

**City of Ramsey**  
**Agenda**  
**Regular Planning Commission**  
**Thursday, December 5, 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. Consent Agenda**
  1. Approve the November 7, 2019 Planning Commission Meeting Minutes.
  2. Consider Request for Extension of Variance and Conditional Use Permit related to Indoor Horse Riding Arenas at 17902 Saint Francis Blvd NW (Project No. 19-101); Case of Dale and Tammy Wills
- 6. Public Hearing**
  1. PUBLIC HEARING: Consider Resolution 19-279 Approving an Interim Use Permit at 16839 Saint Francis Blvd NW to Temporarily Allow Two Homes on the Subject Property (Project No. 19-148): Case of Chelsea and Robert Jones
  2. PUBLIC HEARING: Consider Ordinance #19-16 Approving Zoning Amendments for Outlot A, Alpha Development and Outlot C, Northfork
- 7. Commission Business**
  1. Consider Sketch Plan for BK Land Development (formerly known as Villas at Northfork); Project No. 19-147
- 8. Commission/Staff Input**
- 9. Adjournment**

**Regular Planning Commission**

**5. 1.**

**Meeting Date:** 12/05/2019

**By:** JoAnn Shaw, Community Development

---

**Information**

**Title:**

Approve the November 7, 2019 Planning Commission Meeting Minutes.

**Purpose/Background:**

See attached minutes for consideration. Staff is currently working on minutes for the November 7, 2019 Planning Commission Work Session.

**Notification:**

**Observations/Alternatives:**

**Funding Source:**

**Recommendation:**

**Action:**

---

**Attachments**

Minuted dated November 7, 2019

---

**Form Review**

**Inbox**

Tim Gladhill

Form Started By: JoAnn Shaw

Final Approval Date: 11/27/2019

**Reviewed By**

Tim Gladhill

**Date**

11/27/2019 09:09 AM

Started On: 11/18/2019 02:13 PM

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

The Ramsey Planning Commission conducted a regular meeting on Thursday, November 7, 2019, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Members Absent:                   Commissioner Torrey Johnson

Also Present:                      Community Development Director Timothy Gladhill  
  City Planner Chris Anderson  
  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 Anderson, seconded by Commissioner Peters, to approve the agenda as presented.

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

**4.     APPROVE PLANNING COMMISSION MINUTES**

**4.01: Approve the Following Planning Commission Minutes:**

**4.01.1: Planning Commission Meeting Minutes Dated October 3, 2019**

Motion by Commissioner VanScoy, seconded by Commissioner Woestehoff, to approve the following minutes as presented: Planning Commission Meeting Minutes dated October 3, 2019.

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

## **5. PUBLIC HEARINGS/COMMISSION BUSINESS**

### **5.01: Public Hearing: Consider Resolution #19-252 Denying a Home Occupation Permit for Garbage Hauling Company at 17030 Baugh St NW; Case of Allen and Joyce Birchem/Birchem Sanitation (Project #19-141)**

#### **Presentation**

City Planner McGuire Brigl presented the staff report and recommendation to deny the request for a Home Occupation Permit for a Garbage Hauling Company at 17030 Baugh St. NW. She noted that this would be consistent with other recent home occupation denials in similar residential settings. There is no lawful, nonconforming protection for this use.

Chairperson Bauer asked for additional details on the outdoor storage items that would be allowed.

City Planner McGuire Brigl replied that the carts would not typically be counted on residential property but large items such as vehicles, and trailers would count. She noted that residential lots typically do not have this number of carts.

Commissioner VanScoy asked if the dumpsters are included in the limited items.

Community Development Director Gladhill stated that whether the dumpsters are counted or not counted, they would still be evidence of a home occupation and would be a violation of City Code. He referenced recent home-based business occupation permits noting that plumbing and landscaping businesses have recently been denied because of similar outdoor storage. He stated that this situation is unique in the duration it ran without a complaint but noted that when comparing this to other denied applications this would fall in line with those denials. He stated that when there are multiple vehicles and equipment, including storage of inoperable vehicles, those requests have been denied.

#### **Public Hearing**

Chairperson Bauer called the public hearing to order at 7:13 p.m.

#### **Citizen Input**

Mark Berglund, attorney representing applicant, stated that he is disappointed with the recommendation of staff. He stated that the Birchem's have operated this business on the property since 1977 and it is their position that this is a legal nonconforming use. He explained that the application was brought forward because the ordinance recognizing the violation was adopted by the City Council. He stated that this is a family owned business that has been in operation for 37 years on 1.6 acres. He stated that none of the activities on the property can be seen from other

properties during the summer months because of the screening provided by trees. He stated that there are two garbage hauling trucks that leave one time in the morning and return one time during the afternoon. He explained that all the waste that is collected is in Sherburne/Wright County and all the waste collected is disposed of in Sherburne County. He stated that the applicants own five garbage vehicles, three of which are not stored on site. He stated that he is not aware of any complaints related to odor. He stated that the staff report mentions mice on the property and noted that he is a resident of Ramsey and also has mice on his property. He stated that as part of the application process the applicants recognize that there are things on the property that need to be cleaned up. He stated that his clients agree to work with the City to address some items to clean up the property but did not realize that the intent of the City was to disrupt their livelihood that has run on the property for 37 years. He noted that not far from the Birchem's property is a sewage collection company that runs in a similar manner. He identified a commercial fabrication business located near the applicant's property that has large semi-trucks that also travel down the roadway. He stated that the applicant's business has run on the property without complaint for 37 years. He noted that when the business began the applicant was told that he would not need a permit from Anoka County because the hauling occurs in Sherburne and Wright County. He noted that only the storage of the vehicles and administrative efforts occur at the residential property.

Commissioner VanScoy asked if the inoperable vehicles are stored on the property.

Al Birchem, applicant, replied that the vehicles are located on the property but will not continue to be stored on the property.

Commissioner VanScoy asked and received confirmation that only the two trucks used for hauling would be stored at this property.

Mr. Birchem stated that there are currently five trucks on site, but not all of them are used. He noted that two trucks are used, one is a backup that is used only in emergency, and the remaining two will be removed from the property.

Commissioner VanScoy asked the status of the Anoka County permit.

Mr. Birchem replied that the permit is not required as long as hauling does not occur in Anoka County. He stated that in the past he spoke with Ramsey staff that stated a permit was not required because hauling is not occurring in Ramsey.

City Planner McGuire Brigl stated that staff has received confirmation from Anoka County that a base license would be required, which is different than a hauling license.

Community Development Director Gladhill stated that there is not a lawful nonconforming protection for a need for a license. He stated that if a license is needed, that would still be required regardless of when the activity began.

Commissioner Anderson asked if the cleaning of vehicles that is done offsite includes washing the vehicles.

Mr. Birchem replied that washing is done in Elk River and not onsite.

Commissioner Anderson stated that he has driven by the property noticed a fuel barrel.

Mr. Birchem replied that is an old fuel barrel that he purchased many years ago that is on a stand and there is nothing stored in the barrel.

Commissioner Anderson asked if the people on the property are Ramsey residents.

Mr. Birchem confirmed that to be true.

Chairperson Bauer asked staff for clarification on the site cleanup that was mentioned.

City Planner McGuire Brigl stated that the first complaint was dispatched to a community service officer for an off-street parking violation. She explained that once a determination is made that there is a home-based business, that is forward to Community Development for follow up. She described the process that was followed, noting that staff met with the applicant to discuss the off-street parking and home-based business violations.

Community Development Director Gladhill stated that the major issue is the commercial dumpsters and residential containers. He stated that staff is not comfortable with approving the request with those materials onsite.

Commissioner VanScoy asked the type of driveway.

Mr. Birchem replied that there is a class five gravel driveway for the trucks in addition to his paved driveway. He confirmed that the gravel could use a new layer added.

Commissioner Gengler asked if Mr. Birchem lives on the property.

Mr. Birchem replied that he lives on site, as does his son, and he also has a home in Brainerd.

Commissioner Woestehoff asked if the company has another location.

Mr. Birchem replied that the Ramsey home is the only location for the business.

John Dickes, 17020 Baugh Street, stated that he lives next door to the applicant and has since 1976. He stated that he has had no trouble with any of the items mentioned in the staff report. He stated that he was surprised as there is a lot of green barrier around the property, noting that he was not even aware those items were onsite. He stated that there are two trucks that go out each day and come back each day. He noted that he has more traffic coming and going from his home than the applicant does.

Terry Frauly, 17035 Driscoll Street NW, stated that he lives directly behind the applicant and has for 35 years. He stated that he has noticed the piling of the vehicles and dumpsters over the years and have let it go. He noted that two years ago he installed a fence to prevent his dog from going

onto the applicant's property and flushing out opossum and raccoons from under the junk vehicles. He stated that when they installed the fence, they had to trim their trees, which opened the view to the dumpsters, garbage trucks, junk vehicles, trailers and boat. He stated that he recently completed patio and deck improvements which now look out onto the applicant's property. He stated that his complaint is not with the business itself but the view from his property. He noted that perhaps a privacy fence could be installed to better screen the activity, along with cleanup of the site.

Mr. Berglund stated that the photograph on display right now is outdated as they have begun the cleanup process after the discussions with staff. He explained that the dumpsters are not holding trash but are provided to new customers.

Commissioner VanScoy referenced the dumpsters and asked the number of dumpsters on the property.

Mr. Birchem estimated six or seven dumpsters and 50 trash bins.

Commissioner VanScoy asked if those could be stored in a different location.

Mr. Birchem stated that he could find a place to put the dumpsters and most of the carts. He noted that the neighbor behind him allows his dog to run wild. He stated that the dog is not supposed to be on his property.

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

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

Chairperson Bauer closed the public hearing closed at 7:38 p.m.

### **Commission Business**

Commissioner Woestehoff stated that this would set a very bad precedent in terms of outdoor storage and the number of items allowed onsite. He commented that this property could not be compared to the commercial property across the street because that property is most likely not zoned R-1.

City Planner Anderson commented that the property across the street is zoned R-1. He noted that about ten years ago that property came to the attention of the City in a similar manner through code enforcement and that applicant went through a similar process. He noted that the City Council ultimately approved a home occupation permit for that site.

Chairperson Bauer asked for clarification on what was done in that case, as there seems to be some similarities between the two and specifically why this request would not meet the same standards.

City Planner Anderson replied that the biggest difference on the surface was that the other property's home occupation was entirely indoors at that time. He noted that the current request tonight includes a significant amount of exterior outdoor storage.

Community Development Director Gladhill noted that property also has ongoing code enforcement issues and therefore would hesitate to use that as an example of compliance.

Commissioner VanScoy stated that it is his understanding that a property can have more than one commercial vehicle onsite if it is there less than eight hours in a day.

City Planner Anderson confirmed that to be true but noted that in this case the vehicles would be parked onsite for longer than that.

Chairperson Bauer asked what would be needed from the applicant in terms of removing items of outdoor storage to come into compliance for a home occupation permit.

City Planner McGuire Brigl replied that one commercial vehicle would be allowed that could be parked on an appropriate parking surface, the applicant would need to own and occupy the subject property, and all exterior evidence of the home occupation would need to be removed. She stated that a license from Anoka County would be needed along with additional information such as where the trucks are being cleaned. She stated that the applicant previously stated that they live offsite when not operating the business, which was a red flag for staff.

Mr. Berglund replied that the residence is the applicant's homestead. He noted that the applicant's son, who also operates the business with them lives on the property full-time as well.

Commissioner VanScoy asked for clarification on the applicant's living situation noting that it appears the applicants stay at their home in Brainerd for four days and then return to the property to operate the vehicles for the remainder of the week.

Mr. Berglund replied that the business has been in operation for 37 years and built the home in Brainerd one year ago, although they have owned that property for a longer duration. He confirmed that as the applicants are nearing retirement age, they have been spending more time in Brainerd than they had previously.

Commissioner Woestehoff stated that the calendar shows the tax liability of the business as 1996 while on the Better Business Bureau it shows a start date of 1996. He noted that the business does not appear to exist on the Secretary of State information and asked if there is another name the business uses.

Mr. Berglund replied that Birchem Drywall was established in 1977 and Birchem Sanitation has operated under that same corporate entity.

Community Development Director Gladhill asked at what point Birchem Sanitation began, aside from Birchem Drywall.

Mr. Birchem explained that Birchem Sanitation is a division of Birchem Drywall and started in 1982.

Chairperson Bauer asked if it would be appropriate to table this request with the objective to have the exterior items cleaned up by a certain date, as specified in the code enforcement plan. He noted that after that date the item could be reconsidered, and the decision would then depend upon the site conditions and whether the site had been cleaned up.

City Planner McGuire Brigl stated that would be a question for the applicants. She was unsure if that would be a reasonable plan for the applicant as there does not appear to be another location for the applicant to store the materials.

Community Development Director Gladhill stated that there is a policy decision related to the number of vehicles that the Commission would be comfortable with. He stated that if the Commission wants to go in that direction, he would want assurance from the applicant that another site would be found for the dumpsters and residential containers.

Chairperson Bauer stated that he would be uncomfortable putting a business out of business that has been operating for this length of time. He stated that he would prefer to give standards that need to be met in order to keep operating and if those are not met, the request could then be denied.

Commissioner Woestehoff stated that he would only be comfortable with a maximum of two vehicles, with no dumpsters or carts onsite.

