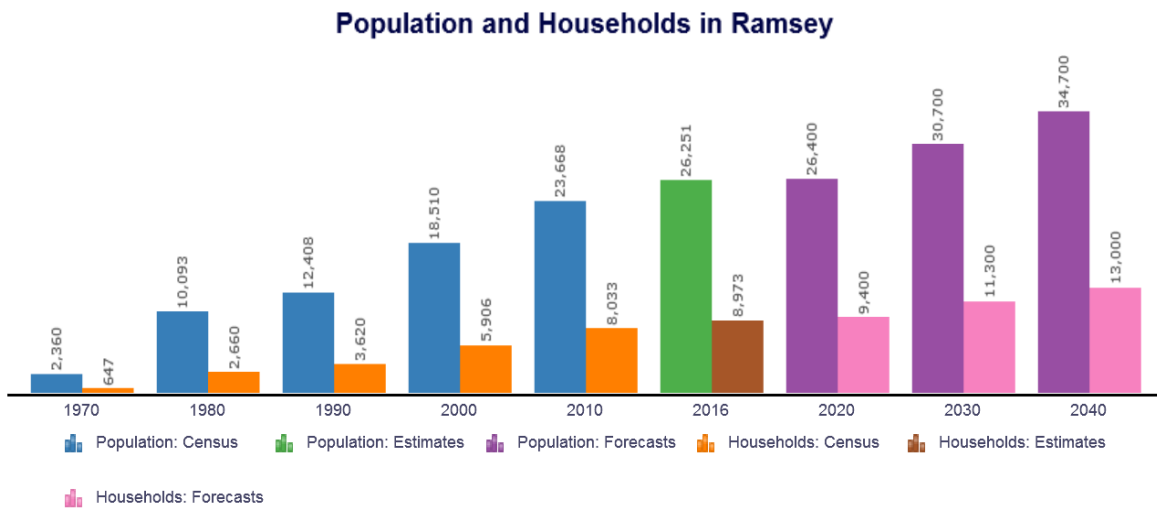
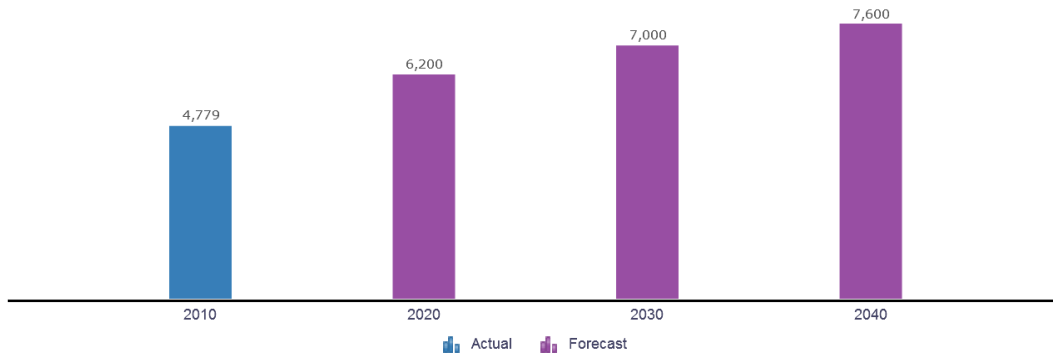


Figure 5: Forecasted Employment Growth

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### Forecasted Employment in Ramsey

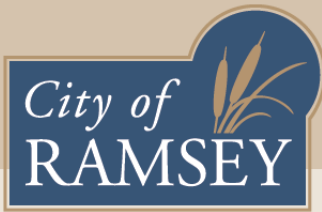


Source: [Quarterly Census of Employment and Wages](#), Minnesota Department of Employment and Economic Development, 2nd quarter data; Metropolitan Council staff have estimated some data points; and [Metropolitan Council Forecasts](#).

Figure 6: Snapshot of City (source: University of Minnesota Resilient Communities Project)

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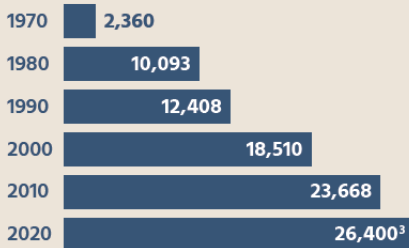
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## Snapshot of the City 2017

