

5.03: Consider Sketch Plan for Rum River Prairie

City Planner Anderson presented the staff report. He stated that the purpose of tonight's case is to introduce the EPB to a proposed Sketch Plan for Rum River Prairie. He advised that the proposed development is located along both sides of Armstrong Boulevard, north of Tiger Street. He stated that the proposed development would include 21 single-family lots that would meet the requirements of the underlying zoning district and therefore would not appear to require a Comprehensive Plan or zoning amendment. He reviewed information on the natural resources inventory in relation to the property. He identified a potential lot width concern with one five-acre lot and the size of Outlot A. He noted that this request seems pretty straight forward with the potential for one variance for the lot width on the five-acre lot on the cul-de-sac. He noted that there are wetlands on the site that will need to be delineated. He stated that the developer is working hard to minimize the amount of impact.

Board Member Anderson asked for input on a symbol used on the sketch.

City Planner Anderson noted that he would follow up to determine the meaning of the symbol. He reviewed the elements that would be part of the next phase of review.

Chairperson Stodola asked and received consensus that the overall goals for the last two cases would carry forward.

Board Member Hiatt asked if the developer has a positive history with the community.

City Planner Anderson provided details on the developer's experience within Ramsey.

Councilmember LeTourneau asked for a refresh on the criteria that were recommended for the previous cases that could carry forward to this case.

City Planner Anderson noted that in the past cases there was a mention of the possibility to reuse stormwater pond water for irrigation. He stated that element may only be applicable for cases with a homeowners' association and not so much in this type of case where the properties are individually owned and there are not common areas. He summarized the other comments including the use of rain gardens and native plantings. He noted that the boulevard trees and density transitioning may not be applicable in this situation.