Commissioner VanScoy stated that he would like to see the applicant in compliance with the ordinance, specifically one vehicle and improved driveway, obtaining a license from Anoka County, assurance that the vehicle kept on site would be clean, and all inappropriate exterior storage items removed.

Community Development Director Gladhill confirmed the consensus that dumpsters and trash containers should be stored off-site and at least one commercial vehicle could remain on a proper surface. He agreed that the request could be tabled, and additional discussion could occur with the applicant.

Chairperson Bauer referenced the storage shed on the site and asked what could be stored in that building.

City Planner McGuire Brigl stated that staff would not be comfortable allowing those materials to be stored onsite.

Chairperson Bauer asked if one truck could be stored in the storage shed and one could be outside.

City Planner McGuire Brigl confirmed that she would feel comfortable with having a vehicle parked indoors but noted that staff would not support storage of the dumpsters or trash containers onsite.

Community Development Director Gladhill noted that there is most likely space available that could be leased in an industrial area for storage of those materials. He stated that perhaps that is the compromise that the two vehicles could remain, but the dumpsters and trash containers would need to be removed from site and stored in an appropriately zoned area.

Commissioner VanScoy asked if the applicant would even be interested in attempting to meet the requirements.

Mr. Birchem confirmed that he would attempt to get everything done according to a timeline and would attempt to find a place to store the additional truck. He stated that he would prefer to keep at least the two trucks onsite if possible. He confirmed that he plans to clean up the outdoor items.

Chairperson Bauer asked how much time the applicant would realistically need to clean up the site.

Mr. Birchem hoped that he could have it completed by the end of December, dependent upon the weather.

Commissioner Woestehoff asked if that would be okay to table the request for that period of time.

Community Development Director Gladhill confirmed that the request could be extended 60 days from November 8<sup>th</sup>.

Mr. Berglund noted that they would be willing to waive the 60-day requirement for the City to take action if necessary.

Motion by Commissioner Anderson, seconded by Commissioner VanScoy, to table consideration of Resolution #19-252 Denying the Request for a Home Occupation Permit to Operate a Garbage Hauling Business on the Property Located at 17030 Baugh Street NW to the January meeting and directing the applicant to work with the City to remove all required items from the property, having one truck stored in the building and one allowed outdoors, improving the impervious surface of the driveway, and work with City staff to come into compliance with the ordinance.

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

City Planner McGuire Brigl asked and received confirmation that the Planning Commission would like staff to reinspect the subject property prior to the January meeting.

## **6. COMMISSION BUSINESS**

### **6.01: Review Sketch Plan for Odyssey Homes Townhomes on Nowthen Boulevard and 146<sup>th</sup> Avenue**

#### **Presentation**

City Planner McGuire Brigl presented the Staff Report and stated that staff recommends that the application proceed to the preliminary plat phase.

### **Commission Business**

Chairperson Bauer asked where these homes would have access.

City Planner McGuire Brigl explained that a private roadway would run parallel to Nowthen Boulevard and connect to 146<sup>th</sup>. She stated that if the southern property did develop, it would also be a private road that would connect to this. She stated that the City would attempt to facilitate the discussions between the property owners. She provided examples of similar situations, noting that there are mutual maintenance and snow removal agreements.

Commissioner VanScoy asked how the private road would be terminated.

City Planner McGuire Brigl replied that at this time it is shown as a hammerhead.

Commissioner VanScoy stated that he would be concerned in the case of an emergency or with trash pickup as to how large vehicles would turn around.

City Planner McGuire Brigl confirmed that there should be sufficient turnaround space in the hammerhead.

Commissioner VanScoy stated that he would want to ensure that large service vehicles would be able to turnaround.

Commissioner Woestehoff referenced the density and asked if the private roadway is included in the acreage.

City Planner McGuire Brigl replied that she did not believe the density calculations include the private roadway. She identified additional area that was included in the boulevard.

Jason Bebeau, 15363 Radium Street, stated that he had attempted to purchase the two properties to the south but has been unable to do so and therefore is looking to move forward on development of this property.

Commissioner Anderson stated that if the 20-foot rule is followed that would lose one home. He asked if that would still be economically feasible for the applicant.

Mr. Bebeau stated that they have already lost some density through this process, as they began with 11 and have reduced to eight.

Commissioner Anderson stated that his concern would be related to safety and having as much space between the homes would provide benefit.

City Planner McGuire Brigl stated that these are the proposed lot lines and do not include the footprint of the buildings, therefore the setbacks could potentially be met.

Mr. Bebeau explained that he proposes the footprint to fill the lot lines.

City Planner McGuire Brigl noted that attaching the townhomes would be another manner in which the request could meet the guidelines.

Chairperson Bauer clarified that rather than having two four-unit structures, there could be one eight-unit structure.

Mr. Bebeau replied that he would be okay with that.

Commissioner Anderson stated that he is not opposed to the idea but simply wants to ensure that safety is taken into consideration.

Mr. Bebeau stated that he could reduce the footprint slightly if desired. He noted that he could also do a full cul-de-sac if desired.

City Planner McGuire Brigl asked if the Commission would prefer to have the eight units connected rather than considering a variance for two four-unit buildings.

Commissioner Woestehoff noted that the applicant stated that he could reduce the widths which would provide the required amount of separation. He stated that he would be comfortable with the two buildings with the required amount of separation or having all eight units connected.

Commissioner VanScoy stated that there are other zones where the setbacks are reduced and therefore, he would be fine with the variance.

Chairperson Bauer noted that he would not be opposed to a variance either.

Commissioner Gengler stated that she would support connecting all eight units or having the smaller footprint with the required amount of separation between the two buildings.

Chairperson Bauer confirmed a split consensus on whether a variance would be supported.

Community Development Director Gladhill suggested that this sketch plan move forward to the City Council on that policy related discussion.

Chairperson Bauer asked if those not in favor of the variance are simply not in favor of a variance or whether they favor the additional separation.

The three members of the Commission stated that their decision was because of both of those factors.

Patrick Hampton, 15551 Potassium Street NW, stated that he has been a resident of Ramsey since 1963 and is the current owner of the property. He stated that this proposal would be almost identical with what he wanted to do with the property and was told that he could build up to 11 units on the property. He stated that unfortunately he has to sell the property because of medical issues. He stated that he has been patiently waiting for this and needs the funds. He asked if the process could be streamlined so that the project can move forward and he can receive some relief from his financial situation.

## **7. COMMISSION / STAFF INPUT**

### **7.01: Receive Staff Update**

The Staff Update was noted.

Community Development Director Gladhill provided a brief update on recent development activity.

## **8. ADJOURNMENT**

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

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

The regular meeting of the Planning Commission adjourned at 8:29 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**

5. 2.

**Meeting Date:** 12/05/2019

**By:** Chris Anderson, Community  
Development

---

**Information**

**Title:**

Consider Request for Extension of Variance and Conditional Use Permit related to Indoor Horse Riding Arenas at 17902 Saint Francis Blvd NW (Project No. 19-101); Case of Dale and Tammy Wills

**Purpose/Background:**

In February of 2019, the Planning Commission conducted a Public Hearing to consider an application from Dale and Tammy Wills (the "Applicant"), to construct multiple indoor horse riding arenas on the property located at 17902 St. Francis Blvd NW (the "Subject Property"). On February 7, 2019, the Planning Commission approved the Variance (relating to the height of the two indoor riding arenas and lot width for a future lot split) and recommended approval of the Conditional Use Permit (CUP) to exceed allowable square footage and number of detached accessory buildings on the Subject Property. Then on February 26, 2019, the City Council approved the CUP. As is standard, both the Variance and CUP included provisions for expiration if not initiated within one (1) year of the date of approval, and initiation was considered issuance of a permit for one of the riding arenas.

**Notification:**

Notification is not required.

**Observations/Alternatives:**

The Applicant has been working with City Staff to obtain the necessary permit(s) for the first indoor riding arena. It has been determined that the indoor riding arena meets the definition of an Agricultural Building and thus, is exempt from a Building Permit. However, Ramsey City Code still requires a Zoning Permit to verify architectural design and dimensional standard compliance. The Applicant submitted an application for a Zoning Permit on September 13, 2019. Additionally, Minnesota State Fire Code still applies to Agricultural Buildings. Staff consulted with the State Fire Marshal's Office. It has been determined that fire suppression would be required based on the current proposed floor plan. The Applicant is working to redraw the floor plan to meet the requirements of Fire Code.

Due to the time needed to incorporate some necessary design modifications, it was not practicable to initiate construction of one of the riding arenas as originally planned in 2019. Based on the dates of approval of both the Variance and CUP, an extension is necessary. The Applicant plans to construct in 2020.

Alternatives

Alternative 1: Adopt Resolution #19-273 approving a 1 Year extension for the Variance to February 26, 2021 and recommend City Council adopt Resolution #19-274 approving a 1 Year extension of the CUP to February 26, 2021.

Alternative 2: Do not approve the request for a 1-year extension of the Variance and do not recommend approval of a 1-year extension of the CUP. This action would require the Applicant to obtain the necessary permit(s) to commence construction on the first of two (2) indoor riding arenas before February 7, 2020. Failure to do so would nullify the approved Variance. Furthermore, by default, that would then nullify the CUP as well. Staff does not support this alternative as the Applicant is working through the State Fire Code standards with City Staff in order to construct a code-compliant building.

**Funding Source:**

The Applicant is responsible for costs incurred in processing this request.

**Recommendation:**

Staff recommends adopting Resolution #19-273 approving a 1 Year extension for a Variance and Resolution #19-274 approving a 1 Year extension for a Conditional Use Permit. For consistency, Staff has drafted both extensions to expire on the same date despite different dates in action. This should avoid any confusion on expiration dates.

**Action:**

Motion to adopt Resolution #19-273 approving a 1 Year extension for a Variance related to indoor horse riding arenas at 17902 Saint Francis Blvd NW.

-and-

Motion to recommend City Council adopt Resolution #19-274 approving a 1 Year extension for a Conditional Use Permit related to indoor horse riding arenas at 17902 Saint Francis Blvd NW.

**Attachments**

Site Location Map

Approved Conditional Use Permit

Approved Variance

Resolution #19-273: Extension of Variance

Resolution #19-274: Extension of Conditional Use Permit

**Form Review**

**Inbox**

Tim Gladhill

Form Started By: Chris Anderson

Final Approval Date: 11/27/2019

**Reviewed By**

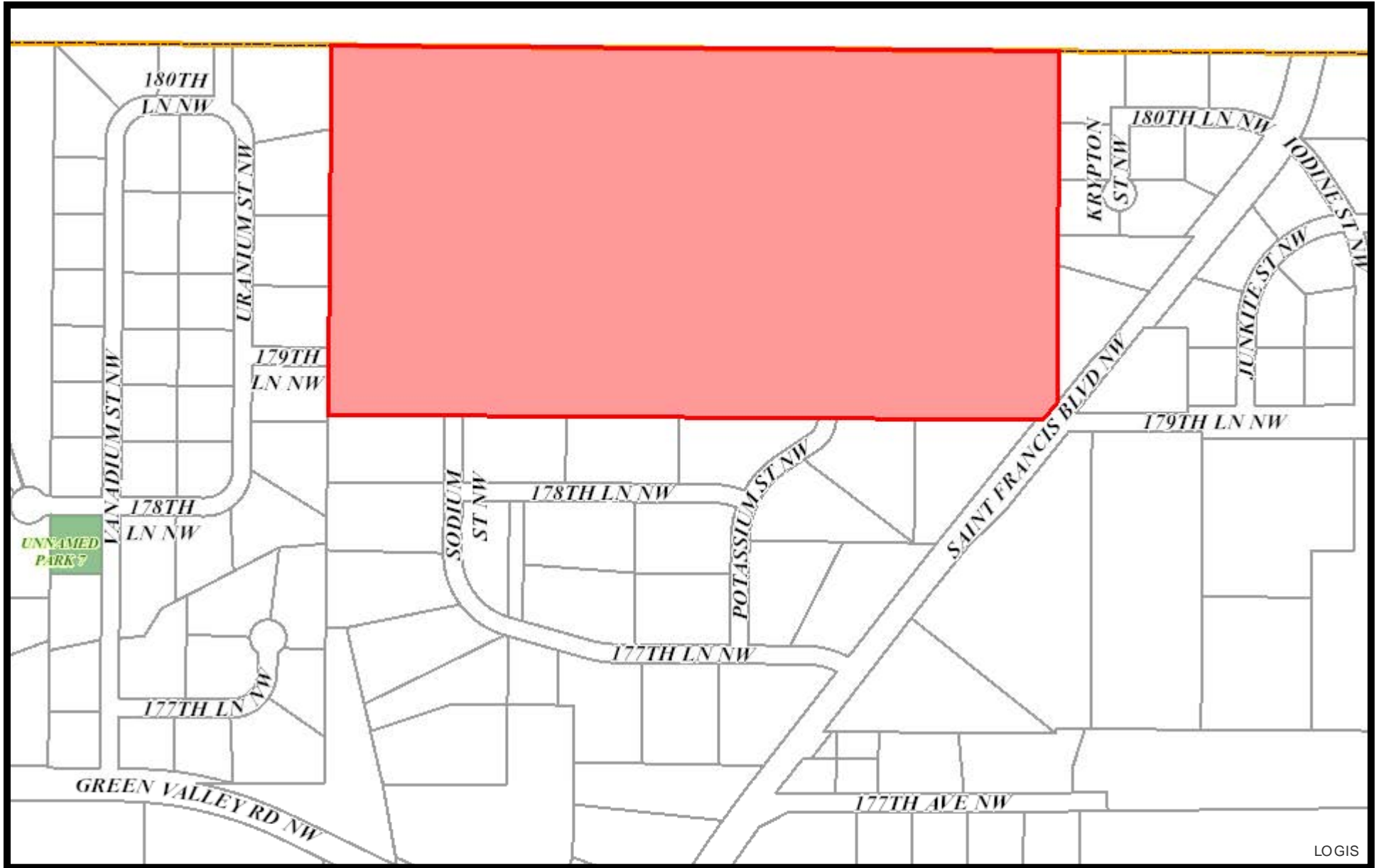
Tim Gladhill

**Date**

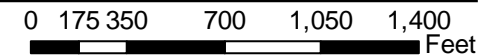
11/27/2019 08:56 AM

Started On: 11/04/2019 01:38 PM

# Site Location Map



Print Date: December 18, 2018





Councilmember Heinrich introduced the following resolution and moved for its adoption:

**RESOLUTION #19-043**

**A RESOLUTION APPROVING THE ISSUANCE OF A CONDITIONAL USE PERMIT TO EXCEED THE ALLOWABLE SQUARE FOOTAGE AND NUMBER OF ACCESSORY BUILDINGS ON THE PROPERTY GENERALLY KNOWN 17902 SAINT FRANCIS BLVD**

**RECITALS**

1. Dale and Tammy Wills, hereinafter referred to as the "Permittee", have properly applied for a Conditional Use Permit to exceed the allowable square and number of detached accessory buildings on the property generally known as 17902 Saint Francis Blvd NW and legally described as follows:

The northwest Quarter of the northeast Quarter together with the northeast Quarter of the northwest Quarter both in Section 2, Township 32, Range 25, Anoka County, Minnesota, except roads subject to easement of record.