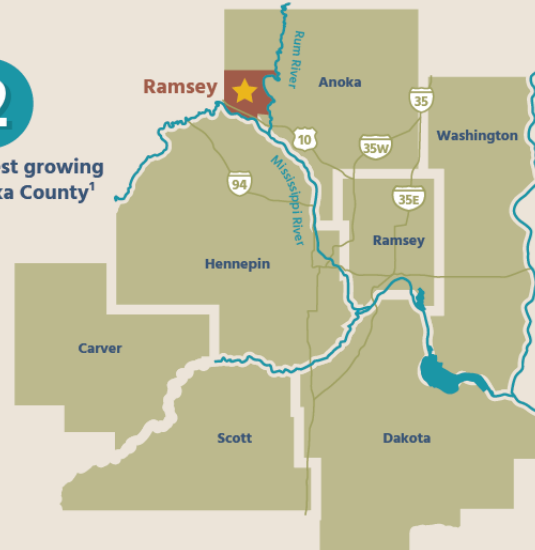
### ABOUT OUR CITY

#### Population Trends<sup>2</sup>



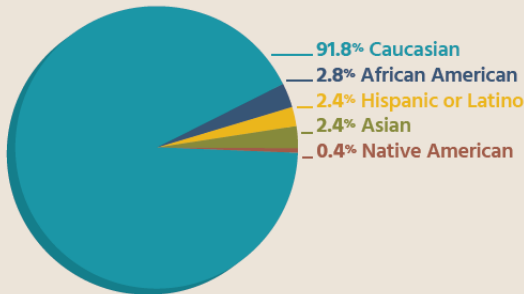
#2

Second fastest growing city in Anoka County<sup>1</sup>

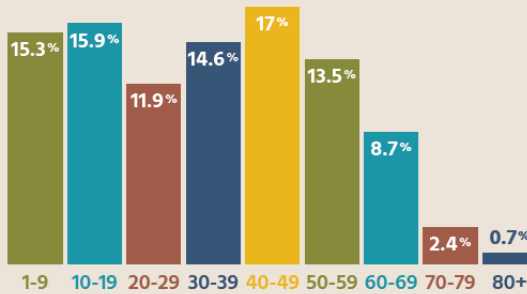


### WHO WE ARE

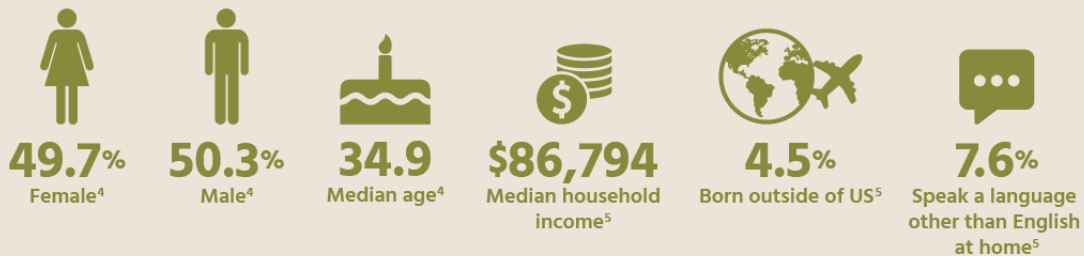
#### Race and Ethnicity<sup>4</sup>



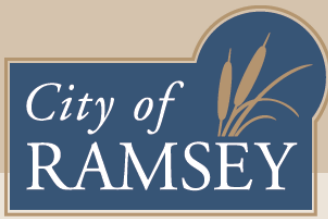
#### Population by Age<sup>4</sup>



#### Additional Demographics



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## Snapshot of the City 2017

### WHAT WE HAVE



**32**  
Parks<sup>6</sup>



**5,600**  
Acres of undeveloped land<sup>9</sup>



**50+**  
Miles of trail<sup>7</sup>



**17+**  
Miles of shoreline<sup>8</sup>



**1,000+**  
Acres of developable land<sup>1</sup>



**15+%**  
of land is protected wetland<sup>10</sup>



### HOW WE LIVE AND WORK

**9,158**

Total Number of Housing Units<sup>4</sup>



**6,776**  
Single family detached



**1,438**  
Townhome



**37**  
Duplex, triple, quad



**823**  
Multifamily (5 units or more)



**84**  
Manufactured home

#### Septic vs. Sewer



**4,000**  
Housing units on septic<sup>13</sup>



**5,158**  
Housing units on sewer<sup>13</sup>

#### Employment



**470**  
Places of work<sup>11</sup>



**6,334**  
Number of jobs in Ramsey<sup>12</sup>

1. City of Ramsey Developers Document | 2. Decennial Census (1970, '80, '90, 2000, '10) | 3. Metropolitan Council Population, Households and Employment Forecast | 4. 2010 census  
5. 2011 American Community Survey | 6. 2017 Ramsey New Residents Packet | 7. City of Ramsey Parks Department | 8. Google earth  
9. Metropolitan Council Generalized Land Use Historical Data Set | 10. City of Ramsey Parks and Recreation webpage | 11. 2012 Economic Census  
12. 2016 Quarterly Census of Employment and Wages – second quarter | 13. Rick Jarson, Ramsey Building Official

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## Existing Land Uses

Figure 7: Existing Land Use Map

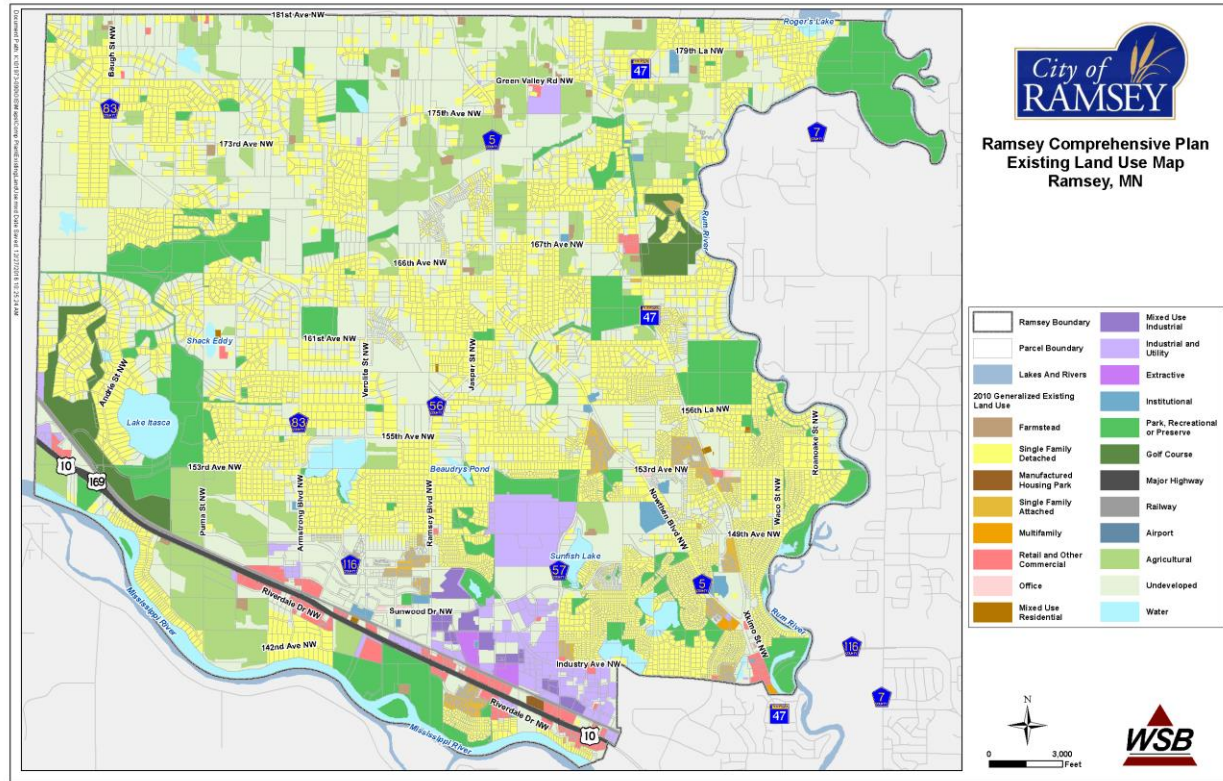


Table 2: Existing Land Use Categories

Year	Land Use	Acres	Percentage of Total
2010	Agriculture	1,659	9%
2010	Airport	0	0%
2010	Extractive	40	0%
2010	Farmstead	65	0%
2010	Golf Course	332	2%
2010	Industrial and Utility	561	3%
2010	Institutional	92	0%
2010	Major Highway	144	1%
2010	Manufactured Housing Park	7	0%
2010	Mixed Use Industrial	107	1%
2010	Mixed Use Residential	8	0%
2010	Multifamily	12	0%
2010	Office	14	0%
2010	Open Water	753	4%
2010	Park, Recreational or Preserve	1,960	10%
2010	Railway	67	0%
2010	Retail and Other Commercial	254	1%
2010	Single Family Attached	227	1%
2010	Single Family Detached	6,837	36%
2010	Undeveloped Land	5,957	31%

