

City of Ramsey
Agenda
Regular Planning Commission
Thursday, October 3, 2019
7:00 pm
Council Chambers, 7550 Sunwood Drive NW

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Citizen Input**
- 4. Approve Agenda**
- 5. Approve Minutes**
 1. Approve the September 5, 2019 Planning Commission Meeting Minutes.
- 6. Public Hearing**
- 7. Commission Business**
 1. Review Sketch Plan for DC Ramsey, LLC Townhomes
 2. Consider Site Selection Option for New Salon Concept
- 8. Commission/Staff Input**
- 9. Adjournment**

Regular Planning Commission

5. 1.

Meeting Date: 10/03/2019

By: JoAnn Shaw, Community Development

Information

Title:

Approve the September 5, 2019 Planning Commission Meeting Minutes.

Purpose/Background:

n/a

Notification:

Observations/Alternatives:

Funding Source:

Recommendation:

Action:

Attachments

09 05 19 Minutes

Form Review

Inbox

Tim Gladhill

Form Started By: JoAnn Shaw

Final Approval Date: 09/27/2019

Reviewed By

Tim Gladhill

Date

09/27/2019 10:38 AM

Started On: 09/24/2019 11:09 AM

**PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

The Ramsey Planning Commission conducted a regular meeting on Thursday, September 5, 2019, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Randy Bauer
 Commissioner Bruce Anderson
 Commissioner Cheri Gengler
 Commissioner Torrey Johnson
 Commissioner Eric Peters
 Commissioner Gary VanScoy
 Commissioner Matt Woestehoff

Members Absent: None

Also Present: Community Development Director Timothy Gladhill
 City Planner Chloe McGuire Brigl

1. CALL TO ORDER

Chairperson Bauer called the regular meeting to order at 7:00 p.m.

2. CITIZEN INPUT

None.

3. APPROVAL OF AGENDA

Motion by Commissioner VanScoy, seconded by Commissioner Johnson, to approve the agenda as presented.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Johnson, Anderson, Gengler, Peters, and Woestehoff. Voting No: None. Absent: None.

4. APPROVE PLANNING COMMISSION MINUTES

4.01: Approve the Following Planning Commission Minutes:

4.01.1: Planning Commission Meeting Minutes Dated August 1, 2019

Chairperson Bauer noted on page eight, the list line, it should state, "...address ~~tr~~ress trees..."

Motion by Commissioner Anderson, seconded by Commissioner Woestehoff, to approve the following minutes as amended: Planning Commission Meeting Minutes dated August 1, 2019.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Anderson, Woestehoff, Gengler, Johnson, Peters, and VanScoy. Voting No: None. Absent: None.

5. PUBLIC HEARINGS/COMMISSION BUSINESS

5.01: Public Hearing: Consider Resolution #19-209 Granting an Interim Use Permit to a Religious Institution at 6000 167th Avenue NW; Case of Hope Fellowship of Ramsey

Public Hearing

Chairperson Bauer called the public hearing to order at 7:02 p.m.

Presentation

City Planner McGuire Brigl explained that the public hearing was noticed for an Interim Use Permit but after further review staff determined that a Conditional Use Permit would be a more appropriate tool. She noted that the Commission can make their recommendation and stated that the City Council would then hold a second public hearing as a Conditional Use Permit. She presented the staff report and recommended approval of the request for a Conditional Use Permit to operate a Religious Institution on the subject property.

Citizen Input

Brian Swanson, 15130 Waco Street, was present on behalf of the applicant and noted that he was available for questions.

Motion by Commissioner Anderson, seconded by Commissioner Gengler, to close the public hearing.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Anderson, Gengler, Johnson, Peters, VanScoy, and Woestehoff. Voting No: None. Absent: None.

Chairperson Bauer closed the public hearing closed at 7:07 p.m.

Commission Business

Motion by Commissioner VanScoy, seconded by Commissioner Johnson, to recommend that City Council adopt Resolution #19-209 granting a Conditional Use Permit to operate a Religious Institution on the subject property.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Anderson, Gengler, Johnson, Peters, and Woestehoff. Voting No: None. Absent: None.

Chairperson Bauer noted that the previous month the Commission considered Interim Use Permits for two churches located in the Employment District. He noted that churches are allowed as a conditional use within the Commercial District and asked if there is a reason that churches are not a conditional use in all business-related districts.

Community Development Director Gladhill confirmed that could be discussed in the future when a larger more comprehensive review of the zoning ordinances is completed.

5.02: Public Hearing: Consider Resolution #19-210 Approving a Location Variance for a Detached Accessory Building Located at 16158 Nowthen Blvd. NW; Case of Dan Sadler

Public Hearing

Chairperson Bauer called the public hearing to order at 7:09 p.m.

Presentation

City Planner McGuire Brigl presented the staff report and recommended approval of the request for a variance to the location requirements for a detached accessory structure (garage) on the subject property.

Commissioner Anderson asked for additional information on objects in the aerial photograph.

City Planner McGuire Brigl replied that the photograph could be outdated and commented that the applicant can provide additional details.

Citizen Input

David Sadler, 16158 Nowthen Blvd. NW, the applicant replied that the item in the photo has since been removed and only an eight by eight shed remains.

Commissioner Anderson asked why the garage could not be placed on the back but noted the elevations of the site.

Mr. Sadler provided additional details related to the boulder wall and elevations of his property.

Commissioner VanScoy noted that he visited the property today and commented that there is a significant slope between the home and pond/wetland. He noted that the drainage field for the septic in in the rear of the home.

Motion by Commissioner Anderson, seconded by Commissioner Johnson, to close the public hearing.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Anderson, Johnson, Gengler, Peters, VanScoy, and Woestehoff. Voting No: None. Absent: None.

Chairperson Bauer closed the public hearing closed at 7:16 p.m.

Commission Business

Motion by Commissioner Anderson, seconded by Commissioner Peters, to adopt Resolution #19-210 granting a variance to the location requirements for a detached accessory structure on the subject property.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Anderson, Peters, Gengler, Johnson, VanScoy, and Woestehoff. Voting No: None. Absent: None.