(the "Subject Property")

2. That the Permittee appeared before the Planning Commission for a public hearing pursuant to Section 117-51 (Conditional Use Permits) of the Ramsey City Code on February 7, 2019, and that said public hearing was properly advertised and that the minutes of said public hearing are available.
3. That the Subject Property is approximately 137 acres in size, with about eighty (80) acres located in the City of Ramsey and the remainder located in the city of Nowthen.
4. That the surrounding parcels in Ramsey range in size from about 0.84 acres to 2.62 acres.
5. That the Subject Property is zoned R-1 Residential (Rural Developing), and the surrounding parcels to the east, west, and south are also zoned R-1 Residential (Rural Developing) and the land to the north, in Nowthen, appears to be zoned Rural Residential Agriculture.
6. That the Subject Property is guided as Rural Developing on the City's Future Land Use Map.
7. That the Permittee is currently under contract to purchase the Subject Property and that the current owner of the Subject Property has signed the application for the Permit.
8. That the Permittee has also applied for a Home Occupation Permit that would address how the detached accessory buildings would be used (indoor riding arenas for lessons/instruction, stables for horse boarding, and hay and equipment storage affiliated with the Home Occupation related to a commercial horse farm).

9. That the existing home and other buildings on the Subject Property are currently accessed by a driveway from Saint Francis Blvd (Highway 47).
10. That the Permittee has proposed that the public (related to the Home Occupation Permit request) access the Subject Property from Potassium Street to minimize potential traffic conflicts on Highway 47.
11. That the Permittee has stated there are five (5) existing detached accessory buildings on the Subject Property; one of which, a grain silo, will be removed summer, 2019.
12. That the Permittee has stated the total existing square footage of detached accessory buildings is approximately 3,100 square feet.
13. That per City Code Section 117-349 (Accessory Uses and Buildings), parcels forty (40) acres or larger in size are allowed to have up to eight (8) detached accessory buildings with a combined 12,000 square feet of area.
14. That the Permittee is proposing to construct two (2) indoor riding arenas, indoor stalls, stables, and a hay/equipment storage barn that combined, will be 64,700 square feet in area.
15. That when combined with the square footage of the existing detached accessory buildings, there will be a total of 67,800 square feet of accessory buildings on the Subject Property.
16. That all of the new buildings will be connected and could be considered as a single accessory building; however, their exterior finishes will differ somewhat and thus, are being considered as individual buildings, resulting in a total of nine (9) detached accessory buildings on the Subject Property.
17. That the Permittee has stated that the primary driveway off the public street would be asphalt and that access to the riding arenas, stables, indoor stalls, and hay/equipment barn would be a class v gravel surface.
18. That the Permittee's Site Plan indicates that the new facilities would be located nearer the front property line than the home on the Subject Property but that they would all far exceed the minimum required front yard setback of forty (40) feet.
19. That the mean gable heights of the proposed buildings are as follows: riding arenas: 27.5 feet; stables: 16 feet; indoor stalls: 27.5 feet; and hay/equipment barn: 24 feet.
20. That the Permittee has stated that the height of the existing home is approximately twenty-six (26) feet.
21. That the Permittee is seeking a Variance to address the height(s) of the proposed accessory buildings and to address a deviation from lot frontage requirements.

22. That the proposed parking areas and building locations on the Subject Property conform to all applicable setbacks of the R-1 Residential (Rural Developing) District.
23. That the exterior finish of the indoor stalls, stables, and hay/equipment storage barn would consist of two-toned steel siding and steel roofing.
24. That the exterior finish of the two (2) riding arenas will be a combination of two-toned steel walls and Clear Span fabric roofing material, which allows better penetration of natural light and warmth, which will be healthier for both horses and riders.

#### **FINDINGS OF FACT**

1. That the overall square footage and number of detached accessory buildings will/will not be unduly dangerous or detrimental to persons residing or working in the vicinity of the use, or to the public welfare.
2. That the overall square footage and number of detached accessory buildings will/will not substantially adversely impair the use, enjoyment or market value of any of the surrounding properties.
3. That the overall square footage and number of detached accessory buildings will/will not be maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will/will not change the essential character of the area.
4. That the overall square footage and number of detached accessory buildings will/will not be hazardous to existing or future neighboring uses.
5. That the overall square footage and number of detached accessory buildings will/will not impact essential public facilities and services, such as highways, streets, police and fire protection.
6. That the overall square footage and number of detached accessory buildings will/will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
7. That the overall square footage and number of detached accessory buildings will/will not involve uses, activities and equipment that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

**NOW THEREFORE, BE IT RESOLVED BY THIS CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:**

That the Ramsey City Council hereby grants approval of a Conditional Use Permit (the "Permit") to exceed the allowable square footage and total number of detached accessory buildings on the **Subject Property** contingent upon the following conditions:

**RESOLUTION #19-043**

Page 3 of 7

## CONDITIONS

1. That the **Permittee** successfully obtains a Home Occupation Permit for the operation of a commercial horse farm and a Variance to accessory building height on the **Subject Property**.
2. That this **Permit** allows for the construction of 64,700 square feet of new accessory buildings on the **Subject Property** consisting of two (2) indoor riding arenas, indoor stalls, stables, and a hay/equipment storage barn as shown in Exhibit 1 herein.
3. That the indoor riding arenas, indoor stalls, and stables shall only be used for riding and boarding of horses and there shall be no other commercial or industrial uses of these buildings.
4. That the hay/equipment storage barn shall only be used for activities related to the commercial horse farm on the Subject Property and shall not be used for any other commercial or industrial purpose.
5. That the **Permittee** agrees to maintain all accessory buildings on the Subject Property, including the Clear Span fabric roofing material, in good repair, including replacement of the Clear Span fabric material in cases of deterioration and or weather damage.
6. That the **Permittee** agrees to grant right-of-entry to the **City** and waives right to appeal costs incurred by the **City** related to any necessary repairs to ensure Clear Span roofing material is maintained in good repair.
7. That the **Permittee** shall work with the **City** to address stormwater runoff properly.
8. That the **Permittee** shall comply with all applicable local, state, and federal regulations and shall obtain all applicable licenses and permits prior to construction of any building.
9. That the **Permittee** agrees the exterior finish of the accessory buildings will be constructed in accordance with City Code Section 117-349 (d)(6)c.
10. That this **Permit** shall be perpetual in duration as long as the terms are herein complied with.
11. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this **Permit**.
12. That the City Administrator, or his/her designee, shall have the right to inspect the **Subject Property** for compliance and safety purposes annually or at any time, upon reasonable request.

13. That this **Permit** shall automatically expire if the use is not initiated by February 26, 2020, and initiation shall be considered issuance of a Building Permit(s) for one or more of the proposed detached accessory buildings.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember Musgrove, and upon vote being taken thereon, the following voted in favor thereof:

Acting Mayor Riley  
Councilmember Heinrich  
Councilmember Musgrove  
Councilmember Kuzma  
Councilmember Shryock

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:

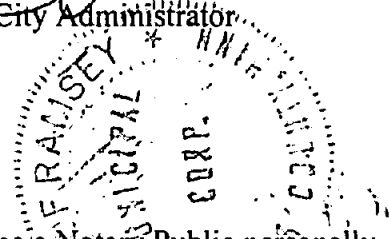
Mayor LeTourneau  
Existing Vacancy

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 26<sup>th</sup> day of February, 2019.

CITY OF RAMSEY  
By: [Signature]  
Mayor

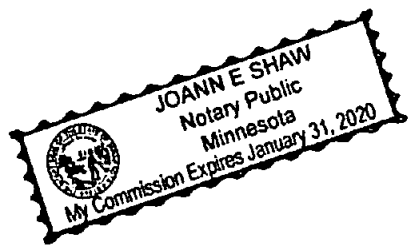
By: [Signature]  
City Administrator

STATE OF MINNESOTA )  
                                  ) ss.  
COUNTY OF ANOKA    )



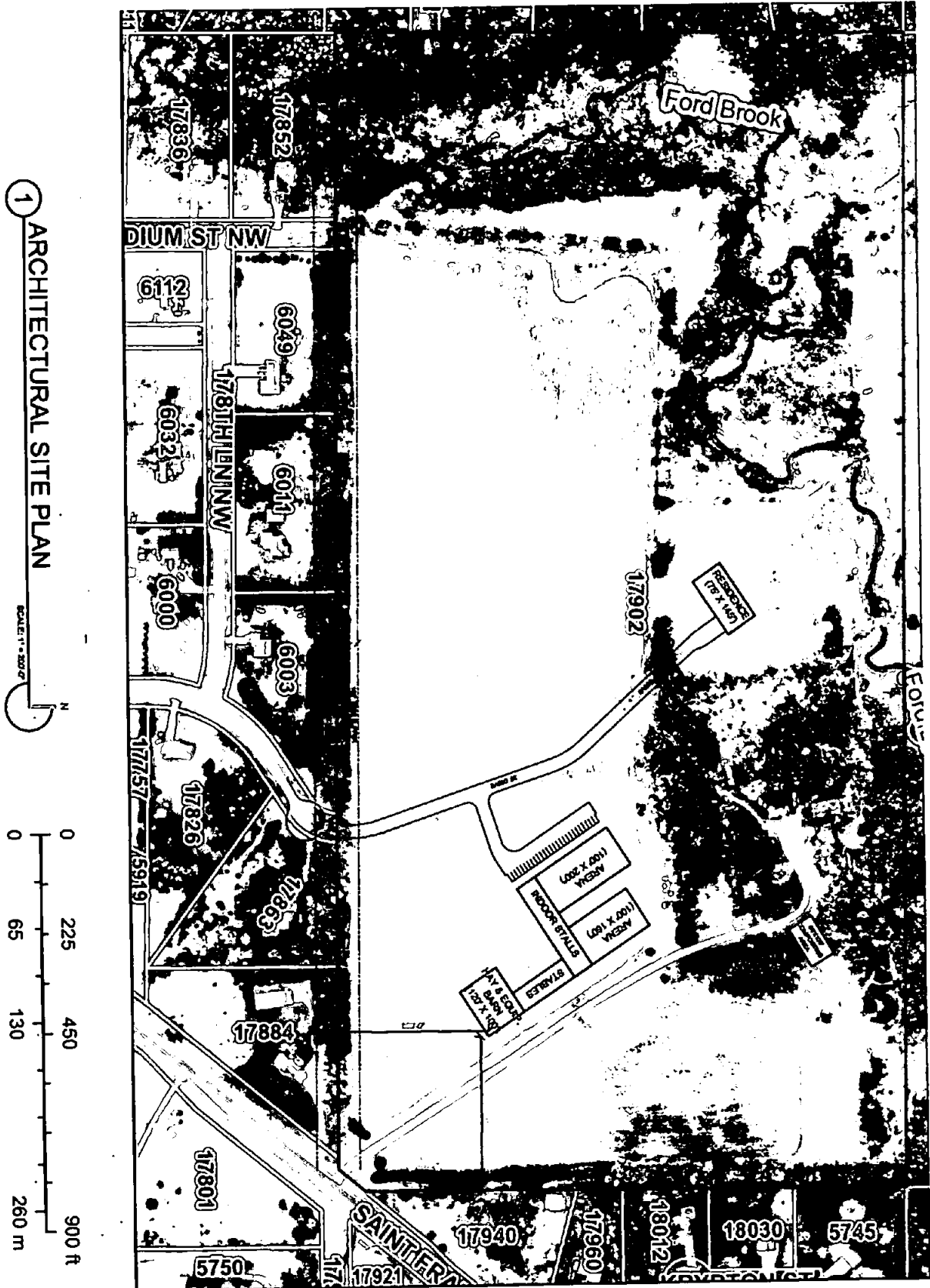
On this 13<sup>th</sup> day of March 2019, before me a Notary Public personally appeared John LeTourneau and Kurt Ulrich, to me personally known, who, being each by me duly sworn, did say that they are respectively the Mayor and City Administrator of the City of Ramsey, the Municipal Corporation named in the foregoing instrument, and seal affixed to said instrument is the corporate seal of said Municipal corporation, and the said instrument was signed and sealed on behalf of said Municipal Corporation by authority of its City Council, and said John LeTourneau and Kurt Ulrich acknowledge said instrument to be the free act and deed of said Municipal Corporation.