Note: over 8,000 acres of Ramsey is already developed.

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## Future Land Uses

Figure 8: Future Land Use Map

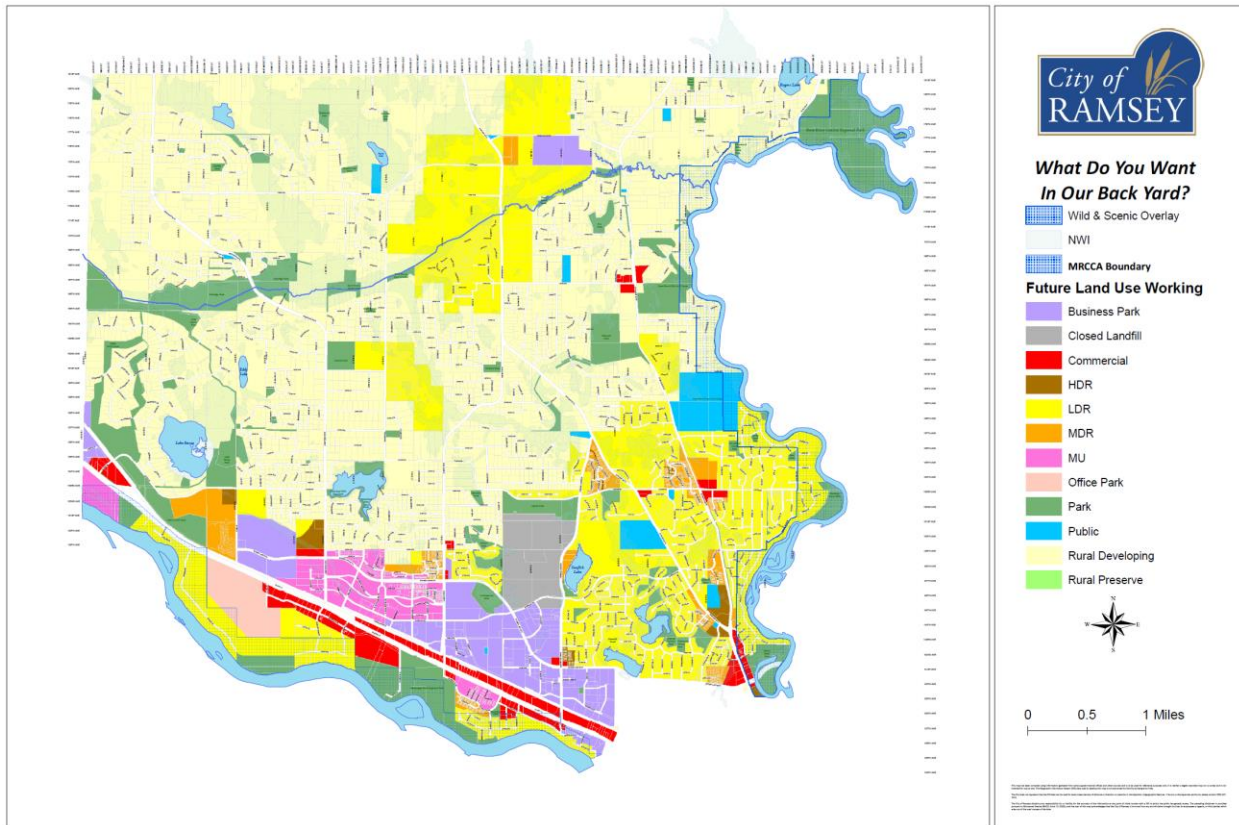


Table 3: Future Land Use Categories

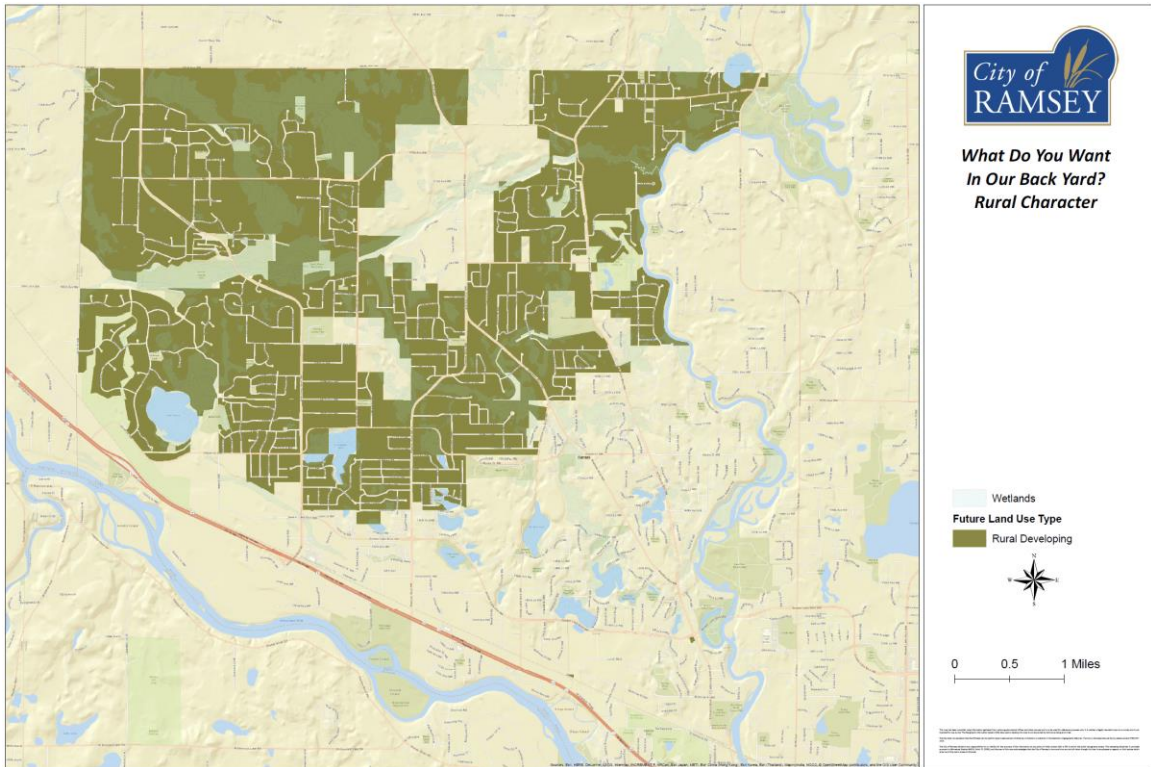
To be tabulated later
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## Rural Character

