

City of Ramsey
Agenda
Land Use Workshop
Thursday, January 4, 2018
5:30 pm
Alexander Ramsey Room, 7550 Sunwood Drive NW

- 1. Workshop**
 1. Land Use Workshop for Rivenwick Neighborhood

Special Planning Commission

1. 1.

Meeting Date: 01/04/2018

By: Tim Gladhill, Community Development

Information

Title:

Land Use Workshop for Rivenwick Neighborhood

Purpose/Background:

The purpose of this case is to hold a public workshop for a proposed development in the Rivenwick Neighborhood. Please see the attached invite for more information.

Notification:

Staff attempted to notify all Property Owners located in the Rivenwick Village Planned Unit Development (PUD) via Standard US Mail. These properties are generally located north of Riverdale Drive. Additionally, Staff attempted to notify all Property Owners within 700 feet of the proposed development via Standard US Mail.

Observations/Alternatives:

Please see the attached invite for more information. Additional information will be made available soon at www.cityoframsey.com/landuse. Opportunities to comment on this proposal are located on this webpage.

Funding Source:

This workshop is being handled as part of normal Staff duties.

Recommendation:

No action is being requested.

Action:

No action is being requested. This is not a formal Planning Commission Meeting.

Attachments

[Invite](#)

Form Review

Inbox

Tim Gladhill (Originator)
Form Started By: Tim Gladhill
Final Approval Date: 12/29/2017

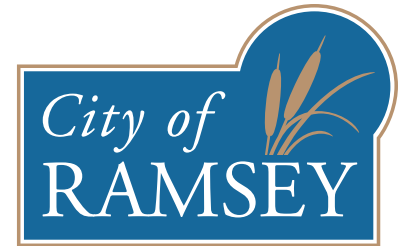
Reviewed By

Tim Gladhill

Date

12/29/2017 07:54 AM
Started On: 12/29/2017 07:49 AM

LAND USE WORKSHOP



RIVENWICK VILLAGE FINAL PHASE ABRA AUTO BODY AND GLASS

The City has been approached by a Developer requesting a change to the land use plan for the for an undeveloped area of the Rivenwick Neighborhood. The remaining area of this neighborhood is planned for retail use. The Developer desires to retain two (2) acres for retail use, with the remaining area requested to be developed as townhomes to match the existing neighborhood. See the attached exhibit for more information.

This is not an official Application. This is an opportunity to collaborate on design of this proposed use. Additionally, this proposal requires an amendment to the approved plan for this area. The City is not obligated to approve this project, and desires to obtain the input from the surrounding neighborhood before continuing conversations with the Developer.