[Signature]  
Notary Public



This document drafted by:  
City of Ramsey  
7550 Sunwood Drive NW  
Ramsey, MN 55303

Exhibit 1



ANOKA COUNTY MINNESOTA

Document No.: 2225583.001 ABSTRACT

I hereby certify that the within instrument was filed in  
this office for record on: 04/29/2019 12:46:00 PM

Fees/Taxes In the Amount of \$46.00

JONELL M. SAWYER

Anoka County Property Tax

Administrator/Recorder/Registrar of Titles

JMW, Deputy

Record ID: 4198007



Commissioner Anderson introduced the following resolution and moved for its adoption:

**RESOLUTION #19-044**

**A RESOLUTION APPROVING THE ISSUANCE OF A VARIANCE TO LOT FRONTAGE AND TO ACCESSORY BUILDING HEIGHT ON THE PROPERTY LOCATED AT 17902 SAINT FRANCIS BLVE NW AND DECLARING TERMS OF PERMIT**

**RECITALS**

1. The City of Ramsey received an application from Dale and Tammy Wills (the "Permittee") requesting a Variance to the lot frontage requirement as well as the maximum allowable height for detached accessory buildings on the property generally known as 17902 Saint Francis Blvd NW and legally described as follows:

The northwest Quarter of the northeast Quarter together with the northeast Quarter of the northwest Quarter both in Section 2, Township 32, Range 25, Anoka County, Minnesota, except roads subject to easement of record.

(the "Subject Property")

2. That the Permittee appeared before the Planning Commission for a public hearing pursuant to Section 117-53 (Variances) of the Ramsey City Code on February 7, 2019, and that said public hearing was properly advertised and that the minutes of said public hearing are available.
3. That the Subject Property is approximately 137 acres in size, with about eighty (80) acres located in Ramsey and the remainder located in the city of Nowthen.
4. That the surrounding parcels in Ramsey range in size from about 0.84 acres to 2.62 acres.
5. That the Subject Property is zoned R-1 Residential (Rural Developing), and the surrounding parcels to the east, west, and south are also zoned R-1 Residential (Rural Developing) and the land to the north, in Nowthen, appears to be zoned Rural Residential Agriculture.
6. That the Subject Property is guided as Rural Developing on the City's Future Land Use Map.
7. That the Permittee is currently under contract to purchase the Subject Property and that the current owner of the Subject Property has signed the application for the Variance.
8. That the Permittee has also applied for a Conditional Use Permit and Home Occupation Permit that would address the proposed indoor riding arenas, stables, and hay and equipment storage.

9. That the existing home and accessory buildings on the Subject Property are currently accessed by a driveway from Saint Francis Blvd (Highway 47).
10. That the Permittee intends to construct a residence in the near future that will require a lot split of the Subject Property and the new residence would gain access from Potassium Street.
11. That City Code Section 117-111 (R-1 Residential District) states that lots shall have a minimum frontage of 100 feet if on a cul-de-sac.
12. That the Subject Property currently has access from Highway 47, but also has three (3) other roads stubbed to it; from the south Potassium Street and Sodium Street, and from the north (within the city of Nowthen), Potassium Street, and from the west, 179<sup>th</sup> Lane.
13. That there is currently approximately 280 feet of frontage existing for the Subject Property spread out amongst the existing access on Highway 47, and the three (3) stubbed streets along the southern and western boundaries.
14. That just north of Potassium Street, there is a natural 'valley' that appears to carry stormwater runoff from a couple parcels to the south and a portion of the existing cul-de-sac to a low spot on the Subject Property.
15. That the edge of pavement of the existing cul-de-sac is only about fifteen to twenty feet (15' x 20') south of the boundary of the Subject Property.
16. That extending the cul-de-sac into the Subject Property would result in the need for significant grading to 'fill in' the valley and could disrupt the natural drainage pattern for this area.
17. That extending the cul-de-sac into the Subject Property would also result in removal of additional tree cover, beyond what would be needed for a residential driveway, thereby reducing some of the existing, natural screening between the Subject Property and the properties to the south.
18. That requiring the extension of the cul-de-sac would add significant cost without adding much benefit or value to the project.
19. That the Permittee is proposing to construct two (2) indoor riding arenas, indoor stalls, stables and a hay/equipment storage barn nearer the front property line than the home on the Subject Property.
20. That the Permittee has agreed to reduce the proposed height of the stables, one side of the indoor stalls, and the hay/equipment storage barn to comply with the twenty-two (22) foot height restriction (since the Subject Property is over 2 acres in size).

21. That the Permittee is proposing to construct the both indoor riding arenas as hybrid Clear Span buildings, with steel walls compatible with the indoor stalls, stables, and hay/equipment barn, and a fabric roof material.
22. That the purpose of the proposed hybrid Clear Span construction is to eliminate any need for supporting posts to ensure clear and safe riding areas for horses and riders, and the fabric roofing will allow penetration of natural light and warmth, creating a healthier environment for the horses and riders.
23. That due to the construction design of the roof and the width of the indoor riding arenas, it forces the need for a higher ridge and greater roof slope to satisfy snow load requirements.
24. That sidewall height needs to be at least thirteen (13) feet to allow for proper head clearance for indoor equestrian jumping.
25. That the mean gable height of both indoor riding arenas would be twenty-seven and a half (27.5) feet and that both would be a total of forty-two (42) feet and that both would be taller than the home on the Subject Property.
26. That one side of the proposed indoor stalls (for horses) will need to match the same height as the indoor riding arenas, as these will connect directly to both indoor riding arenas.
27. That the City hosted a Public Workshop on January 3, 2019 to provide surrounding property owners an opportunity to learn more about the proposed horse farm operation and also brought forth the concept plan to the Planning Commission that same evening and to City Council on January 22, 2019.
28. That the Permittee has made some adjustments to the proposed Site Plan in an attempt to accommodate some concerns that were identified during the Public Workshop and by City Staff relating to building height.

#### **FINDINGS OF FACT**

1. That the reduced lot frontage and additional accessory building height will not impair an adequate supply of light and air to adjacent property.
2. That the reduced lot frontage and additional accessory building height will not unreasonably increase the congestion on the public street.
3. That the reduced lot frontage and additional accessory building height will not have the effect of allowing any use prohibited in the R-1 Residential (Rural Developing) District.
4. That the reduced lot frontage and additional accessory building height will not permit a lesser degree of public health, safety, and general welfare protection than

established by Chapter 117 of the Ramsey City Code or permit standards which are lower than those required by state law.

5. That the reduced lot frontage and additional accessory building height will not increase the danger of fire or endanger the public safety.
6. That the reduced lot frontage and additional accessory building height will not unreasonably diminish or impair established property values within the neighborhood, or in any way be contrary to the intent of Chapter 117 of the Ramsey City Code.
7. That the reduced lot frontage and additional accessory building height will be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and such use will not change the essential character of the area.
8. That the reduced lot frontage and additional accessory building height will not violate the intent and purpose of the Comprehensive Plan.
9. That the reduced lot frontage and additional accessory building height will be in accordance with the objectives of the intent of Section 117-53 (Variances) of the Ramsey City Code.
10. That the reduced lot frontage and additional accessory building height will be compatible with the principal building on the Subject Property.
11. That the reduced lot frontage and additional accessory building height will be compatible with existing development in the immediate neighborhood.
12. That the reduced lot frontage and additional accessory building height is the minimum necessary to accomplish the Permittee's intended purpose.
13. That the termination of the Potassium Street cul-de-sac occurs before the boundary of the Subject Property creating a practical difficulty relating to lot frontage.

**NOW THEREFORE, BE IT RESOLVED BY THIS CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:**

That the Ramsey Planning Commission hereby grants approval of a variance (the "Variance") to the minimum lot frontage requirement and the maximum allowable height for accessory buildings on the **Subject Property** contingent upon the following conditions:

## CONDITIONS

1. That this **Variance** shall allow a future lot split of the **Subject Property** without the minimum required lot frontage for the new residence. All other standards shall be adhered to at the time of the lot split.
2. That this **Variance** shall allow for the construction of two (2) indoor riding arenas, as well as a portion of the indoor stalls, to be constructed with a mean gable height of twenty-seven and a half feet (27.5'), a total height of forty-two (42) feet, and be located closer to the front property line than the home on the **Subject Property**.
3. That the **Permittee** successfully obtains a Conditional Use Permit for the excess square footage for the indoor riding arenas, indoor stables, stalls and hay/equipment storage barn and a Home Occupation Permit for the operation of the commercial horse farm.
4. That the **Permittee** shall obtain all necessary permits for the proposed structures and comply with all applicable local, state and federal regulations.
5. That this **Variance** shall be perpetual in duration as long as the terms are herein complied with.
6. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this **Variance**.
7. That the City Administrator, or his/her designee, shall have the right to inspect the **Subject Property** for compliance and safety purposes annually or at any time, upon reasonable request.
8. That the **Permittee** shall install the facilities (indoor riding arenas, indoor stalls, stables, and hay/equipment barn, as well as parking stalls and driveway, in general conformance with the Site Plan attached herein as Exhibit 1.
9. That adequate water supply and on-site sewage disposal facilities shall be the responsibility of the **Permittee**.
10. That this **Variance** shall automatically expire if the use is not initiated by February 26, 2020, and initiation shall be considered issuance of a Building Permit(s) for the riding arena.

The motion for the adoption of the foregoing resolution was duly seconded by Commissioner Gengler, and upon vote being taken thereon, the following voted in favor thereof:

Chairperson Bauer  
Commissioner Anderson  
Commissioner Gengler  
Commissioner Surma  
Commissioner Van Scoy  
Commissioner Woestehoff

and the following voted against the same:

None


and the following abstained:

None

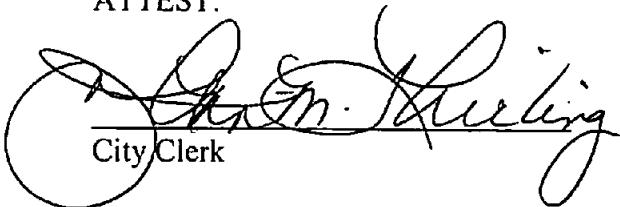
and the following were absent:

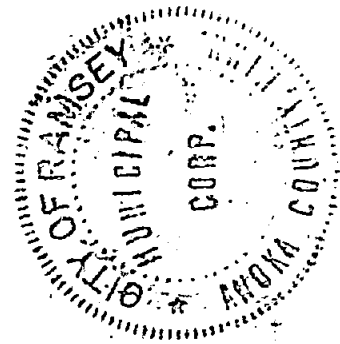
Commissioner Onyambu

Whereupon said resolution was declared duly passed and adopted by the Ramsey Planning Commission this the 7<sup>th</sup> day of February, 2019.

  
Chairperson

ATTEST:

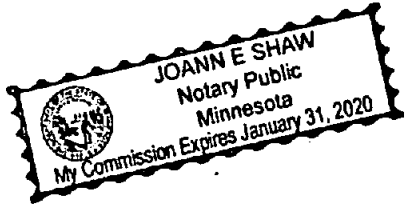
  
City Clerk

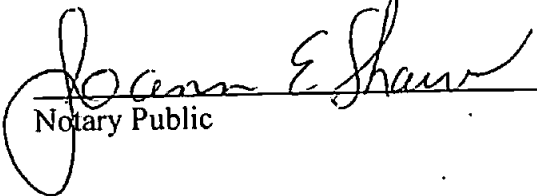


**CITY OF RAMSEY:**

STATE OF MINNESOTA    )  
  ) ss.  
COUNTY OF ANOKA     )

On this 19<sup>th</sup> day of March, 2019, before me a Notary Public personally appeared Randy Bauer and Jo Ann M. Thieling, to me personally known, who, being each by me duly sworn, did say that they are respectively the Planning Commission Chairperson and City Clerk of the City of Ramsey, the Municipal Corporation named in the foregoing instrument, and seal affixed to said instrument is the corporate seal of said Municipal corporation, and the said instrument was signed and sealed on behalf of said Municipal Corporation by authority of its City Council, and said Randy Bauer and Jo Ann M. Thieling acknowledge said instrument to be the free act and deed of said Municipal Corporation.