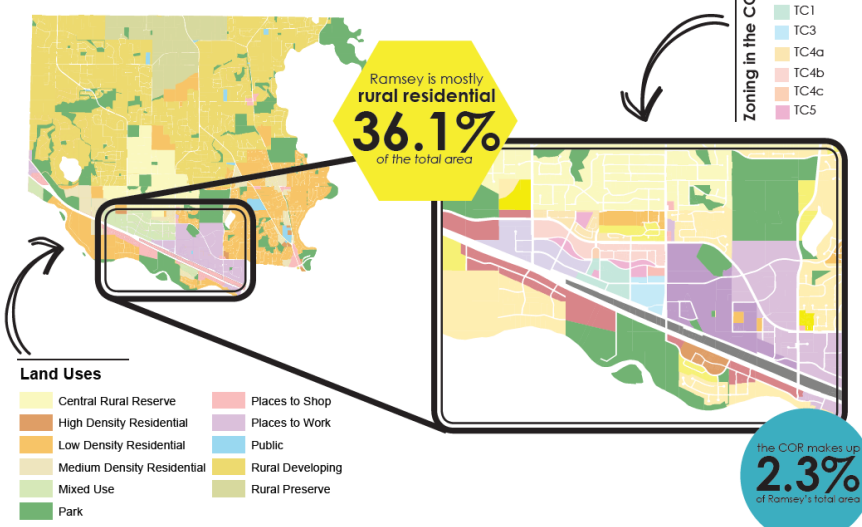
The #1 key theme raised by Ramsey Residents in preparation of the 2040 Comprehensive Plan was the need to plan for protection of existing rural areas and expansion of future rural character. The following series of exhibits is intended to tell this story.

Figure 9: Rural Character



Note: this map will be revised to add additional layers (natural resource areas, parks, etc.)

Figure 10: Rural and Urban Balance (source: University of Minnesota Resilient Communities Project)



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### Active Living

A key theme of Ramsey's Vision is that of active living through parks, recreation, and open space planning.

- Existing Parks
- Planned Parks
- Master Parks Planning Effort

### A Connected Community

A key theme of Ramsey's Vision is that of a Connected Community.

- Transportation Planning Map
- Highway 10 Plan

### A Positive Learning Environment

A key theme of Ramsey's Vision is that of a positive learning environment through planning for adequate educational facilities.

- Existing facilities
- Planned facilities
- Request to School Districts to plan further into the future

### Future Land Use Descriptions

#### Lakes and Rivers

#### Low Density Residential

Areas guided Low Density Residential must have urban services before development can take place. These areas will average three (3) units per acre and contain single family, detached dwellings.

Where Low Density Residential is directly adjacent to areas guided Rural Developing that contain 2.5 acre lots, strategies for density transitioning will be employed. This means that while an area of Low Density Residential may average three (3) units per acre, those lots directly adjacent to 2.5 acre lots will be closer in size to 2.5 acres in order to provide an effective transition that maintains the existing character of the neighborhood. Screening methods, such as landscaping must also be employed to transition between very low density areas and urban lots.

#### Medium Density Residential

These areas are within the MUSA and intended to receive medium density housing including lower density multi-family housing and higher density single-family housing. Average density will be six (6) units per acre. Medium density detached single-family is becoming an increasingly popular development pattern for Ramsey.

#### High Density Residential

These areas are within MUSA and intended to accommodate multi-family housing such as townhomes and apartment buildings. Average density will be ten (10) units per acre.

#### Business Park

Areas guided Business Park are reserved for office and industrial development.

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### Commercial

Areas guided Commercial may include a range of neighborhood and community commercial/retail development.

### Mixed Use

Mixed Use areas may include a combination of residential, commercial, light industrial, open space and a transit hub.

### Public/Quasi-Public

This category generally includes city offices, public works facilities, churches, schools other non-profit or government facilities, and bridges/major rights-of-way.

### Park

Parks, trails and open space include the City Park and trail system, golf courses, regional parks, wetlands and the greenway. Lands in this category are intended to preserve the natural resource base and provide an adequate supply of active and passive recreational lands in Ramsey.

### Closed Landfill

The risk to public health and safety associated with the closed landfill in Ramsey is mitigated by implementing land-use controls that minimize public exposure to landfill hazards and protect the state's response action equipment. In other words, future use of land at and around closed landfills needs to be planned carefully and responsibly. The purpose, then, for preparing a CLUP for each landfill is to protect the integrity of the landfill's remediation and monitoring systems, protect human health and public safety at each landfill, and accommodate local government needs and desires for land use at the qualified facility with consideration for health and safety requirements.

### Metropolitan Council Approved Master Plans

The Metropolitan Council has approved Master Plans for Rum River Central Regional Park and Mississippi West Regional Park (future). These Master Plan Boundaries are reflected in the Future Land Use Map and within the Parks and Recreation Plan.