Tim Gladhill
Community Development Director
763-433-9826

Event:
Land Use Workshop

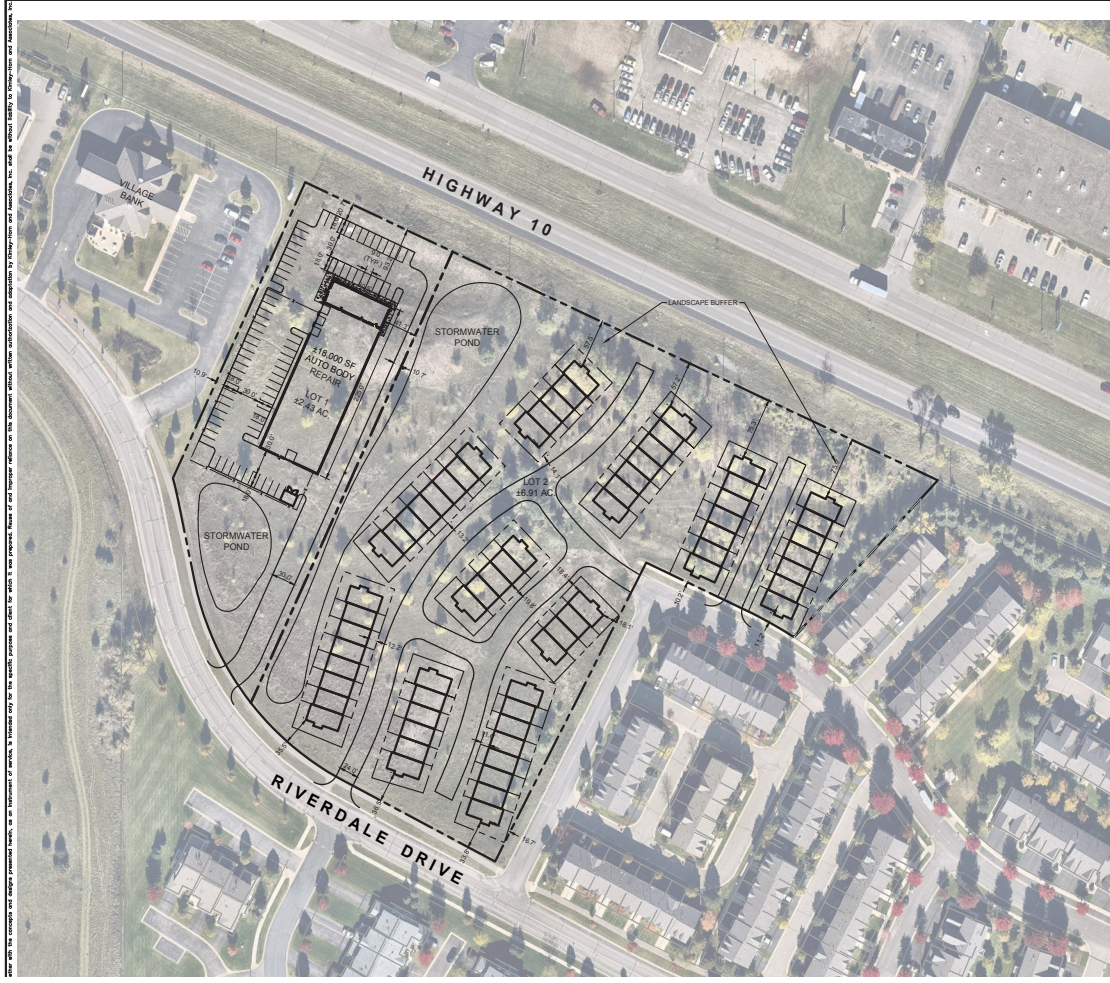
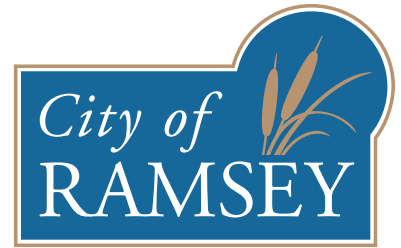
Date:
January 4, 2018

Time:
5:30 p.m. to 6:30 p.m.

Location:
Ramsey Municipal Center
Alexander Ramsey Room
7550 Sunwood Dr NW

For More Information:
[cityoframsey.com/
developmentupdate](http://cityoframsey.com/developmentupdate)
763-433-9824

LAND USE WORKSHOP



LEGEND

- PROPERTY LINE
- - - PROPOSED FENCE
- - - SETBACK LINE

ZONING SUMMARY	
EXISTING ZONING	MU-PUD MIXED USE PLAN DEVELOPMENT
PARKING SETBACKS	AS APPROVED PER PUD ROW 20' PRIVATE ROAD 20' PER B2 HIGHWAY DISTRICT
BUILDING SETBACKS	AS APPROVED PER PUD FRONT 35' SIDE 10' SIDE ON CORNER LOT: 20' REAR 35' PER B2 HIGHWAY DISTRICT
RESIDENTIAL SETBACKS	AS APPROVED PER PUD 35' PER B2 HIGHWAY DISTRICT
PARKING DIMENSIONS	9' X 18' X 24'

SITE DATA SUMMARY	
AREAS	
TOTAL PROPERTY	±9.34 AC
LOT 1 (ABRA)	±2.43 AC
LOT 2 (TOWNHOMES/STORMWATER)	±6.91 AC
BUILDING AREA	18,000 SF (80.5' X 225')
TOWNHOME UNITS	65

PARKING DATA SUMMARY	
STALLS	
REQUIRED PARKING*	68 STALLS
PROPOSED PARKING	81 STALLS (13 CUSTOMER/STORAGE)

*PARKING REQUIREMENT FOR AUTO USAGE IS 3 SPACES PER ENCLOSED BAY PLUS 1 SPACE PER EMPLOYEE.

FOR REVIEW
Kimley-Horn
 SCALE: AS SHOWN
 DESIGNED BY: [Name]
 CHECKED BY: [Name]
 DATE: 12/19/2017
 PROJECT: [Number]
 SHEET: [Number]
 CONCEPT SITE PLAN
 ABRA
 RAMSEY

s:\c:\marketing\p\p\p\ABRA\Ramsey_MN - Limonite 2\1 Design\CAD\Concepts\Exhibits\EX - 3 Ramsey_MN.dwg Layout1 Dec 18, 2017 2:28pm by: Ryan Husted
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