  
\_\_\_\_\_  
Notary Public

The document drafted by:  
The City of Ramsey  
7550 Sunwood Dr NW  
Ramsey, Minnesota 55303

ANOKA COUNTY MINNESOTA

Document No.: 2225583.002 ABSTRACT

I hereby certify that the within instrument was filed in

this office for record on: 04/29/2019 12:46:00 PM

Fees/Taxes In the Amount of \$46.00

JONELL M. SAWYER

Anoka County Property Tax

Administrator/Recorder/Registrar of Titles

JMW, Deputy

Record ID: 4198012

Commissioner \_\_\_\_\_ introduced the following resolution and moved for its adoption:

**RESOLUTION #19-273**

**A RESOLUTION APPROVING A ONE YEAR EXTENSION OF A VARIANCE TO LOT FRONTAGE AND TO ACCESSORY BUILDING HEIGHT ON THE PROPERTY LOCATED AT 17902 SAINT FRANCIS BLVE NW AND DECLARING TERMS OF PERMIT**

**RECITALS**

1. The City of Ramsey received an application from Dale and Tammy Wills (the "Permittee") requesting a Variance to the lot frontage requirement as well as the maximum allowable height for detached accessory buildings on the property generally known as 17902 Saint Francis Blvd NW and legally described as follows:

The northwest Quarter of the northeast Quarter together with the northeast Quarter of the northwest Quarter both in Section 2, Township 32, Range 25, Anoka County, Minnesota, except roads subject to easement of record.

(the "Subject Property")

2. That the Ramsey Planning Commission conducted a Public Hearing and adopted Resolution #19-044 granting a variance to lot frontage and accessory building height on the Subject Property on February 7, 2019.
3. That on August 21, 2019, the City's Building Official determined that the indoor horse riding arenas would qualify as an agricultural use and would be exempt from a building permit; however, per Ramsey City Code, a Zoning Permit would still be required.
4. That the Permittee submitted an application for a Zoning Permit for the first indoor horse riding arena on September 13, 2019.
5. That on September 25, 2019, at the direction of the State Fire Marshall's Office, it was determined that MN State Fire Code was applicable and that the Permittee would need to modify the building plans to address fire suppression.
6. That on November 4, 2019, the Permittee contacted the Planning Division to request a one year extension for the variance, which would have expired on February 7, 2020 if a permit for a riding arena had not been issued.

**NOW THEREFORE, BE IT RESOLVED BY THIS PLANNING COMMISSION OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:**

That the Ramsey Planning Commission hereby grants approval of a one (1) year extension to initiate the variance, approved by Resolution #19-044, to the minimum lot frontage requirement

and the maximum allowable height for accessory buildings on the **Subject Property**. The variance shall now automatically expire if the use is not initiated by February 26, 2021, and initiation shall be considered issuance of a Zoning Permit(s) for one of the indoor riding arenas.

The motion for the adoption of the foregoing resolution was duly seconded by Commissioner \_\_\_\_\_, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey Planning Commission this the 5<sup>th</sup> day of December, 2019.

\_\_\_\_\_  
Chairperson

ATTEST:

\_\_\_\_\_  
City Clerk



Councilmember \_\_\_\_\_ introduced the following resolution and moved for its adoption:

**RESOLUTION #19-274**

**A RESOLUTION APPROVING A ONE YEAR EXTENSION OF A CONDITIONAL USE PERMIT TO EXCEED THE ALLOWABLE SQUARE FOOTAGE AND NUMBER OF ACCESSORY BUILDINGS ON THE PROPERTY GENERALLY KNOWN 17902 SAINT FRANCIS BLVD AND DECLARING TERMS OF PERMIT**

**RECITALS**

1. The City of Ramsey received an application from Dale and Tammy Wills (the “Permittee”) requesting a Conditional Use Permit to exceed the allowable square and number of detached accessory buildings allowed on the property generally known as 17902 Saint Francis Blvd NW and legally described as follows:

The northwest Quarter of the northeast Quarter together with the northeast Quarter of the northwest Quarter both in Section 2, Township 32, Range 25, Anoka County, Minnesota, except roads subject to easement of record.

(the "Subject Property")

2. That on February 7, 2019 the Planning Commission conducted a Public Hearing and recommended City Council approve the requested Conditional Use Permit.
3. That on February 26, 2019, the City Council adopted Resolution #19-043 granting a Conditional Use Permit to exceed the allowable square footage for, and the total number of, detached accessory buildings on the Subject Property.
4. That on August 21, 2019, the City’s Building Official determined that the indoor horse riding arenas would qualify as an agricultural use and would be exempt from a building permit; however, per Ramsey City Code, a Zoning Permit would still be required.
5. That the Permittee submitted an application for a Zoning Permit for the first indoor horse riding arena on September 13, 2019.
6. That on September 25, 2019, at the direction of the State Fire Marshall’s Office, it was determined that MN State Fire Code was still applicable (even with the agricultural designation) and that the Permittee would need to modify the building plans to address fire suppression.
7. That on November 4, 2019, the Permittee contacted the Planning Division to request a one year extension for the variance, which would have expired on February 7, 2020 if a permit for a riding arena had not been issued.

**NOW THEREFORE, BE IT RESOLVED BY THIS CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:**

That the City Council hereby grants approval of a one (1) year extension to initiate the conditional use permit, originally approved by Resolution #19-043, to exceed the allowable square footage for, and total number of, detached accessory buildings on the **Subject Property**. The conditional use permit shall now automatically expire if the use is not initiated by February 26, 2021, and initiation shall be considered issuance of a Zoning Permit(s) for one of the indoor riding arenas.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember \_\_\_\_\_, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

**CITY OF RAMSEY:**

STATE OF MINNESOTA )  
 ) ss.  
COUNTY OF ANOKA )

On this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, before me a Notary Public personally appeared John LeTourneaa and Jo Ann M. Thieling, to me personally known, who, being each by me duly sworn, did say that they are respectively the Mayor and City Clerk of the City of Ramsey, the Municipal Corporation named in the foregoing instrument, and seal affixed to said instrument is the corporate seal of said Municipal corporation, and the said instrument was signed and sealed on behalf of said Municipal Corporation by authority of its City Council, and said John LeTourneau and Jo Ann M. Thieling acknowledge said instrument to be the free act and deed of said Municipal Corporation.

\_\_\_\_\_  
Notary Public

The document drafted by:  
The City of Ramsey  
7550 Sunwood Dr NW  
Ramsey, Minnesota 55303

## Regular Planning Commission

6. 1.

**Meeting Date:** 12/05/2019

**By:** Chloe McGuire Brigl, Community  
Development

---

### Information

#### **Title:**

PUBLIC HEARING: Consider Resolution 19-279 Approving an Interim Use Permit at 16839 Saint Francis Blvd NW to Temporarily Allow Two Homes on the Subject Property (Project No. 19-148): Case of Chelsea and Robert Jones

#### **Purpose/Background:**

The purpose of this case is to review an Interim Use Permit (IUP) request from Chelsea and Robert Jones (the "Applicants") to temporarily have two homes at the property generally known as 16839 St Francis Blvd NW (the "Subject Property") to maintain the existing home while a new home is built. The Applicant has proposed building a new home on the Subject Property to remain in Ramsey, and will tear down the existing home after receiving the certificate of occupancy (CO) and moving into the new home. The City Code only allows one primary dwelling/home per residential property, so an IUP is required to allow a new home to be built.

#### **Notification:**

Notifications of this proposal were sent via Standard US Mail to Property Owners within 350 feet of the Subject Property, as reflected by Anoka County Property Records. A notice was also published in the Anoka Union Herald, the City's Official newspaper.

#### **Observations/Alternatives:**

The purpose of this case is to review an Interim Use Permit (IUP) request from Chelsea and Robert Jones (the "Applicants") to temporarily have two homes at the property generally known as 16839 Saint Francis Blvd NW (the "Subject Property") to maintain the existing home while a new home is built. The Applicant has proposed building a new home on the Subject Property to remain in Ramsey, and will tear down the existing home after receiving the certificate of occupancy (CO) and moving into the new home. The City Code only allows one primary dwelling/home per residential property, so an IUP is required to allow a new home to be built.

IUPs are a tool allowed under City Code Section 117-52. The purpose and intent of allowing interim uses is:

1. To allow a use for a limited period of time that reasonably utilizes the property where it is not reasonable to utilize it in the manner provided in the comprehensive guide; and
2. To allow a use that is presently acceptable but that, with anticipated development will not be acceptable in the future.

Staff does believe that the request to maintain an existing home while building a new residence is a reasonable use. The Applicants would like to stay in their existing home and in Ramsey during construction, and have agreed to demolish the existing home after finishing construction. The site is adequately large to allow for this. While not a common request, the City of Ramsey has granted Interim Use Permits (IUPs) in the past for the same use and has generally not had an issue enforcing said permits, but does occur from time to time. City Staff could see the number of these requests increasing in coming years as tear-down and rebuild situations become more common as housing costs increase.

The proposed conditions in the attached IUP include:

- Finishing construction within six (6) months of permit issuance.
- Fully moving out of the existing home within thirty (30) days of new home being built.

- Demolition of the existing home within sixty (60) days of the new home being built.

Staff is open to adding more reasonable conditions to the IUP if the Planning Commission feels certain conditions are lacking from the permit.

**Funding Source:**

The Applicant is responsible for all costs associated with review.

**Recommendation:**

Staff recommends approval of Resolution 19-279 approving an Interim Use Permit for 16839 Saint Francis Blvd to maintain an existing residence during construction of a new home.

**Action:**

Motion to recommend the City Council adopt Resolution #19-279.

---

**Attachments**

[Site Location Map](#)

[Aerial Photo](#)

[Site Survey](#)

[Resolution #19-279](#)

---

**Form Review**

**Inbox**

Chris Anderson

Tim Gladhill

Form Started By: Chloe McGuire Brigl

Final Approval Date: 11/27/2019

**Reviewed By**

Chris Anderson

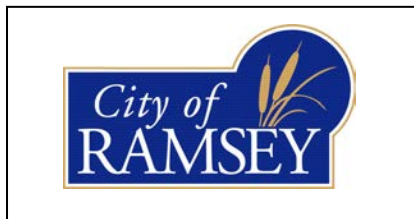
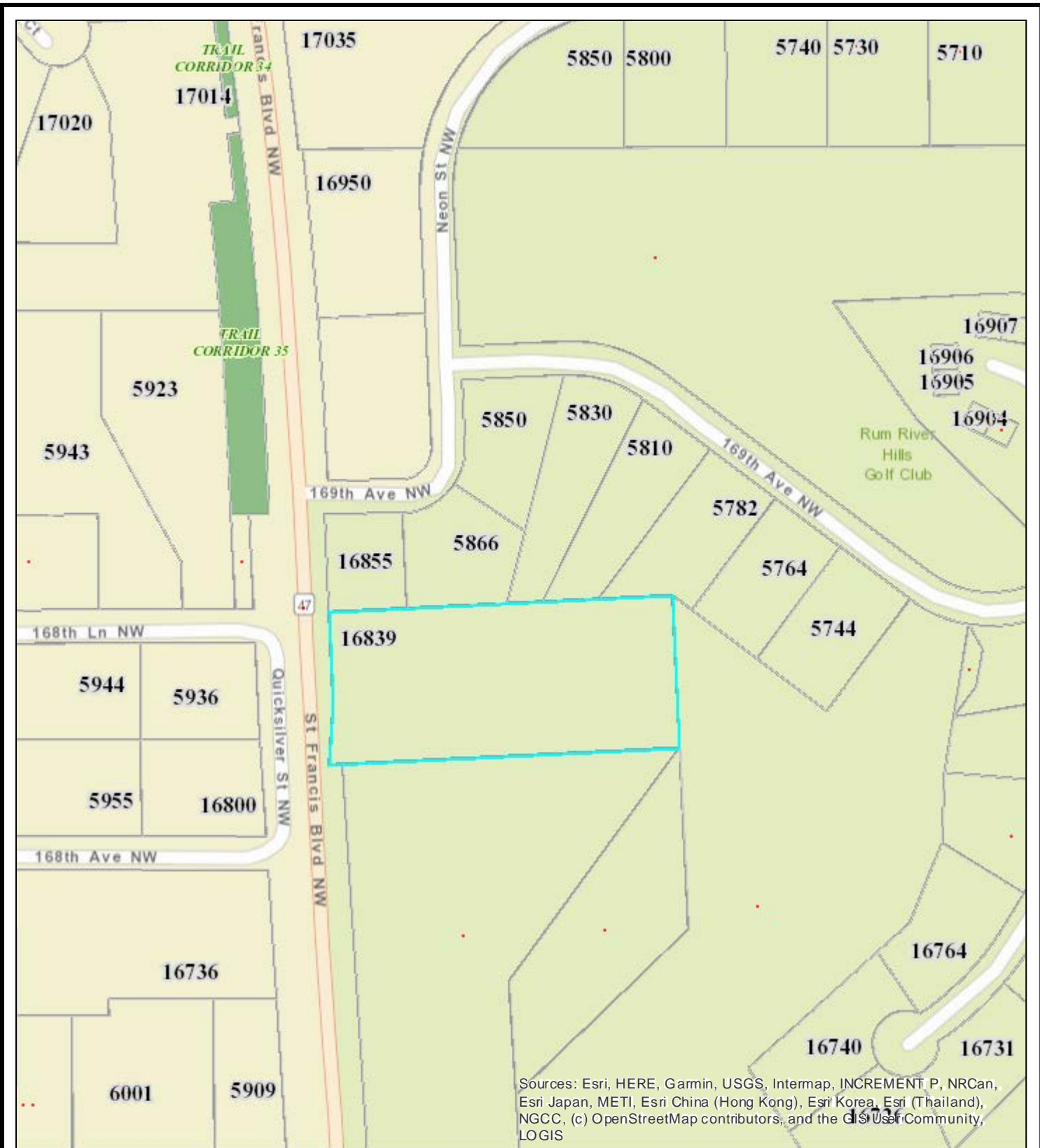
Tim Gladhill