*Figure 11: Master Plan Boundaries*

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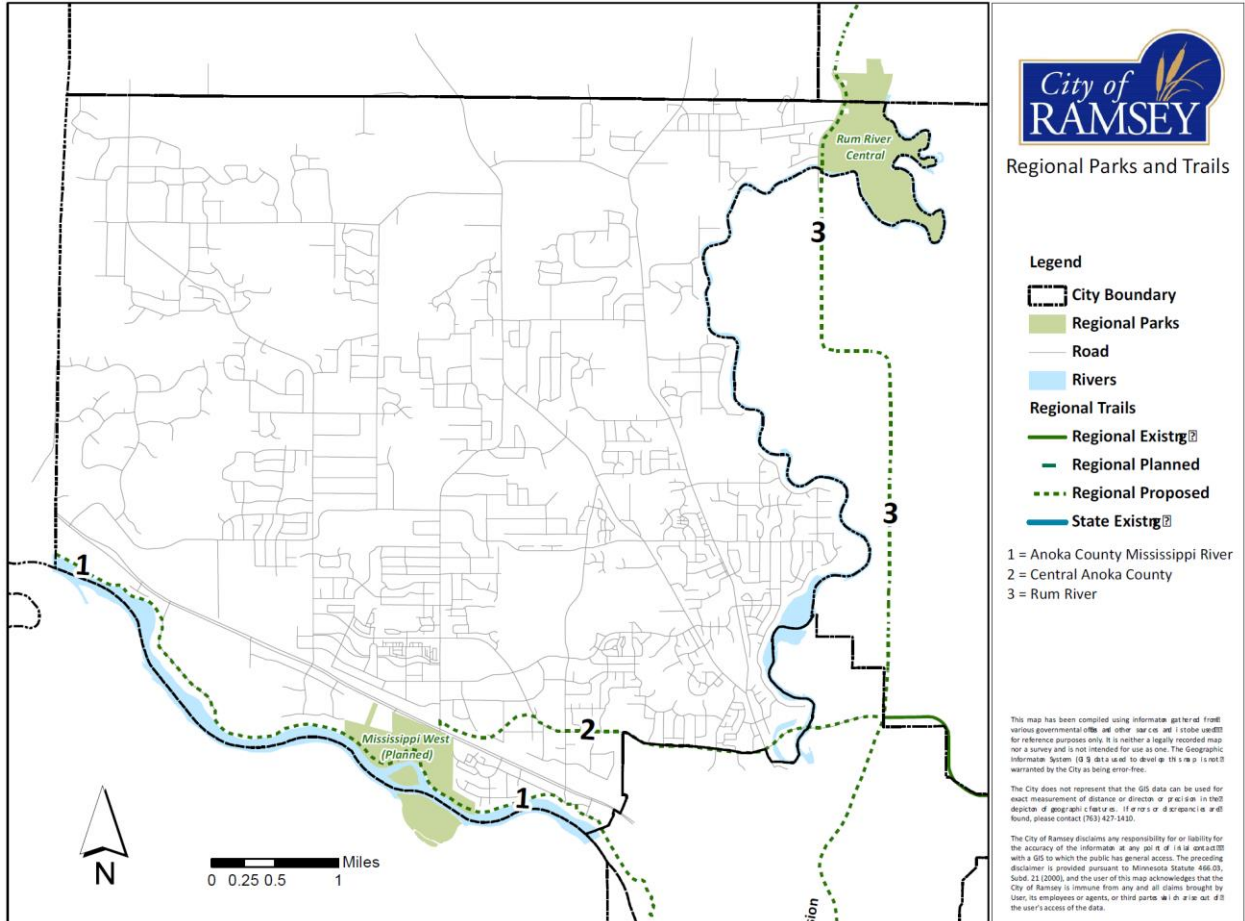


Figure 12: Local Parks

Local Park Map

Figure 13: Circle of Ramsey

Circle of Ramsey Map

Figure 14: Natural Resources

Natural Resource Inventory Map

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## Expected Density of Future Development

Figure 15: Expected Growth Areas (this map will be updated for better readability)