6. COMMISSION BUSINESS

6.01: Consider Site Selection Options for New Hotel Concept

Presentation

Community Development Director Gladhill presented the Staff Report and noted that staff believes that this is a worthy project for this parcel and is generally comfortable with either alternative site selection. The intent for this evening is high-level; does the Planning Commission desire this project to get to the finish line? If so, staff will chart out the necessary approval process moving forward.

Commission Business

Chairperson Bauer asked if the EDA has reviewed this concept.

Community Development Director Gladhill replied that the EDA would be reviewing this concept at their meeting the following week. He noted that the Planning Commission provides more input on design and layout while the EDA tends to focus more on the deal structure.

Chairperson Bauer stated that both options appear that they could work but noted that it would be helpful to know which parcel would be better for current development and which parcel would be better kept for future development.

Commissioner Woestehoff asked if Lot 1 is vacant or whether that is Stone Brook Academy. It was confirmed that Lot 1 is Stone Brook Academy.

Commissioner Anderson asked for details on the size requested and the amount of land that would remain for future development.

Community Development Director Gladhill replied that this is a three-acre site and advised that about half would be development and half would remain. He noted that this is a challenging site for a retailer because of the amount of turns needed to access the site, and therefore he was unsure that there was a real benefit in which parcel would remain.

Commissioner Gengler stated that it would seem to make more sense to place the development on the far western portion of the lot. She stated that a restaurant patio would be a good fit for that location with the square lot left for development.

Commissioner Anderson commented that he would have the opposite opinion, as placing the hotel next to the academy would create more of a continued flow of development. He believed that the City could support two hotels, should both projects move forward.

Commissioner Woestehoff stated that he would defer to the EDA, as to the more valuable lot for future development.

Commissioner Anderson agreed that the input of the EDA will be important.

Commissioner VanScoy agreed that the EDA should have input. He noted that in both concepts he sees benefits and concerns and believed that either concept would work fine. He stated that personally he would prefer to see the hotel next to the academy to isolate the hotel a bit from the traffic. He stated that he could also see the benefit of having the hotel on the corner next to Coborn's to have close access to the retail. He believed that this hotel would be a good project and the City should continue to pursue the option.

Chairperson Bauer referenced the location of the well and asked if that falls equally on both parcels or more on one parcel.

Community Development Director Gladhill identified the location of the well, noting that it only impacts the western site. He stated that paved areas could come close to the well location but noted that the easement identifies an area around the well where a building could not be constructed.

Chairperson Bauer stated that one advantage of placing the hotel on the eastern lot would continue the flow of development. He noted that the parking area of the hotel could accommodate the location of the well, but the well location could potentially impact other types of retail that may be interested should the hotel be constructed on the western lot.

Commissioner Anderson commented that he would like to see cross access continued through parking areas of the development, similar to what was required of Stone Brook. He explained that the flow of traffic could then continue from Stone Brook onto this site and from this site to the next site.

Commissioner Gengler stated that this discussion has swayed her opinion, noting that the pickup and drop off times for the childcare center could align with the peak times for hotel guests to arrive and embark which could increase traffic in the childcare center lot.

Community Development Director Gladhill summarized that it appears the Commission is open to either concept. He noted that the decision would then default to the deal structure and advised that the EDA would then make a recommendation at their meeting the following week.

7. COMMISSION / STAFF INPUT

7.01: Receive Staff Update

Community Development Director Gladhill reported that the annual Happy Days Festival will be held this coming Saturday. He noted that a schedule of events can be found on the City website.

8. ADJOURNMENT

Motion by Commissioner Anderson, seconded by Commissioner Johnson, to adjourn the meeting.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Anderson, Johnson, Gengler, Peters, VanScoy, and Woestehoff. Voting No: None. Absent: None.

The regular meeting of the Planning Commission adjourned at 7:37 p.m.

Respectfully submitted,

Tim Gladhill
Community Development Director

ATTEST:

JoAnn Shaw
Community Development Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Regular Planning Commission

7. 1.

Meeting Date: 10/03/2019

By: Chloe McGuire Brigl, Community
Development

Information

Title:

Review Sketch Plan for DC Ramsey, LLC Townhomes

Purpose/Background:

The purpose of this case is to review a Sketch Plan Application for a twenty-three (23) lot medium density residential, detached townhome development on the property known as Outlots E and D, Town Center Gardens 3rd Addition (the "Subject Property"). The property is north of 147th Lane NW and east of Center Street. The site is currently zoned R-2 Medium Density Residential and is guided as Medium Density Residential in the comprehensive plan. The Applicant, DC Ramsey, LLC (the "Applicant") is proposing a development that generally meets all the requirements of the R-2 District. The purpose of this Sketch Plan Review is to identify any red-flags or key issues that the Applicant should consider, and to provide the Applicant direction on moving forward with developing preliminary plat plans.

Notification:

No notification is required for Sketch Plan, but City Staff sent a mailing via USPS to property owners within 700 feet of the Subject Property, as noted in the Anoka County Property Records notifying them of this meeting.

Observations/Alternatives:

Summary

The Subject Property is zoned R-2 Medium Density Residential, which allows for detached villas, attached townhomes, or multifamily units. The Applicant is proposing detached villas with 50 foot wide lots, which meets the requirements of the R-2 Detached Villa regulations. The allowed density in the R-2 District is 4 - 7 units per acre, and the proposal meets those requirements. Please see the attached review letter for additional information on bulk zoning standards.

Density Transitioning

The Subject Property is zoned R-2, and is adjacent to COR, R-2, and PUD-zoned properties. The PUD to the north is a unique PUD that was guided as a "live-work" neighborhood, which allows for home-based businesses and more commercial-type uses in the southern portions of the properties abutting the Subject Property. The underlying zoning for the PUD is R-1 Residential (Rural Developing), which is the large-lot single family zoning district on private well and septic systems. There is no density transitioning required between the properties zoned R-2 and COR, but typically there would be density transitioning required between R-2 and R-1 Residential (Rural Developing). The City Code does allow flexibility to density transitioning for unique situations such as these, and in speaking with the City Attorney, the City has the ability to be flexible with the density transitioning requirements, which would typically require 45 feet of buffer. Because the area abutting the Subject Property is largely wetland (encumbered by drainage and utility easement, and unbuildable) and then large out-buildings which allow for commercial uses, Staff does not feel it is reasonable to enforce the 45 foot buffer requirement. Staff is open to suggestions from the Planning Commission; however, the Applicant proposed a 20 foot buffer, which is the required rear yard setback in the R-2 District, and would be allowed if the properties to the north were zoned Commercial (which is how they function).

