

.02: Review Request from AKM Farms for Revision to the 2040 Comprehensive Plan Update

Presentation

Community Development Director Gladhill presented the Staff Report stating the purpose of this case is to discuss a request from AKM Farms (Paxmar) to revise the current draft of the Comprehensive Plan Update to change the future/planned land use of two parcels. This case is for discussion only. The City will have until December of this year to make modifications to the current draft.

Commission Business

Commissioner Woestehoff asked if Puma Street would ever connect to Highway 10.

Community Development Director Gladhill reported this was not in the City's plan.

Commissioner Anderson questioned if the one acre lots would have their own well and septic.

Community Development Director Gladhill commented these lots were within the MUSA.

Commissioner Woestehoff stated he did not support the high density being proposed across the street. He believed there should be a better transition zone.

Vice Chairperson VanScoy opened the meeting to comments or question from the public.

Alpha Development Parcel:

Leslie Clark, 15150 Kangaroo Street, stated her property abuts the R-1 and light yellow property. She recommended this property remain R-1. She did not believe .25 acre lots would be a good fit behind her home. She suggested if the land were rezoned she wanted to see the transition language in writing and recommended this be signed by the developer.

Val Krueger, 15210 Kangaroo Street, noted her property abuts the bright yellow parcel. She explained she has lived in her home for the past 40 years. She expressed concern with how the plans for the bright yellow property have changed since a developer approached the City. She encouraged the City to think through how many people would be crammed onto this property and how this would impact the neighborhood. She understood the City could not stop the land from being developed, but encouraged the City to keep the property zoned R-1. Lastly, she commented on how her property value would be adversely impacted if a development with .25 acre lots were placed in her backyard.

Vice Chairperson VanScoy questioned what the current zoning was for the bright yellow parcel.

Community Development Director Gladhill stated the property was currently zoned R-1 MUSA. He clarified the size of lots that would be allowed today noting the minimum was .25 acres or 80 feet in width.

Commissioner Woestehoff asked how large the bright yellow parcel was in size.

Community Development Director Gladhill explained the parcel was approximately 38 acres in size.

Ms. Clark requested the City keep both parcels R-1 and not have a portion R-1 and the remainder zoned R-2. She believed that the R-1 zoning was more fitting given the fact her neighborhood had a rural feel.

Joe Field, 8021 152nd Lane NW, stated he believed one of the appeals of Ramsey was its rural look and feel. He anticipated this drew people to the community. He feared that highly dense neighborhoods such as the one being proposed would take away from this attraction. He encouraged the City to keep these parcels zoned R-1.

Jan Brock, 15250 Kangaroo Street, stated she abutted the proposed property. She explained she has lived on her property since 1974 and stated she would have a hard time if the property behind her home were to develop in a less than .25-acre manner. She questioned what happened to the previous plans for this property and encouraged the City to keep in mind the desires of the adjacent property owners who bought into the rural look and feel. She encouraged the City consider how to provide a better buffer or transition from the existing homes to the new proposed homes.

Al Roessler, applicant, discussed the reasons why he made his request to the City of Ramsey. He explained all cities were reviewing their comprehensive plans at this time which led him to believe now was the appropriate time to make the request. He commented the driving factor for this request was Capstone's parcel on the west side. He described the proposed design for the new development and indicated there would be buffer zone the size of a football field in between the existing homes and the medium density homes.

Vice Chairperson VanScoy commented the transitioning between the existing homes and the new development would be a major concern no matter what the zoning was changed to.

Mr. Roessler explained he would meet all City's buffering requirements.

Community Development Director Gladhill commented further on the City's buffering requirements and how this applied to new developments that abutted larger lot acreage.

Commissioner Woestehoff requested further information on the high-density development across the street.

Community Development Director Gladhill reviewed the layout of this development with the Commission.

Vice Chairperson VanScoy asked how many units per acre would be allowed within the Medium Density Residential District.

Community Development Director Gladhill commented four to seven units per acre would be allowed in MDR. He reported staff did not support an MDR zoning for these parcels.

Commissioner Anderson stated the residents surrounding this property do not support a rezoning to MDR. He encouraged the City to keep the parcels zoned R-1.

Commissioner Woestehoff agreed.

Commissioner Surma stated he believed improvements were needed along Alpine Drive especially if these parcels are to develop in the near future.

Community Development Director Gladhill commented the City was aware of the need to make improvements to Alpine Drive to improve safety. He discussed a project the City Council would be considering at their next meeting that would bring about improvements at Alpine Drive and Armstrong Boulevard. He understood that safety improvements were needed given the increasing level of traffic along Alpine Drive.

Vice Chairperson VanScoy expressed concern with the transition or buffer language the City had in place. He stated he did not support changing the zoning of the parcels and recommended the parcels remain R-1 MUSA.

Community Development Director Gladhill thanked the Commission for their feedback and noted the consensus was to keep the zoning for these parcels R-1.

Northfork Development Parcel:

Community Development Director Gladhill commented the proposal for the Northfork parcel was to go to R-2 medium density zoning and noted this parcel was outside the MUSA. He provided further comment on the adjacent developments and noted the Northfork Golf Course neighborhood opposed the rezoning of this parcel.

Commissioner Anderson stated he would like to hear from the Northfork Golf Course residents regarding their concerns.

Vice Chairperson VanScoy requested further information on the proposed plans for the Northfork site.

Community Development Director Gladhill reviewed the proposed plans with the Commission.

Vice Chairperson VanScoy commented that screening would be very important for a development on this parcel.

Commissioner Gengler supported this parcel being zoned Medium Density Residential given the natural buffer that would be created by Alpine Drive.

Commissioner Woestehoff agreed but stated he was a little uncomfortable with the fact the developer could have up to seven units per acre.

Community Development Director Gladhill commented the City was proposing to create a new zoning district that would allow for four to five detached units per acre for the Northfork property.

Vice Chairperson VanScoy opened the meeting to comments or question from the public.

Mr. Field stated he supported the Northfork rezoning and development more than the other property. He explained this property was segregated or isolated and therefore the change to moderate density residential could work.

Ms. Clark expressed concern with this rezoning as it did not fit with the surrounding rural homes and indicated an MDR zoning classification would also increase traffic.

Ms. Brock thanked the Planning Commission for taking comments from the public. She stated she did fear how traffic on Alpine Drive would be impacted if this property were rezoned.

Commissioner Surma stated he was opposed to the rezonings until the roadways got fixed. However, he noted he could support the transition with .25 acre lots.

Commissioner Anderson commented he had concerns with the traffic that would be generated by this development, but stated he could support the detached townhome units.

Commissioner Surma discussed the horrible accidents that have occurred along Highway 10. He feared that additional accidents would occur along Armstrong Boulevard.

Commissioner Gengler stated she believed the Northfork property could support a medium density development.

Commissioner Woestehoff agreed but noted R-1 would also work well on this property.

Commissioner Onyambu indicated he could support medium density on the Northfork property but stated he had concerns with traffic.

Vice Chairperson VanScoy agreed that traffic in this area was a concern. He commented he would prefer to see R-1 MUSA on this property, but could support the R-2 with detached townhomes.

Community Development Director Gladhill thanked the Commission for their feedback.