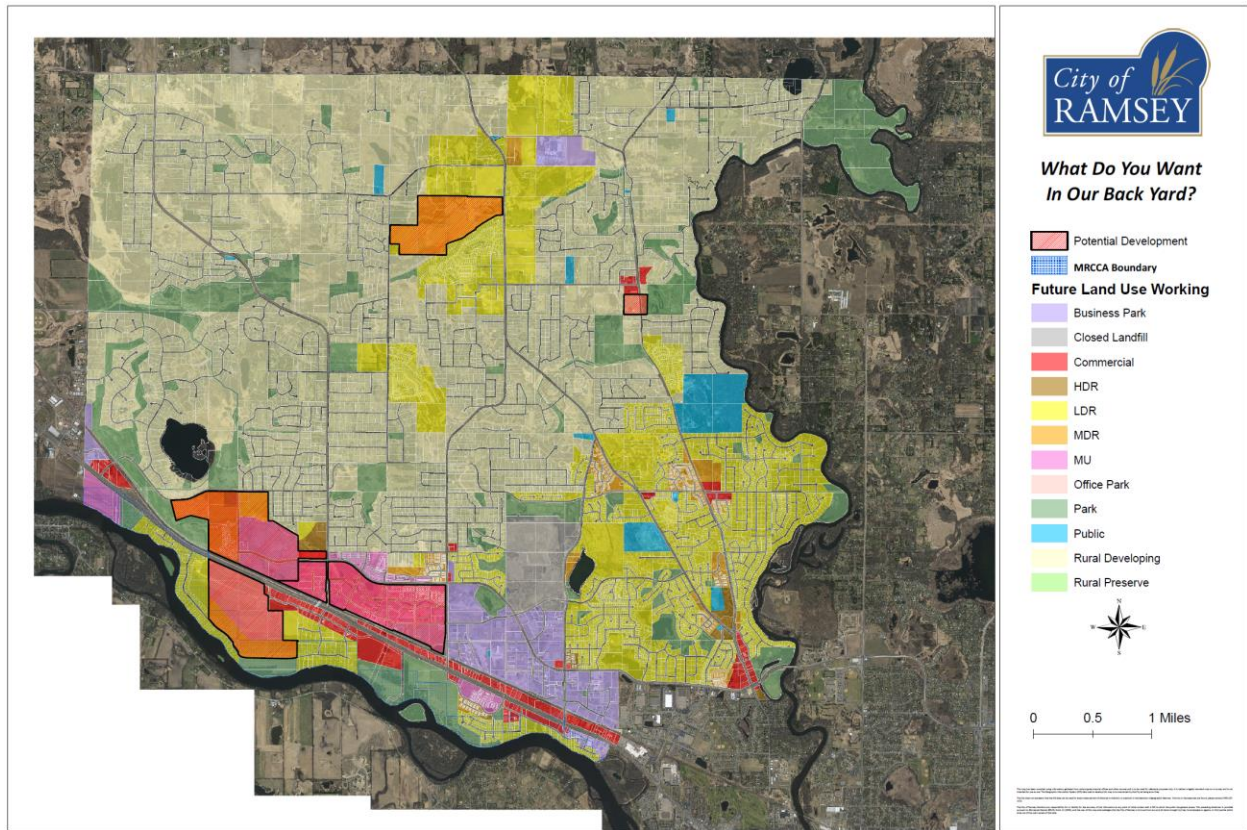


Table 4: Planned Density Ranges

	Minimum Density	Maximum Density	Average Density
Low Density Residential	2	4	3
Medium Density Residential	3	7	6
High Density Residential	7	15	10

## Affordable Housing Allocation

The City participates in the Livable Communities Program of the Metropolitan Council, which provides access to a number of funding opportunities. As part of said participation, the City plans for an allocation of affordable housing. The City has confirmed that the Future Land Use Map/Plan is acceptable for anticipated affordable housing need.

The Comprehensive Plan Steering Committee should add some messaging here about what is defined as affordable housing, what is the need, and what is the benefit.

Affordable Housing Need	
At or Below 30% AMI	292
31% to 50% AMI	167
51% to 80% AMI	40
Total Units	499

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AMI = Area Median Income

## Staged Development Plan

Ramsey will need to complete this section on the final draft. The City needs further policy direction on the underlying assumptions before preparing a staging plan for future development. Future Development and supporting infrastructure shall be forecasted in the following periods.

- 2020
- 2030
- 2040

## Planned Density

Table 5: Density Table

Land Use Category	Minimum Density	Maximum Density	Average Density
Rural Developing		0.4 units/acre	
Low Density Residential	2 units/acre	4 units/acre	3 units/acre
Medium Density Residential	3 units/acre	7 units/acre	6 units/acre
High Density Residential	7 units/acre	15 units/acre	12 units/acre
The COR – Low Density	4 units/acre	15 units/acre	4 units/acre
The COR – Medium Density	5 units/acre	15 units/acre	12 units/acre
The COR – Medium Density	15 units/acre	75 units/acre	20 units/acre

Table 6: Mixed Use Densities

Land Use Category	% Residential	% Commercial	% Office	Residential Density Range
Mixed Use	50%	25%	25%	10-15 units/acre

## Staged Development and Redevelopment

Development and Redevelopment is likely to focus on the following areas.

- Armstrong West/COR West
  - Bunker Lake Industrial Park
  - Future Business Park
  - Riverstone
- Mississippi West
  - Pearson Agricultural Area
  - Riverside Farms
- Rum River Retail Node
  - Rum River Hills
  - Retail Node Revitalization
- The COR
- Trott Brook

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### Armstrong West/COR West

Armstrong West is a planning area generally north of Highway 10 and west of Armstrong Boulevard. This area is approximately 350 acres and is current a mix of agricultural land, vacant land, and industrial land. Planned future land uses include a retail redevelopment area of the current industrial park, business park, low density residential, medium density residential, high density residential, and rural developing. Development is expected to commence in 2018. Full build out is expected in the next ten (10) to fifteen (15) years.

### Mississippi West

Mississippi West is a planning area generally south of Highway 10 between Armstrong Boulevard and Bowers Drive. This area is predominantly agricultural.

Planned land use within this area is predominantly low density residential, with an area of natural resource protection along the Mississippi River. Development of this area is likely ten (10) to fifteen (years) in the future due to availability of infrastructure (2015 to 2025 timeframe).

Connexus Energy is planning a thirty (30) acre solar farm within this planning district in 2018.

This area is also the location of a potential extension of Armstrong Boulevard to serve as a future river crossing to the City of Dayton. This improvement is not currently in official regional planning documents and is likely at least twenty (20) years away, if not longer. The cities of Dayton and Ramsey choose to plan for this long-term improvements to protect the necessary corridor.

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### Rum River Retail Node/Rum River Hills

The Rum River Retail Node is a 1970s area rural commercial node. This node has shown evidence of blight and vacancy, with some recent renovations of existing structures. The City has excess land for sale, remnant from the construction of Water Tower #3. Rum River Hills Golf Course desires redevelop a portion of their property (two holes only) and reconfigure the two (2) holes displaced by redevelopment.

### Background

The retail node located at 167th Avenue and Trunk Highway 47 has been a topic of discussion with City Councils and EDA boards for several years (“167/47 Node”). The 167/47 Node has struggled to become economically viable for some time, is experiencing high vacancy rates, an increase of blighted building conditions and escalating crime.