Streets

The Applicant has proposed a private street running east-west through the development. This street is required to be at least 24 feet wide with no parking signs on both sides of the street.

Bulk Standards

The proposal appears to meet the requirements for density, overall lot coverage, driveway length, house size, and setbacks.

Wetlands

There are significant wetlands on site which will need to be delineated as part of the preliminary plat and encumbered by drainage and utility easement. The Applicant is aware of the wetland onsite and has noted the 16.5 foot wetland setback.

Architecture

The Applicant is proposing modular-style homes, which are built off-site in two pieces and are connected onsite. The homes would be slab-on-grade homes with garages and porches constructed onsite. The Applicant has noted that the modular-style construction allows for a lower price point, under \$300,000, which provides an affordable option for first-time homebuyers and those looking to downsize. They use a midwestern company based out of Wisconsin for construction. This is an acceptable construction method so long as the exterior design requirements are met. Generally, the hope is that these units will look similar to surrounding homes. The home affixed to a foundation.

Feedback

Staff is looking for the Planning Commission to note any red flags or concerns with the proposal. Staff would like feedback on the density transitioning requirement. Staff is comfortable with the 20 feet of buffer, with some additional architectural features on the homes, which could include "fronts" of homes facing the public road to the south to increase visual interest and continue the trend of townhomes in the COR.

Funding Source:

The Applicant is responsible for all costs associated with this project and review.

Recommendation:

City Staff recommends that the Applicant move forward with preparing a preliminary plat for review. The proposal generally meets all the requirements of the R-2 District.

Action:

No formal action required. Provide Applicant feedback on preparation of a preliminary plat for the proposed project.

Attachments

[Application](#)

[Site Location Map](#)

[Sketch Plan](#)

[Concept Building Elevations](#)

[Planning Review Memo](#)

Form Review**Inbox**

Chris Anderson

Tim Gladhill

Form Started By: Chloe McGuire Brigl

Final Approval Date: 09/27/2019

Reviewed By

Chris Anderson

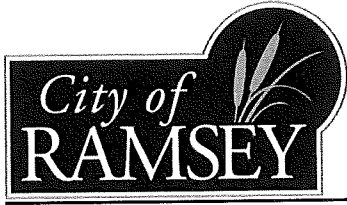
Tim Gladhill

Date

09/18/2019 12:27 PM

09/27/2019 09:22 AM

Started On: 09/17/2019 01:35 PM



RECEIVED
 SEP 13 2019
 BY: _____

Land Use Application

| | | |
|---|--|---|
| <input checked="" type="checkbox"/> Plat – Sketch Plan | <input type="checkbox"/> Plat – Preliminary Plat | <input type="checkbox"/> Plat – Final Plat |
| <input type="checkbox"/> Administrative Plat | <input type="checkbox"/> Site Plan Review | <input type="checkbox"/> Easement/ROW Vacation |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Interim Use Permit | <input type="checkbox"/> Comprehensive Plan Amendment |
| <input type="checkbox"/> Zoning Amendment | <input type="checkbox"/> Home Occupation Permit | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Dwelling Moving Permit | <input type="checkbox"/> Environmental Permit | <input type="checkbox"/> Registered Land Survey |
| <input type="checkbox"/> Non-Traditional Animal License | <input type="checkbox"/> Beekeeping License | <input type="checkbox"/> Private Kennel License |

Applicant Contact Information

Please note: All official communication will be routed through this contact.

| | | | |
|-----------------------------------|---------------------------------|---------------|--------------|
| Name: | Erin Carlson | | |
| Street Address: | | | |
| City, State, ZIP: | | | |
| Home Phone: | | Work Phone: | 952-380-8422 |
| Email: | eaconsulting425@gmail.com | Fax Number: | |
| Name of Business (if applicable): | DC Ramsey, LLC | | |
| Business Address (if applicable) | 105 South 5th Avenue, Suite 513 | | |
| Business City, State, ZIP | Minneapolis, MN 55401 | | |
| Business Phone: | | Business Fax: | |

Subject Property Information

(Location of Application)

| | |
|-------------------|---|
| Address | N/A |
| PIN | 28-32-25-12-0067 and 28-32-25-11-0230 |
| Legal Description | Outlot E and Outlot D, Town Center Gardens 3rd Addition |
| Zoning District | R-2 Medium Density Residential |

Contact the Planning Division at 763-433-9824 or planning@cityoframsey.com to request a Zoning Verification

Property Owner Information

(If different than Applicant)

| | | | |
|-------------------|---------------------------------------|-------------|----------------|
| Name: | 21st Century Bank | | |
| Street Address: | 17 Washington Avenue North, Suite 200 | | |
| City, State, ZIP: | Minneapolis, MN 55401 | | |
| Home Phone: | | Work Phone: | (763) 792-3712 |
| Email: | tpd@21stcb.com | Fax Number: | |

Please provide a detailed description of your request and attached a copy of a scaled site plan

See attached.