**Date**

11/19/2019 09:11 AM

11/27/2019 10:03 AM

Started On: 11/18/2019 12:44 PM



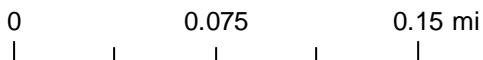
## Site Location Map

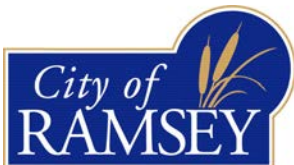
**16839 St Francis Blvd. NW**

**Legend**

- Site
- Parcels

Print Date: November 18, 2019





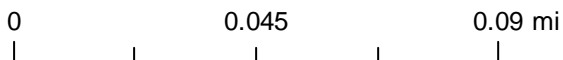
**val\_Title**  
 val\_Comment  
  
 val\_CO\_ADDR  
 val\_Display\_PID

**Legend**

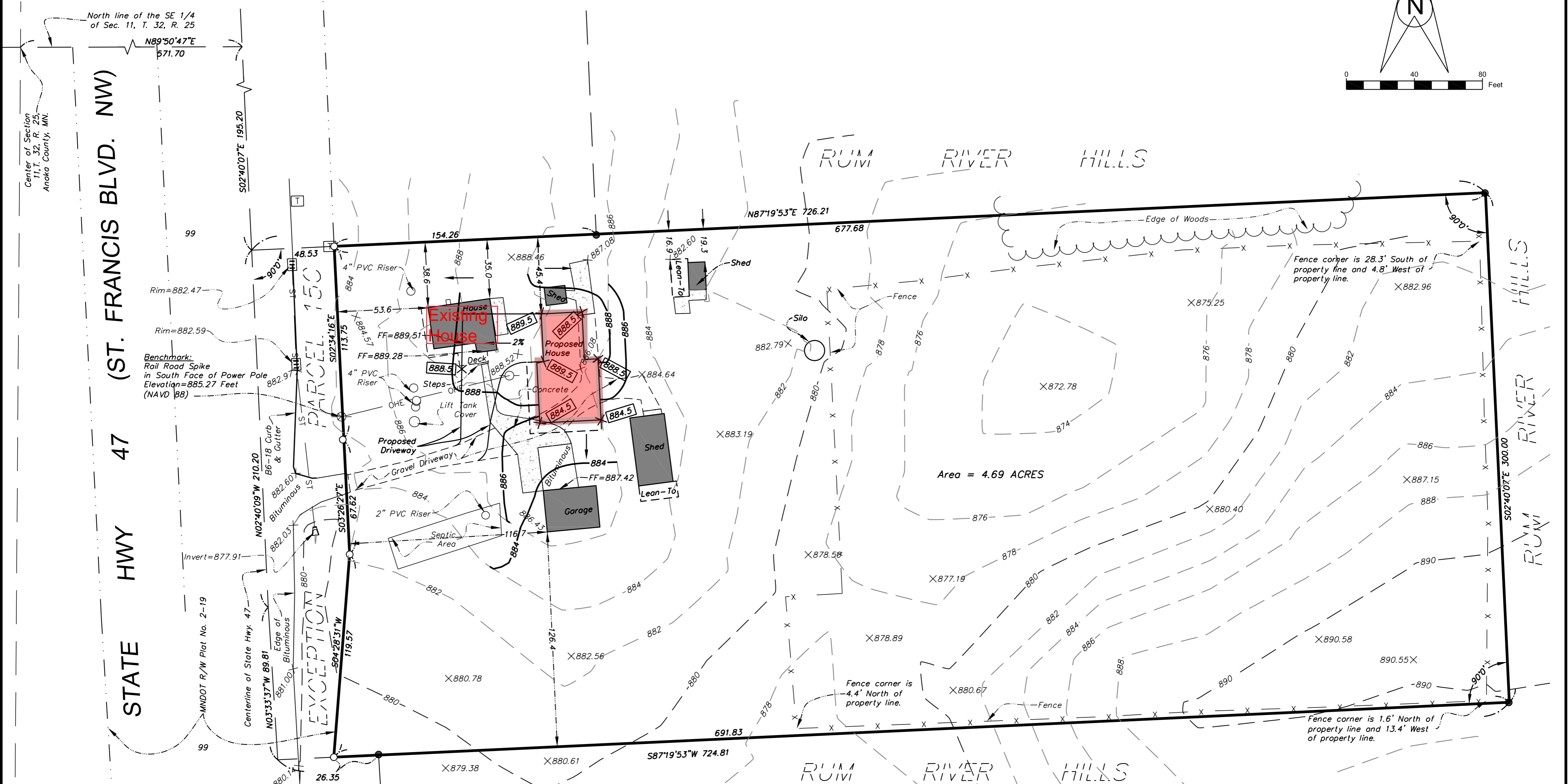
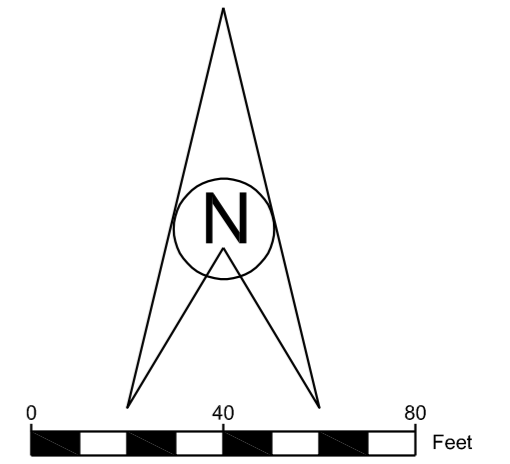
-  Site
-  Parcels



Print Date: November 27, 2019



# Certificate of Survey



**PROPERTY DESCRIPTION:**

All that part of the North Half of the Southeast Quarter of Section 11, Township 32, Range 25, Anoka County, Minnesota, described as:

Beginning at the point of intersection of the North line of said Southeast Quarter with the centerline of State Highway No. 47, said point of intersection being a distance of 571.70 feet East of the center of said Section 11 as measured along said North line of the Southeast Quarter; thence Southerly along said centerline for a distance of 195.20 feet to the actual point of beginning of the land to be hereby described; thence East at right angles a distance of 726.21 feet; thence South at right angles a distance of 300.00 feet; thence West at right angles to intersect said centerline of State Highway No. 47; thence North along said centerline to the point of beginning, subject to that part thereof taken for said State Highway No. 47.

**Proposed Elevation:**

Top of Foundation = 890.00  
 Garage Floor = 889.67  
 Basement Floor = 882.00

All existing buildings are proposed to be removed.

LEGEND	
— 988 —	denotes Existing Contour
988.00 X	denotes Existing Spot Elevation
FF=889.36	denotes Finished Floor Elevation
— 1010 —	denotes Proposed Contour
1017.5 X	denotes Proposed Spot Elevation
→	denotes Proposed Drainage
— OHE —	denotes Overhead Electric Line
— X —	denotes Fence Line
□	denotes Telephone Pedestal
○	denotes Power Pole
▣	denotes Catch Basin
— ST —	denotes Storm Sewer Line
▢	denotes Existing Culvert

Certificate of Survey and Topographic Survey on part of the NW 1/2 of the SE 1/4 of Section 11, Township 32, Range 25, Anoka County, Minnesota

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Requested By:  
**Landa Construction, Inc.**



www.ottoassociates.com  
 9 West Division Street  
 Buffalo, MN 55313  
 (763)682-4727  
 Fax: (763)682-3522

- denotes iron monument found
- denotes 1/2 inch by 14 inch iron pipe set and marked by License #40062

Revised:  
 11-07-19 - Proposed Grades - E.M.S.

*Paul E. Otto*  
 Paul E. Otto  
 License #40062 Date: 11-07-2019

Date: 10-07-19	Drawn By: E.M.S	Scale: 1"=40'	Checked By: P.E.O
-------------------	--------------------	------------------	----------------------

Project No. 19-0447

Councilmember \_\_\_\_\_ introduced the following resolution and moved for its adoption:

**RESOLUTION #19-279**

**A RESOLUTION APPROVING THE ISSUANCE OF AN INTERIM USE PERMIT TO CHELSEA AND ROBERT JONES TO MAINTAIN TWO PRINCIPAL BUILDINGS AT 16839 ST FRANCIS BLVD NW FOR A TEMORARY PERIOD OF TIME**

**WHEREAS**, Chelsea and Robert Jones (the “Applicants”) have properly applied for an Interim Use Permit to maintain a two dwellings, for an interim period of time, on the property generally known as 16839 St Francis Blvd NW and legally described as follows:

Unplatted City of Ramsey, all that part of the north half of the Southeast Quarter of Section 11, Range 32, Township 25, Anoka County, Minnesota, described as beginning at the point of intersection of the north line of said Southeast Quarter with the centerline of State Highway No. 47, said point of intersection being a distance of 571.70 feet east of the center of said Section 11 as measured along said north line of the Southeast Quarter, thence southerly along said center-line for a distance of 195.20 feet to the actual point of beginning of the the land to be hereby described, thence east at right angles a distance of 726.21 feet thence south at right angles a distance of 300.00 feet, thence west at right angles to intersect said centerline of State Highway No. 47, thence north along said center-line to the point of beginning (subject to that part thereof taken for said State Highway No. 47)

(“Subject Property”).

**WHEREAS**, the Planning Commission met on December 5, 2019 and conducted a duly noticed public hearing and recommended City Council approval of the request; and

**WHEREAS**, the Ramsey City Code states that the recommendation of the Planning Commission shall not be presented to the City Council sooner than 10 days after the final action of the Planning Commission; and

**WHEREAS**, weather conditions conducive to installation of footings and foundation for the new dwelling are a concern at this time of year; and

**WHEREAS**, the City is interested in advancing the construction of the new dwelling in order that weather conditions to not place an extensive delay on the demolition and removal of the existing homestead; and

**WHEREAS**, the City Council met and reviewed the request on December 10, 2019; and

**WHEREAS**, the Applicant is proposing to build a new home on the Subject Property while living in the existing dwelling, and will tear down the existing dwelling once receiving a certificate of occupancy for the new home.

**NOW THEREFORE, BE IT RESOLVED BY THIS CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:**

The City Council hereby waives the 10-day waiting period between Planning Commission and City Council action on the Applicant's request for an Interim Use Permit ("Permit") to maintain two (2) dwellings on the Subject Property with the following conditions:

1. The Permittees are herein permitted to occupy the existing homestead on the Subject Property during the construction of the new dwelling on the same property.
2. The Permittees herein agree to complete construction of the new dwelling on the Subject Property within six (6) months of the date of issuance of the building permit.
3. The Permittees herein agree to completely vacate the existing homestead within thirty (30) days of the date of issuance of the certificate of occupancy for the new dwelling constructed on the Subject Property. Thereafter, the existing homestead shall remain vacant and is not permitted for any type of use until its demolition and removal.
4. The Permittees herein agree that within sixty (60) days of the date of issuance of the certificate of occupancy for the new dwelling, the existing homestead shall be demolished and removed from the Subject Property.
5. If the existing septic system will not be utilized by the new home, it must be demolished, removed, or abandoned in accordance with Minnesota Pollution Control Agency regulations.
6. In the event the weather conditions are not conducive to completing proper abandonment of the house foundation and/or septic system, the Building Official shall have the authority to grant a maximum sixty (60) day extension to properly complete the project provided the necessary safeguards are in place. Any additional extensions beyond the initial sixty (60) day extension authorized by the Building Official must be approved by the City Council. A request for extension beyond the Building Official's authority must be submitted in writing at least fifteen (15) days prior to the expiration of the previous extension. The request for extension shall state facts showing a good faith attempt to complete the project in accordance with the terms of the Permit.
7. That no construction shall commence on the Subject Property without the proper permits, including a building permit from the City of Ramsey.

8. The Permittee shall provide the City with a copy of all permits and/or documentation to support that any inspection, testing, or disposal related to lead paint, asbestos, mercury, or any other special hazardous material or structure, as part of the demolition project are in accordance with Minnesota Pollution Control Agency regulations.
9. That the Permittee shall obtain a demolition permit from the City of Ramsey prior to demolishing the existing homestead.
10. The Permit, upon written notice being provided by the City to the Permittees but without further action by the Planning Commission or City Council, shall expire if the permit holder fails to initiate such Permit within six (6) months of the date of its authorization by City Council. Application for a building permit for the new dwelling shall be considered initiation of the Permit. A petition for an extension of time in which to initiate the Permit may be granted by the City Council. Such extension shall be requested in writing and filed with the City at least thirty (30) days before the expiration of the original Permit. The request for extension shall state facts showing a good faith attempt to initiate the use permitted in the Permit. Such petition shall be presented to the Planning Commission for a recommendation to the City Council and acted upon by the City Council.
11. The Permittees shall be responsible for all City costs incurred in administering and enforcing this Permit. Said expenses shall be paid within 15 days of billing by the City and failure to pay the City's expenses within the 15 day billing period will permit the City to draw upon any of the escrows required by this agreement for payment.
12. The City Administrator and/or his/her designee shall have the right to inspect the premises for compliance and safety purposes annually or at any time upon reasonable request.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember \_\_\_\_\_, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

**PROPERTY OWNERS:**

Mr. and Mrs. Jones hereby acknowledge receipt of this permit and have reviewed the conditions of this permit and have agreed that they will comply with the terms of this permit.