### Goal

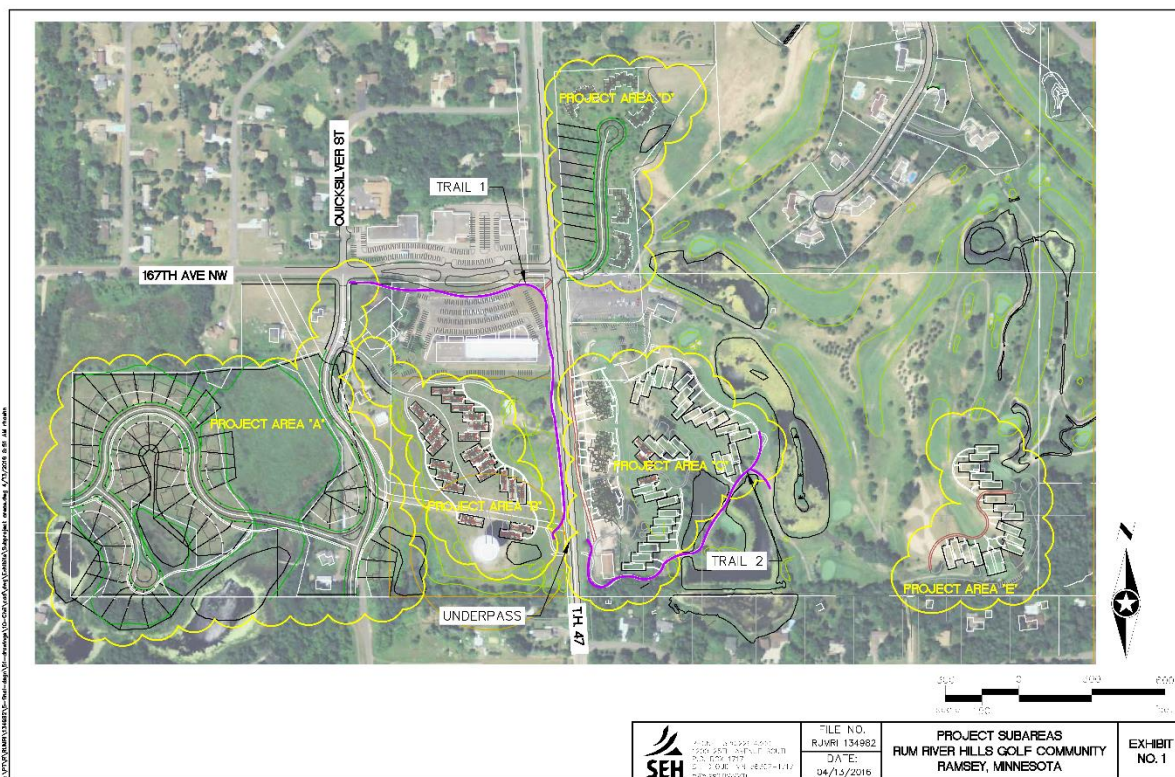
To improve and/or remove blight from properties-of-concern and encourage sustainable market-driven redevelopment of the 167/47 Node that will benefit the entire City of Ramsey.

### Vision

A mixture of residential and retail uses. Residential users may include single family residential, townhomes, or senior living units as directed by the market. Retail will include a market driven neighborhood commercial node. Redevelopment of the 167/47 Node should include a connection to Elmcrest Park and/or nearby trails where feasible.

### Rum River Hills Redevelopment Plan

Figure 16: Rum River Hills Redevelopment Plan



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## The COR

The COR is a 320-acre master-planned community located adjacent to the Northstar Commuter Rail – Ramsey Station (The COR plus surrounding developable area is over 400 acres). Together with adjacent developed and developable area, there are approximately 400 acres of development of a mix of uses. Goals for this development include an identity for the community, a destination for retail to support the local community, walkability, and supportive of commuter-rail transit.

As an implementation strategy of this Comprehensive Plan Update, Ramsey will be updating the land use plans for The COR. To frame said update, the vision of the COR is as follows.

The COR will serve as a City Center primarily to bring people of Ramsey together that embraces natural market opportunities. The COR will also attract energy from the surrounding region. It will be a unique destination, technology-accessible, and serve as a gathering place. It will feature unique architecture stressing historical feel and function.

The COR is approximately 50% complete, and is likely to experience substantial completion in the next ten (10) years. Ramsey is updating this plan as a separate planning document known as The COR Development Plan Update.

Table 7: Development Progress in The COR

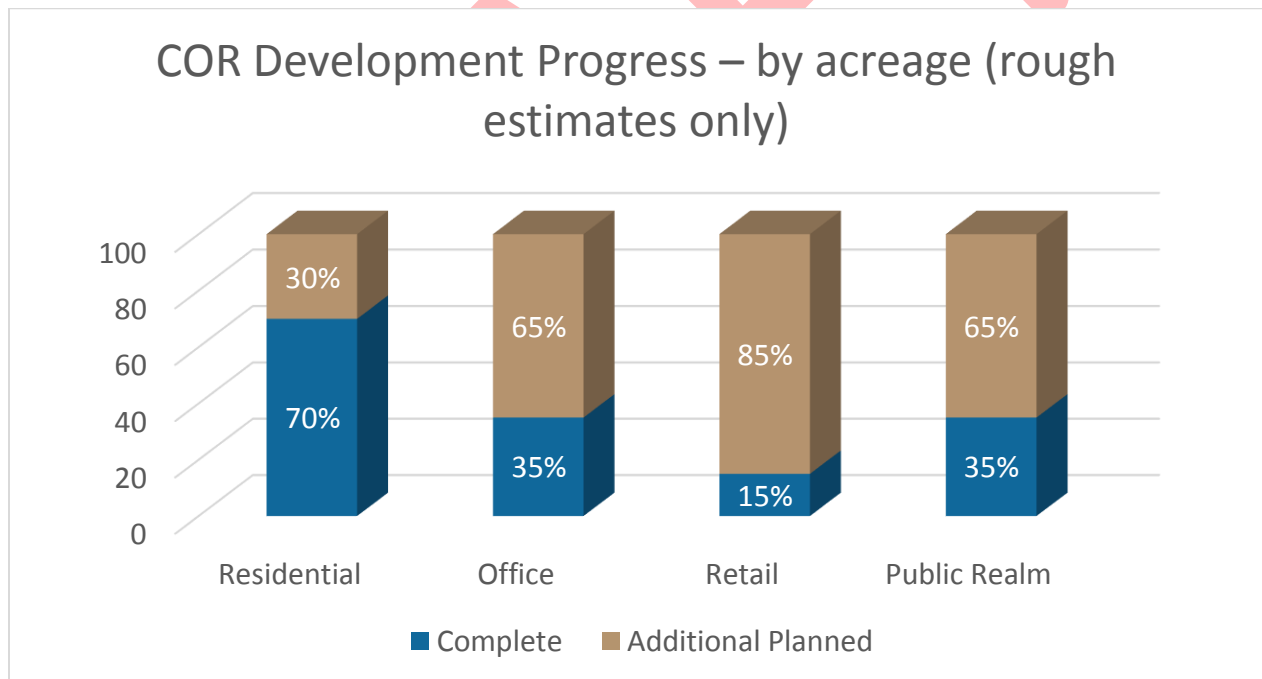
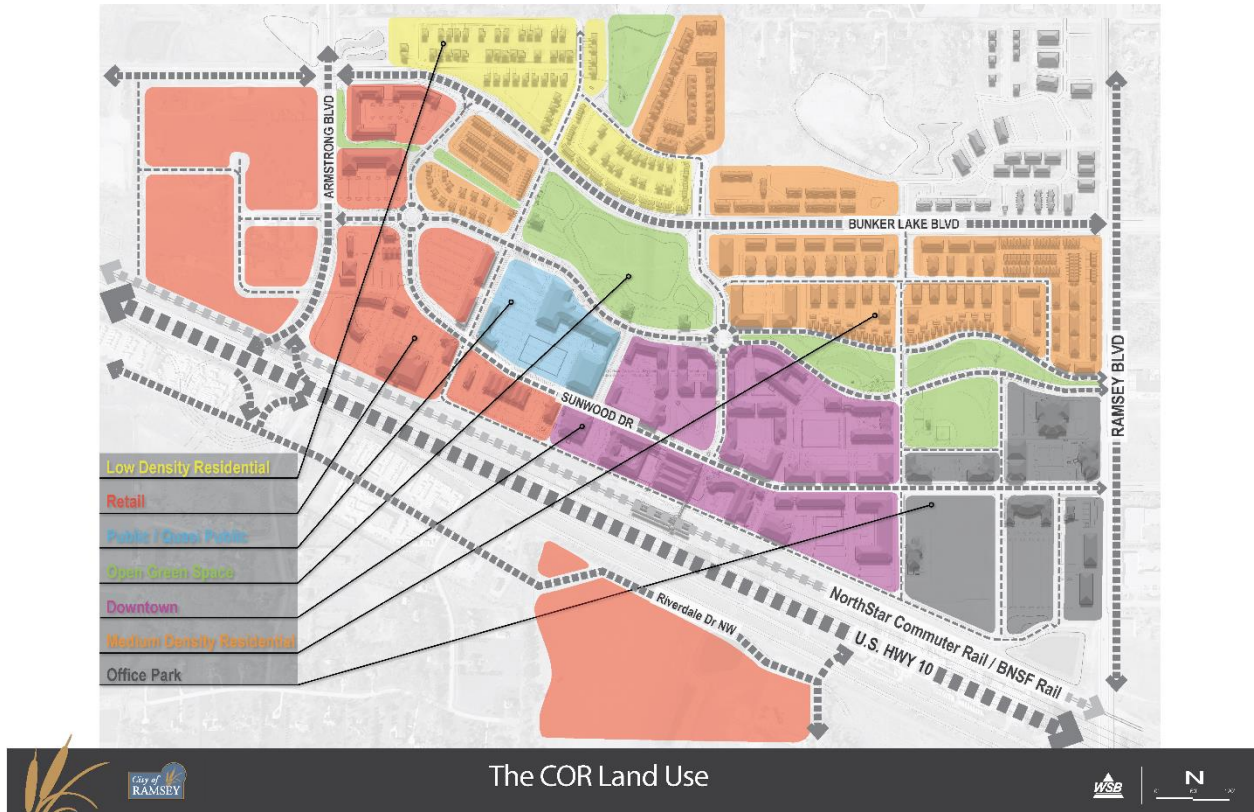