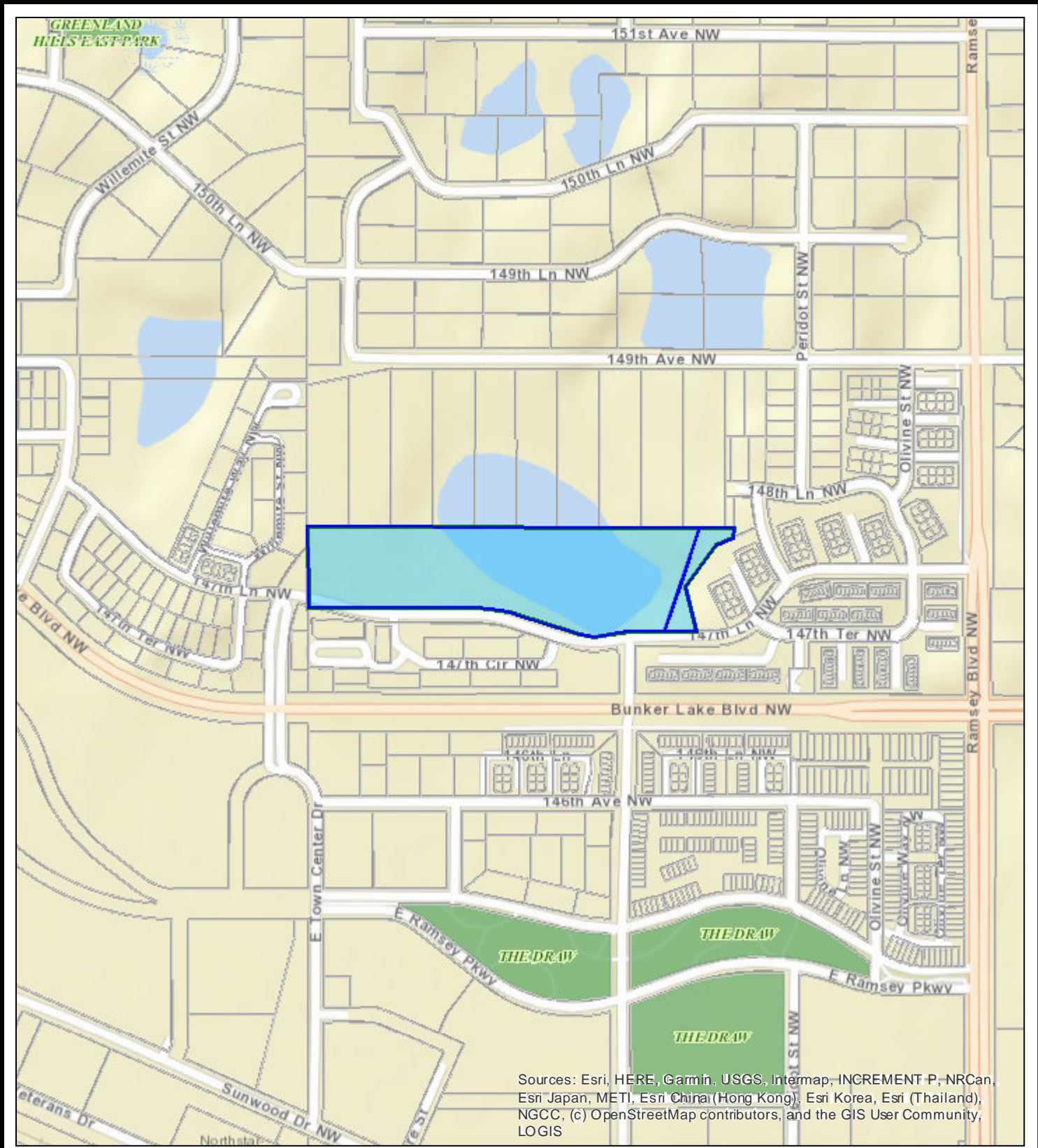
A "Land Use Sign" will be placed on the Subject Property to allow Ramsey Residents the opportunity to obtain information about your request.

| | | | |
|---------------------|-------------------------|------------------------|--|
| Applicant Signature | <i>Casey Darkenwald</i> | Co-Applicant Signature | |
| Printed Name | Casey Darkenwald | Printed Name | |
| Title | Chief Manager | Title | |
| Date | 9/10/19 | Date | |

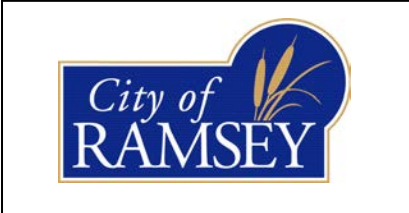
I understand that the application fee is non-refundable. All costs associated with the processing of this application are the responsibility of the applicant whether this application is approved or denied. Any excess of escrow account deposits over expenditures will be refunded at the time of account closure. I also understand that as the applicant, it is my responsibility to obtain all other permits or licenses required by any applicable regulatory agencies for this Land Use Application.

| | | | |
|--------------------------|--------------------------|--------------------------|--|
| Property Owner Signature | <i>Thomas Dolphin</i> | Property Owner Signature | |
| Printed Name | Thomas P. Dolphin | Printed Name | |
| Title | CEO | Title | |
| Date | 9/10/19 | Date | |

I hereby certify that I am the fee title owner/contract for deed vendee of record for the above-mentioned property. Failure to prove ownership may void any agreements entered into the City and I will be held liable for any and all costs incurred by the City.