By: \_\_\_\_\_  
Chelsea Jones

By: \_\_\_\_\_  
Robert Jones

STATE OF MINNESOTA )  
 ) SS.  
COUNTY OF )

On this \_\_\_\_ day of \_\_\_\_\_, 2019, before me a Notary Public personally appeared Chelsea and Robert Jones, husband and wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

\_\_\_\_\_  
Notary Public

**CITY OF RAMSEY:**

By: \_\_\_\_\_  
Mayor

By: \_\_\_\_\_  
City Clerk

STATE OF MINNESOTA )  
 ) SS.  
COUNTY OF ANOKA )

On this \_\_\_\_ day of \_\_\_\_\_, 2019, before me a Notary Public personally appeared John LeTourneau and Jo Ann M. Thieling, to me personally known, who, being each by me duly sworn, did say that they are respectively the Mayor and City Clerk of the City of Ramsey, the Municipal Corporation named in the foregoing instrument, and seal affixed to said instrument is the corporate seal of said Municipal corporation, and the said instrument was signed and sealed on behalf of said Municipal Corporation by authority of its City Council, and said John LeTourneau and Jo Ann M. Thieling acknowledge said instrument to be the free act and deed of said Municipal Corporation.

\_\_\_\_\_  
Notary Public

This document drafted by:  
The City of Ramsey  
7550 Sunwood Dr NW  
Ramsey, MN 55303

**Regular Planning Commission**

6. 2.

**Meeting Date:** 12/05/2019

**By:** Tim Gladhill, Community Development

---

**Information**

**Title:**

PUBLIC HEARING: Consider Ordinance #19-16 Approving Zoning Amendments for Outlot A, Alpha Development and Outlot C, Northfork

**Purpose/Background:**

The purpose of this case is to consider two Zoning Amendments related to the 2040 Comprehensive Plan Update. Both parcels are located on the south side of Alpine Drive near Puma Street.

The DRAFT 2040 Comprehensive Plan Update is nearing final completion. This document outlines a 20 Year Land Use Vision with plans for supporting infrastructure (transportation, water resources, parks, etc.). This plan is legally implemented by the Official Zoning Map and Zoning Code. This current case is to consider an amendment to the Official Zoning Map.

Outlot A, Alpha Development

This parcel is currently owned by AKM Farm, LLC, a subsidiary of Paxmar. There is no current formal request for development review on this parcel. The 2040 Comprehensive Plan DRAFT guides this parcel a mix of LDR - Low Density Residential (3-4 units per acre) and Medium Density Residential (4-7 units per acre).

A previous project known as Northfork Meadows was reviewed by the City in 2017 and ultimately denied. There was significant opposition from adjacent properties. During the 2040 Comprehensive Plan Update, the City Council attempted to find a compromise solution that maintained Low Density Residential with full Density Transitioning Requirements along the border with the existing neighborhood to the east while allowing smaller single-family lots internal to the site.

The Owner desires to complete the necessary Zoning Amendment before proceeding with Preliminary Plat review.

Outlot C, Northfork (portions of)

This parcel is currently owned by AKM Farm, LLC, a subsidiary of Paxmar. There is no current formal request for development review on this parcel. The 2040 Comprehensive Plan DRAFT guides this parcel a mix of LDR - Low Density Residential (3-4 units per acre) and Medium Density Residential (4-7 units per acre).

A previous concept known as Villas at Northfork started review in 2017, but was ultimately withdrawn after the denial of Northfork Meadows. While the project never made it through final review, there was a mix of opposition and support to the project. During the 2040 Comprehensive Plan Update process, the City Council attempted to final a compromise density transition solution that allowed Medium Density Residential (small-lot single-family) to match the Riverstone development to the east while transitioning to Low Density Residential as the site approaches the existing Northfork neighborhood.

**Notification:**

Staff has attempted to notify all Property Owners within 350 feet of the Subject Properties of the Public Hearing. Staff utilized the Anoka County Property Record Database for owner information. The Public Hearing was published in the Anoka County UnionHerald, the City's Official Newspaper for Public Notices.

**Observations/Alternatives:**

Alternatives

1. Recommend that the City Council adopt Ordinance as drafted. This will start the process of updating the Official Zoning Map to be consistent with the draft 2040 Comprehensive Plan Update.
2. Recommend that the City Council NOT adopt the Ordinance. This would assume that the Planning Commission is not comfortable with the land use plan. As such, the Planning Commission should in turn recommend that the City Council revise the draft 2040 Comprehensive Plan Update.
3. Recommend that the City Council adopt a revised Ordinance that slightly adjusts the future land use vision. This would also require a revision to the draft 2040 Comprehensive Plan Update.
4. Table action for additional review. Based on discussion. The Planning Commission should provide specific questions to answer.

**Funding Source:**

This case is being handled as part of a cost share between BK Development, Capstone Homes (Riverstone) and Paxmar (Outlot A, Alpha Development).

**Recommendation:**

Based on the direction of the DRAFT 2040 Comprehensive Plan Update, Staff recommends approval of the Ordinance amending the Official Zoning Map.

If the Planning Commission is not comfortable with the amendment, it should recommend to the City Council to modify the DRAFT 2040 Comprehensive Plan Update before resubmittal to the Metropolitan Council.

**Action:**

Motion to recommend that the City Council adopt Ordinance #19-16 amending the Official Zoning Map for Outlot A, Alpha Development and Outlot C, Northfork.

---

**Attachments**

Ordinance #19-16

Draft 2040 Comprehensive Plan Future Land Use Map

Proposed Zoning Map Changes

City Code Section 117-111 (R-1 Residential District)

City Code Section 117-112 (R-2 Residential District)

City Code Section 117-110 (Residential development transitioning)

---

**Form Review**

**Inbox**

Tim Gladhill (Originator)  
Form Started By: Tim Gladhill  
Final Approval Date: 12/02/2019

**Reviewed By**

Tim Gladhill

**Date**

12/02/2019 01:12 PM  
Started On: 12/02/2019 12:20 PM

**ORDINANCE #19-16**

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

**AN AMENDMENT TO CHAPTER 117 WHICH IS KNOWN AS THE ZONING AND SUBDIVISIONS CHAPTER OF THE CITY CODE OF RAMSEY, MINNESOTA.**

**AN ORDINANCE AMENDING SECTION 117-90 "MAP" OF CHAPTER 117 OF THE CITY CODE OF RAMSEY, MINNESOTA.**

**SECTION 1. AMENDMENT**

The following legally described properties, or portions thereof, generally known as Anoka County PID 20-32-25-31-0002 are hereby rezoned from R-1 Residential (MUSA) to a mix of R-1 Residential (MUSA) and R-2 Residential (Detached Villa).

Outlot A, Alpha Development

The following legally described properties or portions thereof, generally known as Anoka County PID 19-32-25-41-0004 are hereby rezoned from R-1 Residential (Rural Developing) to a mix of R-1 Residential (MUSA) and R-2 Residential (Detached Villa).

That part of Outlot C, Northfork lying in eastern half of Section 19, Township 32, Range 25 and lying southerly of centerline of 153<sup>rd</sup> Ave NW (Alpine Drive NW), except that part platted as Northfork Links Addition, excluding road, subject to easement of record.

(The "Subject Property")

**SECTION 2. MAP**

The City is hereby instructed to cause this amendment to be shown on the "City of Ramsey Zoning Map", which map was adopted pursuant to Section 117-90 of the Ramsey City Code.

**SECTION 3. EFFECTIVE DATE**

This ordinance becomes effective 30 days after its passage and publication, subject to City Charter Section 5.04.

PASSED by the City Council of the City of Ramsey, Minnesota the 14<sup>th</sup> day of January, 2020.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_

City Clerk

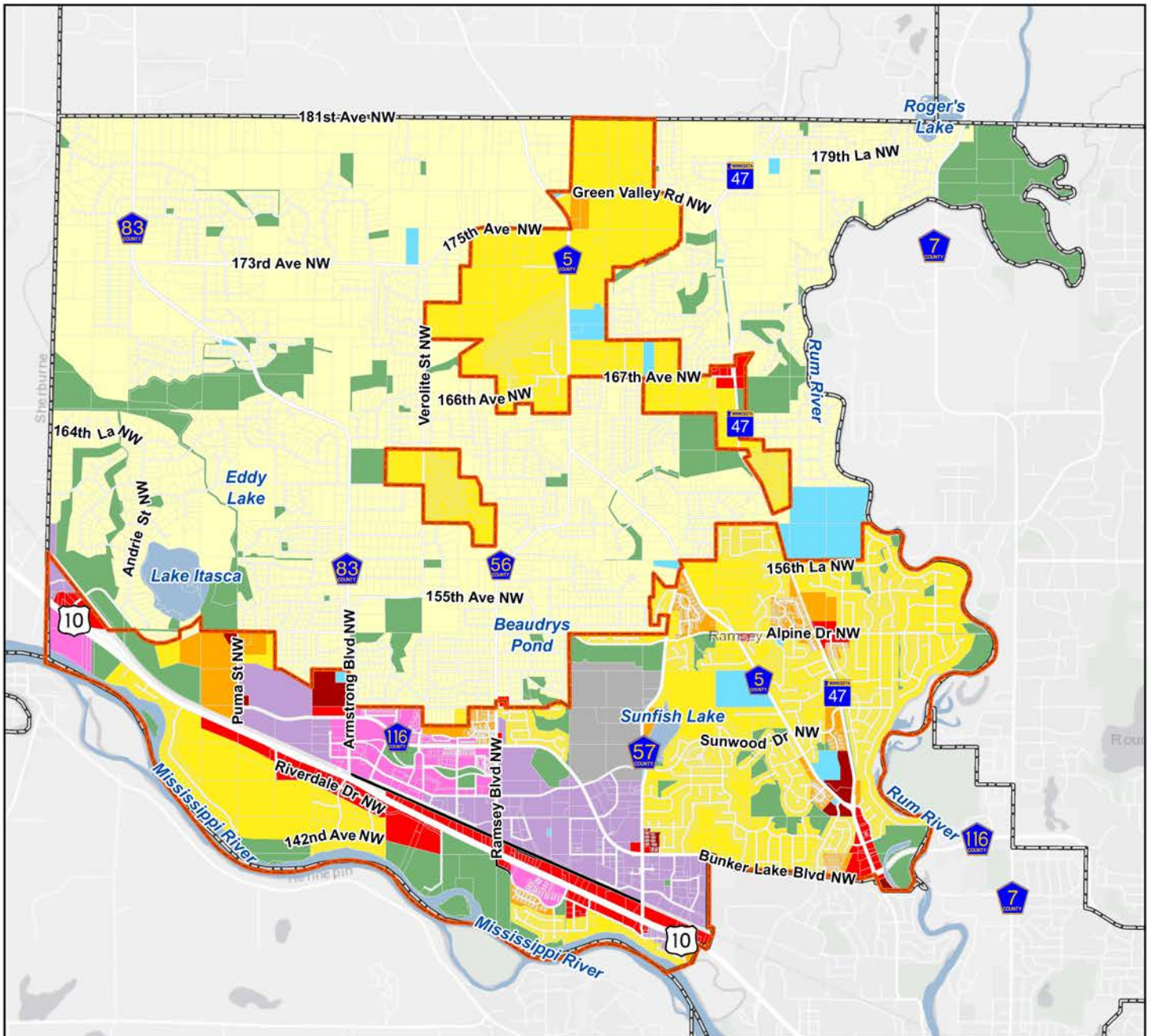
Introduction date:

Posting dates:

Adoption date:

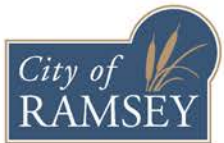
Publication date:

Effective date:



**Legend**

Municipal Boundary	Medium Density Residential (MDR)
2040 Metropolitan Urban Service Area (MUSA)	Low Density Residential (LDR)
<b>Future Land Use Designation</b>	
Business Park (BP)	Park (P)
Commercial (C)	Public/Institutional (P/I)
Mixed Use (MU)	Closed Landfill (CL)
High Density Residential (HDR)	Right-of-way (ROW)
	Lakes and Rivers