Figure 17: Land Use Plan for The COR

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## Trott Brook

A significant area for future development of primarily Low Density Residential uses is planned for north of Trott Brook. Trott Brook is a significant ecological resource for the City to protect, and also serves as an important recreation corridor. This development area will represent the first area in the community north of Trott Brook to receive municipal services (water and sanitary sewer).

Immediately adjacent to this area is the site of a planned second elementary school operated by Anoka Hennepin School District #11.

## Natural Resources

Ramsey has established a number of land use goals focused on natural resources.

- Enhanced Protection of Natural Resources
- Enhanced Recreation Opportunities in Natural Resource Areas
- Clean Water and Clean Air
- Reduced Waste Stream in Landfills

These goals are defined within the Natural Resources Plan

There are no known aggregate resources within the community.

## Special Resources Plan

Ramsey has two (2) special resources within the community.

1. Mississippi River Corridor Critical Area
2. Old Town Hall

*Figure 18: Special Resources*

To be added later.

### Mississippi River Corridor Critical Area

The Minnesota Department of Natural Resources has adopted new rules for the Mississippi River Corridor Critical Area. Ramsey is awaiting guidance from the DNR before updating our Comprehensive Plan for this section. The City will prepare this plan as a separate chapter.

### Old Town Hall

The former Ramsey Township Town Hall is the only structure within Ramsey on the National Historic Database. Ramsey is working with the Anoka County Historical Society to develop a long-term plan for this facility.

### Other Opportunities

The City has partnered with the University of Minnesota through its Resilient Communities Project (RCP). One of these projects is evaluating other cultural and historical resources may exist within the community.

## Mississippi River Corridor Critical Area

Portions of Ramsey are located within the Mississippi River Corridor Critical Area (MRCCA). Ramsey acknowledges the requirement to update MRCCA Plans based on new State of Minnesota Rules. Said Plan

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Amendment will be added to this document either as a section within this Chapter or as a separate chapter of the Comprehensive Plan.

## Land Use Implementation

The Metropolitan Council's Regional Development Framework, ThriveMSP 2040, outlines roles for the Metropolitan Council and Ramsey for land use policy. Specific to land use policy, the Metropolitan Council has set a goal for the region to achieve Orderly and Efficient Land Use.

Ramsey Role	Metropolitan Council Role
<ul style="list-style-type: none"> <li>Plan and stage development for forecasted growth through 2040 and beyond at overall average net densities of at least 3-5 dwelling units per acre in the community. Target higher intensity developments in areas with better access to regional sewer and transportation infrastructure, connections to local commercial activity centers, transit facilities, and recreational amenities.</li> <li>Ensure the efficient use of land when planning for and approving new developments and redevelopment projects.</li> </ul>	<ul style="list-style-type: none"> <li>Support local efforts and policies to plan for growth that efficiently uses transportation and transit infrastructure and regional services.</li> <li>Promote land use patterns with clear distinctions between urban and rural areas to protect natural resources and land for agricultural viability.</li> <li>Provide technical assistance to communities on land use strategies and staged development to inform the local comprehensive planning process.</li> <li>Partner with local communities to improve land use patterns to reduce the generation of carbon emissions.</li> </ul>

Action	Priority	Timeframe
Amend Official Zoning Map	Required	June 1, 2019
Amend Zoning Code	Required	December 31, 2019
Update The COR Development Plan	Immediate	December 31, 2018

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