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, LOGIS

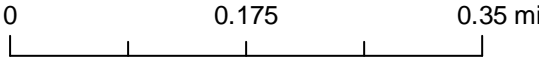


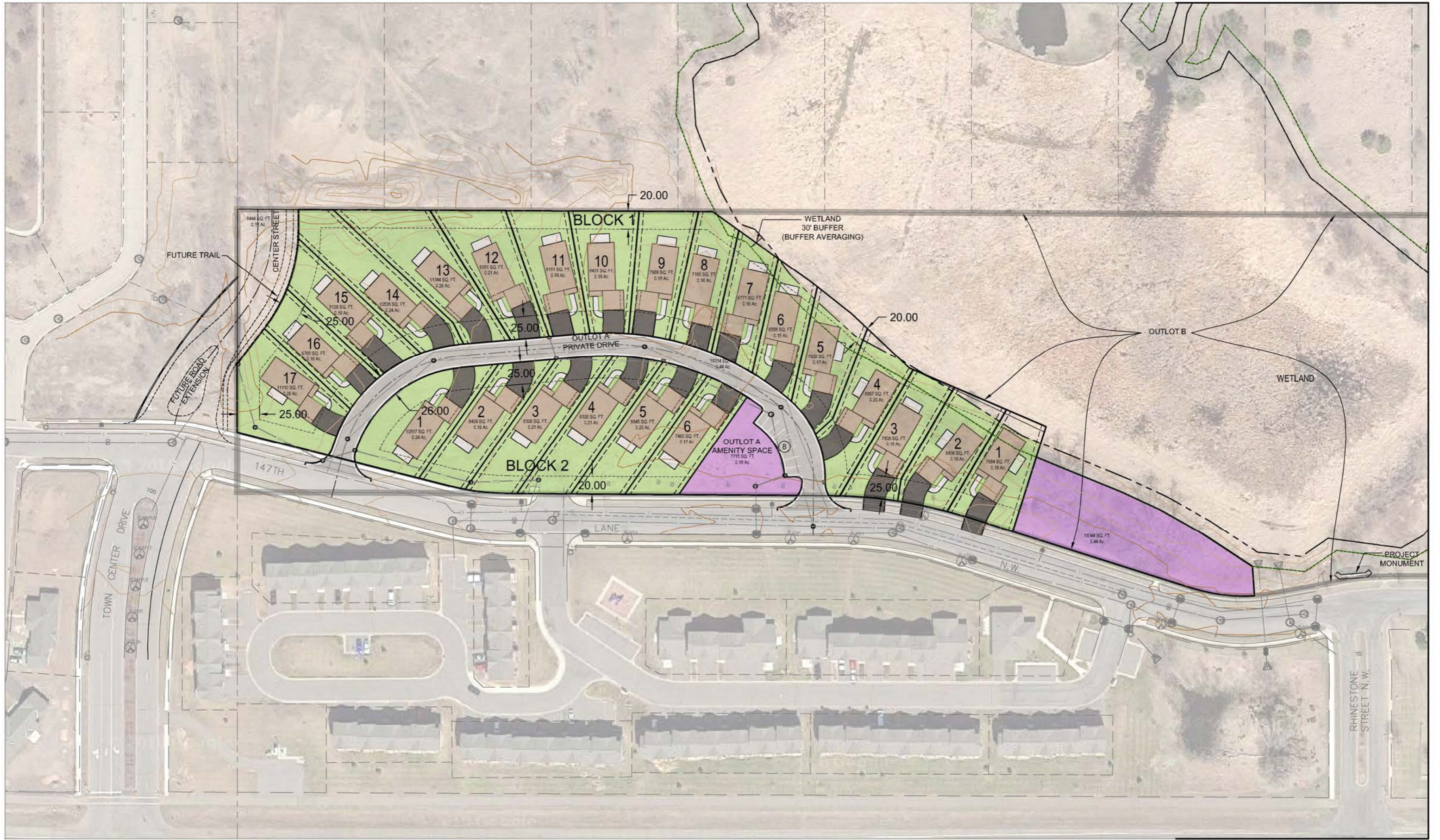
Site Location Map

- Legend**
- Site
 - Parcels



Print Date: September 13, 2019



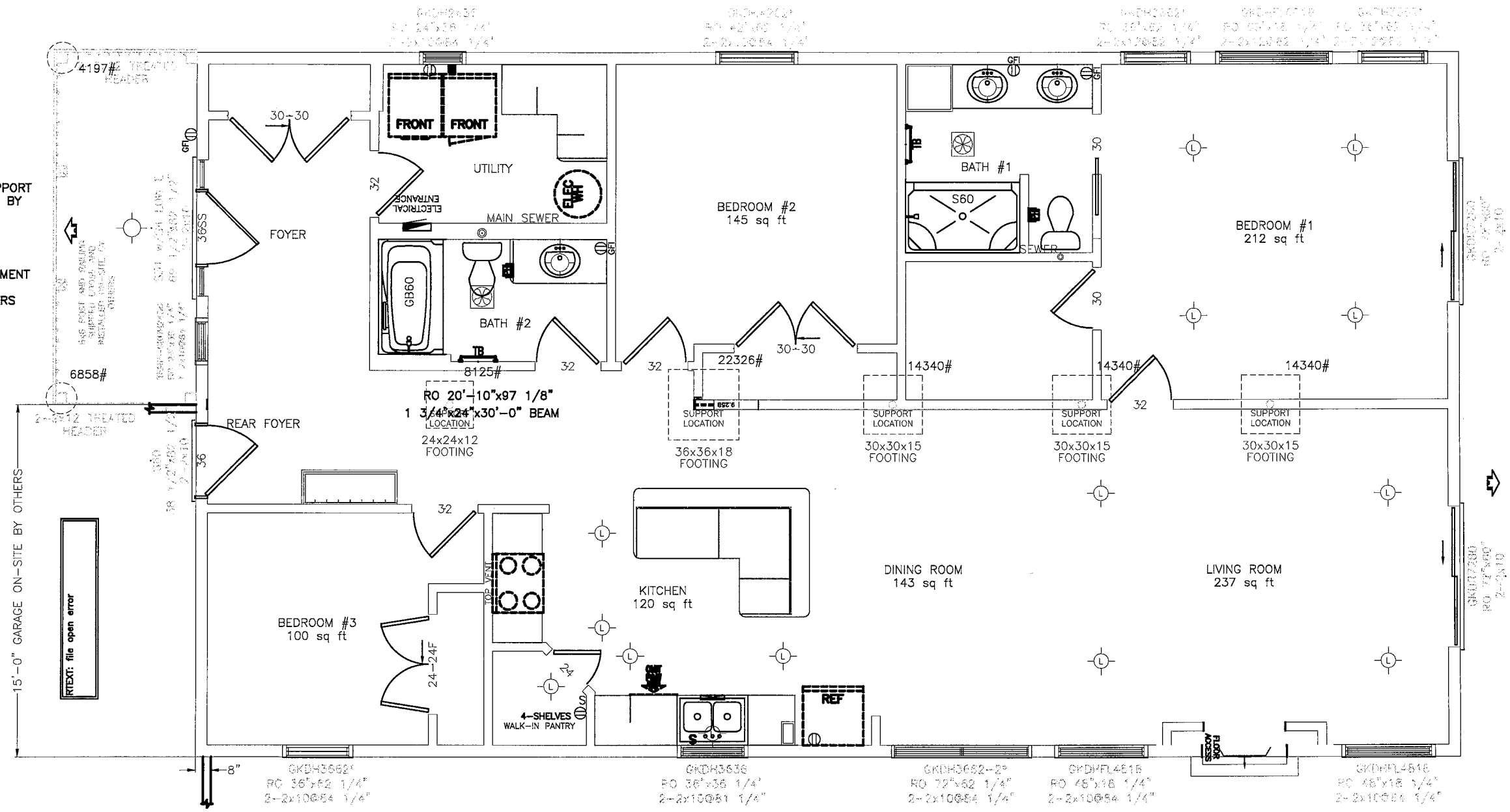




PORTAL FRAME

PORCH FOOTING SUPPORT
REQUIRED ON-SITE BY
OTHERS

WIND UPLIFT ATTACHMENT
FOR PORCH
ON-SITE BY OTHERS



TEXT: file open error

1st Floor
1620 sq ft
Perimeter 168'-0" ft

**PRELIMINARY PRINT:
NOT FOR CONSTRUCTION
WISCONSIN HOMES, INC.**

Ideas for porch revisions:

- swap window and /or porch rails for other details: lighting, columns, or wider door/window frame
- Minimize # of columns from 4 to 2 - make the two wider with articulation
- Pull columns in from edge of porch
- Wider steps
- Wider trim
- Rock / stone only an option for base of porch



FYI unclear from CAD what this condition is in the front elevation (applies to all concepts)

- wider door/window frame



- wider door/window frame
- wider steps up to porch
- wider trim details
- add trim detail between bottom of vinyl and top of concrete slab?



- with porch rails, make opening in railing wider
- no regular windows, add lights instead



- no side windows on door, two regular windows
- stone on base on porch

**CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE**

| | | | |
|---------------------|--|--------------|-----------------------|
| Date | 9/17/2019 | Project Site | PID: 28-32-25-12-0067 |
| Project Title | DC Ramsey Townhome Development | | |
| Escrow # | 19-136 | | |
| Department: | Community Development: Planning Division | | |
| Technical Reviewer: | Name: Chloe McGuire Phone: 763-433-9821 Email: cmcguire@cityoframsey.com | | |

Required Steps

1. Sketch Plan – Planning Commission
2. Site Plan – Planning Commission + City Council
3. Final Plat – City Council

Site Plan Review

Notes:

- Maximum driveway width at street is 20 feet
- Staff would like to discuss higher architectural standards for flexibility in density transitioning to the PUD to the north.

General: The property is currently platted as Outlot E Town Center Gardens 3rd Addition, and is PID 25-32-25-12-0067. The site does not have an assigned address at this time, but is north of 147th Ln and East of Center Street. The site is approximately 12.07 acres. The Applicant has proposed 23 lots.

Zoning: The site is currently zoned as R-2 Medium Density Residential. The properties to the west and south are zoned COR (townhomes) and to the north are zoned PUD with underlying zoning of R-1 Detached Single Family Homes (well and septic, large lot homes). The property to the east and southeast are zoned R-2 Medium Density Residential.

Intent: The intent of the R-2 Medium Density Residential District is to accommodate attached townhomes, small multifamily buildings, and detached villas with an overall density of 4 – 7 units per acre.

| R-2 Detached Villa Standards | | |
|-------------------------------------|------------------|------------------------------------|
| <i>Standard</i> | <i>Required</i> | <i>Proposed</i> |
| Minimum Lot Size | .15 Acres | |
| Density Range | 4 – 7 Units/Acre | 1.9 units/acre (net with wetlands) |

| | | |
|---|--|--|
| | | ~5.3 units/acre (gross without wetlands) |
| Minimum Lot Width | 50 feet | |
| <i>Building Setbacks</i> | | |
| Front, Side Corner | 25 Feet | 25 feet |
| Rear | 20 Feet | 20 feet |
| Side | 5 Feet | 5 feet |
| From Development Boundary | 25 Feet | 25 feet |
| Maximum Lot Coverage (All Buildings, Excludes Paving) | 35% | <35% |
| Minimum Building Size for Townhouse with Garage | 1 Bedroom – 700 sq ft 2 Bedroom – 800 sq ft 3 Bedroom – 960 sq ft Each additional bedroom – 125 sq ft | |
| Required Parking Stalls | 2 enclosed (townhome) | 2 enclosed |
| Maximum Driveway Width at Street | 20 feet | 25 feet |
| Side Yard Setback for Driveway | 5 feet | 5+ feet |
| Driveway Surface | Bituminous or Concrete | Bituminous |
| Minimum Driveway Length | 25 feet | 25 feet |
| Wetland Setback | 16.5 feet | 16.5 feet |
| Minimum Private Street Width (With No Parking) | 24 feet | ~23/24 feet |

Floodplains: The property is not within the Ramsey Floodplain.

Wetlands: The property contains significant wetlands on the eastern portion of the site. A wetland delineation will be required with preliminary plat and all wetlands will need to be encumbered by drainage and utility easement and the City requires a 16.5 foot setback from any wetland.

Streets and Access: The property will contain a portion of public road Center Street running north-south through the site on the western boundary of the site, the applicant has proposed a private road running east west through the site, likely to be named 147th Place NW. This road is proposed at approximately 23 feet in width,

Lots: The City Code requires that corner lots are at least ten feet wider than interior lots (per H-3 in Article III).

Parking: The Applicant has proposed visitor parking near Outlot A, which is an amenity space (such as a park or green space) for the resident. There are 8 visitor parking spaces. The City will require no parking signs on the private road.

Lighting: The applicant should submit a lighting plan as part of site plan review with preliminary plat for any street lighting.

Utilities and Municipal Services: The property will be connected to City Utilities. A Grading and Utility Plan should be submitted with preliminary plat.

Density Transitioning: Under the City Code, density transitioning is typically required for R-2 to R-1 Rural Residential (single family detached homes with well and septic). This would include 45 feet of

buffer in a typical situation. However, the City Code also provides flexibility to the density transitioning requirements; because the homes to the north are part of a live-work PUD that allows for commercial uses in the rear yards, and each home to the north also has significant wetlands (unbuildable) on the south portion of the lots, Staff is supportive of flexible density transitioning requirements. The applicant has proposed 20 feet, the required rear yard setback, on the northern property line abutting the PUD. 30 feet seems to be a reasonable compromise, but staff would be open to the 20 foot setback requirement if the applicant would be open to higher architectural standards, including but not limited to:

- Public street facing improvements for homes on south portion of lot (abutting 147th Ln) including front porch, door, and typical “front of home” look
- Required porches of at least 48 square feet on the front of homes
- Inclusion of stone or other high quality materials

Landscaping: Landscaping of the overall site, in addition to density transitioning landscaping, is required and is based on a Canopy Cover Formula (determine the ratio of impervious area to entire site area, then multiply that ratio by the square footage of the pervious area to determine the canopy cover square footage required). A combination of trees and shrubs shall be utilized to satisfy the planting requirements. Their associated canopy square footages can be found at <http://www.ci.ramsey.mn.us/DocumentCenter/View/258/Ramsey-Tree-Book-PDF>.

All disturbed areas not otherwise improved with impervious surfacing shall be finished with four (4) inches of topsoil with not more than thirty-five percent (35%) sand content. Permanent ground cover (turf, flower beds, etc.) is also required.

Regular Planning Commission

7. 2.

Meeting Date: 10/03/2019

By: Sean Sullivan, Community
Development

Information

Title:

Consider Site Selection Option for New Salon Concept

Purpose/Background:

The purpose of this case is to review a conceptual site plan for a potential development in The COR on land owned by the City.

The City has been approached by a developer interested in a project in Ramsey. The Developer is requesting some high level site selection and site layout feedback. This step is an optional step in the process as a precursor to the City's Purchase Agreement process. This phase is intended to ensure alignment between the Planning Commission, Economic Development Authority (EDA), and City Council in an attempt to avoid project coordination issues with future steps.

Note that this proposal is the same site as a potential hotel discussed at the last meeting. Both prospects only need half of this site, making for a great opportunity to approve two projects simultaneously.

Notification:

Notification is not required.

Observations/Alternatives:

The project is being proposed as a stand-alone Salon/Spa. The Developer is considering a portion of the parcel located on the south side of Sunwood Drive between Stonebrook Academy and Northstar Marketplace (Coborns-Anchored Retail Center). The site is currently guided for retail in The COR Zoning District. The Developer would like to develop the western half of the site

The project only needs about half of the parcel. Staff has been having internal discussions about preferred sites, and is generally comfortable with either. If the project develops on the western side of the lot, staff is recommending the an access off of Zeolite line up with Coborn's entrance and the the access off of Veterans Drive be as far east as possible. Preliminary concepts seem to show a lot of parking but that item would be addressed within the site plan / PA process.

Eastern Half of Parcel

- The site is generally flat and square
- The site contains a public well, which would allow parking, but not building within a 50 foot radius
- There are minimal encumbrances to the parcel
- There are previous environmental findings (soil) that have been mitigated, but continue to show up in environmental reports

Western Half of Parcel

- The site is generally flat but not square
- The site contains a public well, which would allow parking, but not building within a 50 foot radius
- There are minimal encumbrances to the parcel
- There are previous environmental findings (soil) that have been mitigated, but continue to show up in

environmental reports

Funding Source:

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

Recommendation:

Staff believes this is a worthy project for this parcel, and is generally comfortable with either alternative site selection. The intent for this discussion is high level; does the EDA desire this project to get to the finish line? If so, Staff will chart out the necessary approval process moving forward. This is not intended to be an exhaustive site plan review.

Action:

No action requested. Staff is seeking direction if the EDA has a preference for site location or would like to recommend eliminating either site from consideration.

Attachments

Site Location Map

Enlarged Plan

Site Plan

Form Review

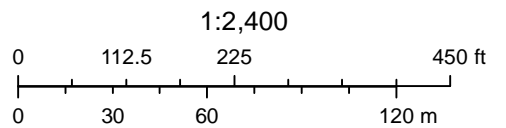
Form Started By: Sean Sullivan
Final Approval Date: 10/02/2019

Started On: 09/27/2019 09:28 AM

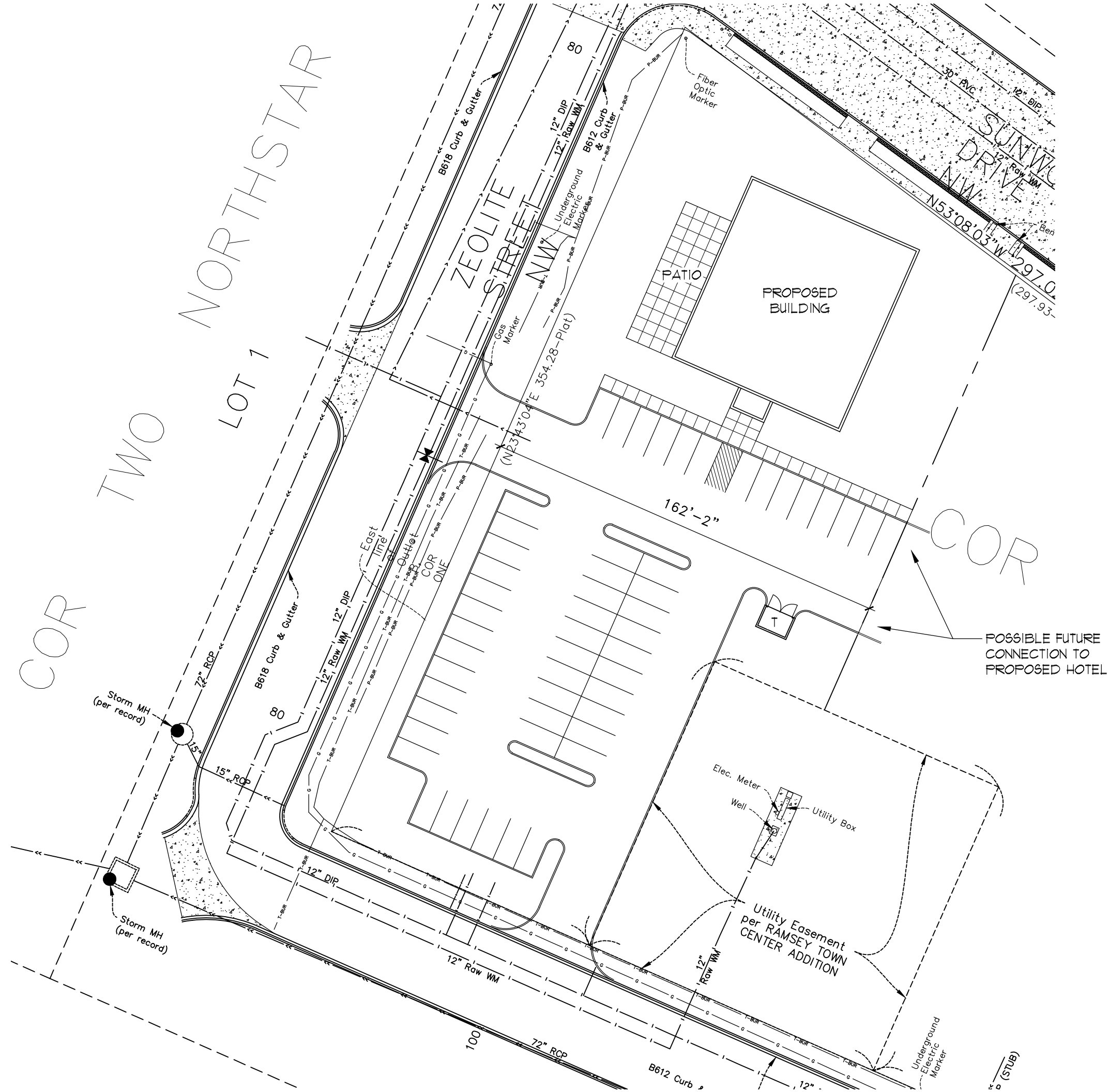
Site Location Map - Salon Concept



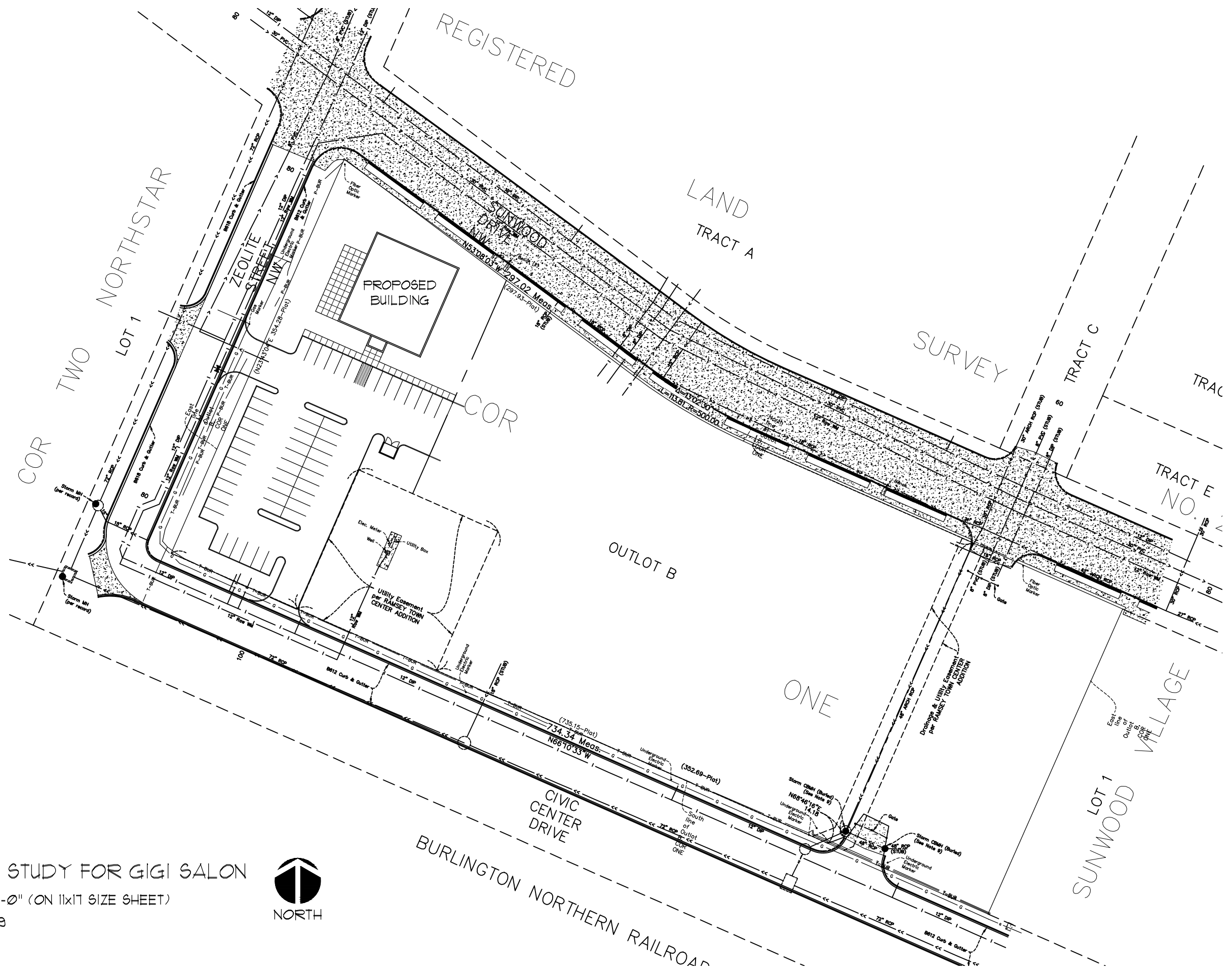
September 27, 2019



ENLARGED SITE PLAN
 STUDY FOR GIGI SALON
 SCALE: 1" = 40'-0" (ON 11x17 SIZE SHEET)
 SITE AREA = 48,319 SF. = 1.1 ACRES
 PROPOSED PARKING = 53 STALLS
 DATE: 9-21-2019



ROSA ARCHITECTURAL GROUP
 CLASSIC CONSTRUCTION



SITE PLAN STUDY FOR GIGI SALON
 SCALE: 1" = 80'-0" (ON 11x17 SIZE SHEET)
 DATE: 9-27-2019