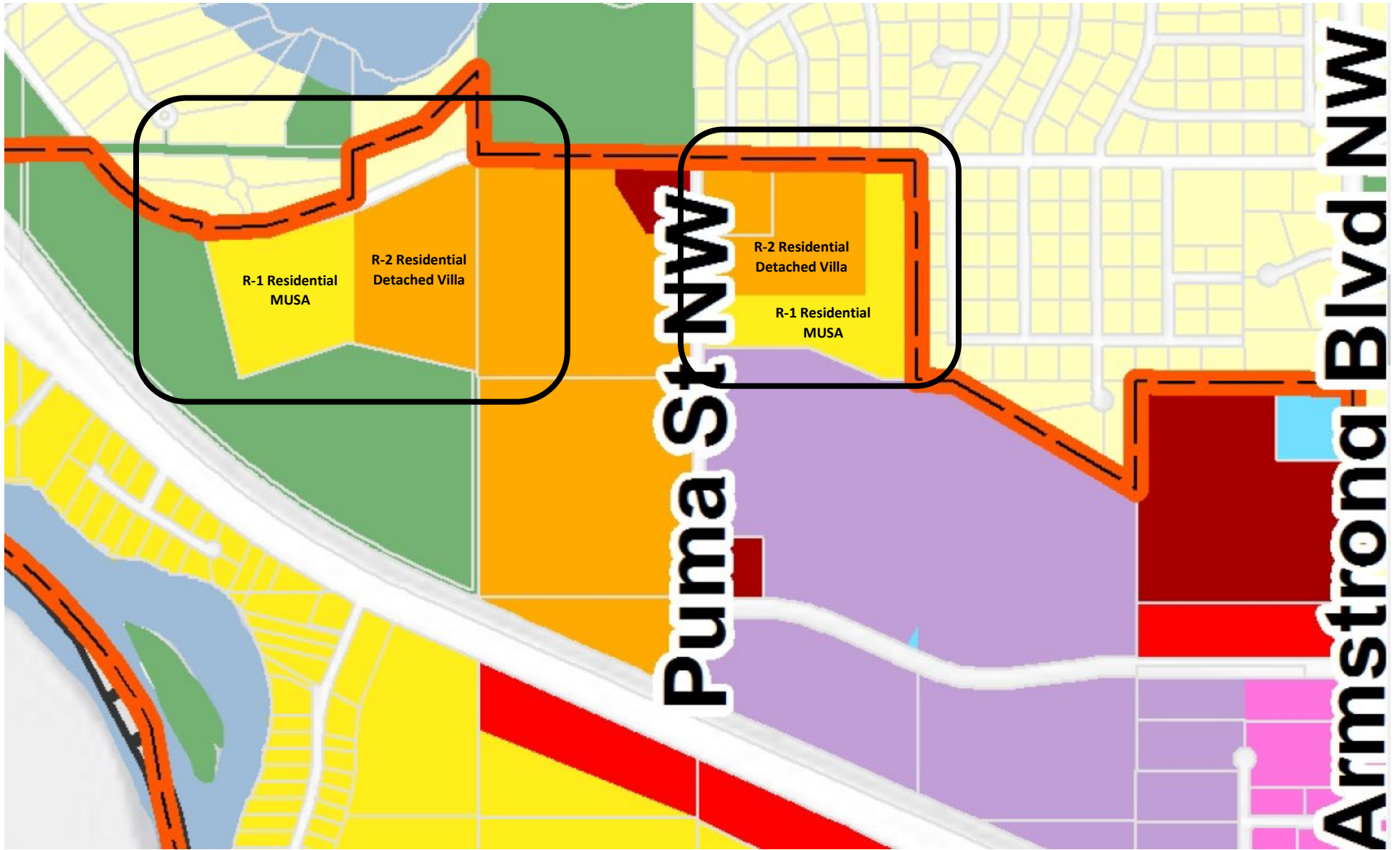
**2040 Future Land Use**  
Ramsey, MN



0 2,500 5,000 Feet



# Northfork/Riverstone Zoning Amendment



Sec. 117-111. - R-1 Residential District.

(a) *Intent.* The intent of the R-1 Residential District is to accommodate single-family dwelling units on suitable land in the 2040 Metropolitan Urban Service Area (MUSA) and rural developing areas of the city. All newly created lots, except the remnant of a lot of record not less than five acres in size and located within the 2040 MUSA, shall be serviced by sanitary sewer and municipal water. All developing lots located within the rural developing area shall be served with individual septic systems and wells.

(b) *Permitted uses.*

- (1) Single-family detached dwellings.
- (2) Agriculture, excluding the raising of livestock, poultry, and fowl within the MUSA boundary unless compliance with chapter 10, Animals, can be maintained.
- (3) Public parks, municipal fire station.
- (4) Single-family/townhome units as part of a PUD located within the 2040 MUSA. PUDs shall be designed in accordance with R-2 residential performance standards established in section 117-112.
- (5) State-licensed group homes in accordance with state statutes.
- (6) Licensed home daycares in accordance with state statute.
- (7) Noncommercial horse boarding.
- (8) Home occupations as permitted by section 117-351.
- (9) Accessory uses as permitted by section 117-349.

(c) *Uses permitted by conditional use permit.*

- (1) Religious institutions.
- (2) Commercial horse boarding.
- (3) Commercial dog kennels.
- (4) Oversizing of accessory structure size.
- (5) Two-story accessory buildings.
- (6) Cemeteries.
- (7) Essential services.
- (8) Cell towers in Tower Overlay District.
- (9) Commercial garden nurseries or greenhouses with buildings.
- (10) Micro-scale WECS.

(d) *R-1 bulk standards.*

	MUSA		Rural Developing (Large Single-Family Lots)
	Villas	Single-Family Detached Homes	
Minimum lot size	.15 acres	.25 acres	2.5 acres

Minimum density	2.5 units per acre	2.5 units per acre	1 unit per 2.5 acres (gross) (minimum)
Maximum density	4 units per acre (maximum)	3 units per acre/4 units per acre with PUD (net) (maximum)	N/A
Minimum lot width	65 feet	80 feet/90 feet — corner lot	200 feet/100 feet on cul-de-sac
Front yard setback	25 feet	30 feet	40 feet
Side yard setback uninhabitable	5 feet	6 feet	10 feet
Side yard setback habitable	5 feet	10 feet	
Side yard setback for corner lots	25 feet	30 feet	40 feet
Rear yard setback	20 feet	30 feet	40 feet
Rear yard setback when adjoining a parcel zoned park <sup>3</sup>	20 feet		N/A
Major/minor arterial setback measured from the centerline of the road right-of-way	60 feet from right-of-way centerline plus the local applicable setback		
Service road setback	35 feet		
Maximum building height (measured from lowest adjacent grade to average height between eaves and highest ridge)	35 feet		
Minimum floor areas: (main floor)			
Rambler with garage	912 square feet		
Split level or two story with garage	720 square feet (total of main living areas)		

Townhouse with garage	PUD Required			N/A
	1 bedroom—700 square feet			
	2 bedrooms—800 square feet			
	3 bedrooms—960 square feet			
	Each additional bedroom 125 square feet			
Maximum building lot coverage	35%			
Maximum driveway width at street <sup>2</sup>	30 feet; 24 feet on culs-de sac			
Maximum number of driveways <sup>2</sup>	1 per street frontage	2		
Side yard setback for driveways <sup>2</sup>	5 feet			
Required driveway surface <sup>2</sup>	Bituminous or Concrete		Bituminous, Concrete, or Class V	
Accessory structure setbacks:				
Front <sup>1</sup>	25 feet or same as principal structure, whichever is greater	30 feet or same as principal structure, whichever is greater	40 feet or same as principal structure, whichever is greater	
Rear	5 feet			
Side	5 feet	6 feet	10 feet	
Side Corner	25 feet	30 feet	40 feet	

<sup>1</sup> Refer to section 117-349 for additional front yard setback provisions for lots two acres and greater in size.

<sup>2</sup> A zoning permit is required to install any driveway that is not associated with work requiring a building permit.

<sup>3</sup>To be eligible for the reduced rear yard setback, the entire rear property line must adjoin the parcel zoned as park.

For lots located within the MUSA where adjacent structures existing as of July 1, 2002, have a different setback from that required herein, the front yard setback shall conform to the prevailing setback of adjacent structures. If adjacent structures have different setbacks from one another, the minimum front yard shall be the average of the two adjacent structures.

(e) *Reserved.*

(f) *Resubdivision plans.* All new development proposals in the rural developing area must prepare a resubdivision plan in accordance with article III of this chapter. This plan shall demonstrate how the subject property might be re-subdivided in the future, when and if urban services are brought to the property. The resubdivision plan should be used to help guide the design of the plat itself. The plan must include the following information:

- (1) Potential future lots, including the location of house pads.
- (2) Potential future streets, particularly future connections to existing streets on adjacent parcels.
- (3) Potential greenway or open space areas.
- (4) Other information as required by the city council.

(g) *General R-1 residential performance standards.*

(1) *Fences.*

a. *Height.* Fencing or walls (except retaining walls) located in the required front yard setback shall not exceed four feet in height except for "ornamental fences" as defined in section 117-1. Fencing or walls located in the side or rear yard shall not exceed eight feet in height. A zoning permit is required for all fences that are not addressed by the Minnesota State Building Code.

b. *Materials and construction.* Fences shall be constructed in a workmanlike manner and of substantial material reasonably suited for its intended purpose. Fencing material shall consist only of wood, chain link, wrought iron, maintenance free vinyl, aluminum, or steel. Any other material must be approved by the zoning administrator prior to installation.

1. No boards, planks, or panels shall be larger than 12 inches in width.
2. Link fences shall be constructed such that no barbed ends shall be at the top.

(i) *Agricultural uses.*

A. Fences may be constructed of barbless wire or have the capability to carry an electric charge to accommodate agricultural activities and the raising of livestock and animals as defined by chapter 10, Animals. Lots of record as of July 1, 2002, within the MUSA that are currently used for agricultural activities or the raising of livestock and animals also qualify under this provision.

B. Electric fences must be set back a minimum of three feet from property lines and must be posted as being electric.

C. A sketch drawing shall be submitted to the city showing the proposed location of an electric fence.

3. Fence framing must face inward on the fence owner's lot.

c. *Location.* Fencing must be located 100 percent on the fence owner's lot and it is the responsibility of the fence owner to accurately locate property boundaries.

1. For corner lots, no fence shall be located within the vision clearance triangle as described in section 117-348.

2. The zoning administrator may require the owner of the property upon which a fence will be constructed to establish the boundary lines of the property by a survey thereof to be made by any registered land surveyor.
- (2) *Garbage receptacle storage.* Outdoor garbage receptacles serving multifamily units must be in either the rear or side yard and must be screened from public view and adjacent lots.
- (3) *Lot landscaping.*
- a. *Number of plantings.* The minimum number of overstory trees on any given lot shall be as required below:

Required planting types	Required number of plantings
Overstory deciduous/coniferous trees	2 trees per dwelling unit

- b. *Minimum size of plantings.* Required trees shall be of the following minimum planting size:

Planting Type	Size
Deciduous trees	1-inch diameter as measured six inches above ground
Coniferous trees	5 feet in height

- c. *Planting types.* Acceptable plantings shall be determined by the city planting schedule. The compliment of trees fulfilling the landscaping requirements shall not be less than 25 percent deciduous and not less than 25 percent coniferous.
- (4) *Irrigation.* If a landscape irrigation system is provided, the system shall be equipped with the following:
- a. Technology that inhibits or interrupts operation of the irrigation system during periods of sufficient moisture (rain sensor).
- b. One or more water efficient technologies. This could include, but is not limited to, WasterSense labeled weather-based irrigation controllers, soil moisture sensors, and/or evapotranspiration (ET) sensors.
- (5) *Lighting.* Lighting used to illuminate an off-street parking area, sign or structure, shall be arranged to deflect light away from adjacent residential districts or public streets. Bulbs emitting in excess of 3,000 lumens (150 watts) shall be directed so that the bulb is not visible from off the property where the light source is located.
- (6) *Exterior building materials.* The type of building materials used on exterior walls on all structures in the R-1 Residential District shall be face brick, natural stone, stucco, aluminum, steel, or vinyl siding, wood, masonite products or other compatible residential materials that may be approved by the city.

(Code 1978, § 9.20.11; Ord. No. 73-9, 6-1-1973; Ord. No. 79-5, 7-1-1979; Ord. No. 79-15, 2-24-1980; Ord. No. 86-2, 8-25-1986; Ord. No. 89-33, 1-29-1990; Ord. No. 96-17, 10-28-1996; Ord. No. 96-23, 1-13-1997; Ord. No. 99-19, 1-17-2000; Ord. No. 02-17, 7-15-2002; Ord. No. 03-21, 8-25-2003; Ord. No. 04-10, 5-17-2004; Ord. No. 04-43, 12-27-2004; Ord. No. 05-03, 4-4-2005; Ord. No. 05-12, 7-25-2005; Ord. No. 05-24, 11-7-2005; Ord. No. 07-05, § 2, 2-13-2007; Ord. No. 09-06, § 2, 4-28-2009; Ord. No. 09-12, § 2, 9-8-2009; Ord. No. 11-01, § 1, 2-8-2011; Ord. No. 15-06, § 2, 4-14-2015; Ord. No. 15-12, § 2, 7-14-2015; Ord. No. 17-04, § 2, 5-9-2017; Ord. No. 18-01, § 2, 3-13-2018; Ord. No. 19-02, § 2, 3-12-2019)

**State Law reference**— Permitted single-family uses, Minn. Stats. § 462.357, subd. 7.

Sec. 117-112. - R-2 Residential District intent, permitted uses, and bulk standards.

- (a) *Intent.* The intent of the R-2 Residential District is to accommodate multiple dwellings at a density of four to seven dwelling units per acre and multiple-dwelling complexes within the 2040 MUSA. All lots created by subdivision located within the 2040 MUSA shall be serviced by sanitary sewer and municipal water.
- (b) *Permitted uses.*
  - (1) Multiple-dwelling structures which include attached townhomes, duplexes, twinhomes, townhomes, and apartment buildings containing no more than ten units.
  - (2) Detached townhomes, including villas or cottage homes.
  - (3) State licensed group homes in accordance with state statutes.
  - (4) Licensed home daycares in accordance with state statutes.
  - (5) Home occupations as permitted by section 117-351.
  - (6) Accessory uses as permitted by section 117-349.
- (c) *Uses permitted by conditional use permit.*
  - (1) Religious Institutions.
  - (2) Keeping of wild animals in accordance with chapter 10, article IV.
  - (3) Increased accessory structure height/size.
  - (4) Oversizing of signs.
  - (5) Expansion or enlargement of lawful nonconforming uses.
  - (6) Micro-scale WECS.
- (d) *R-2 bulk standards.*

	Detached Villa	Multifamily or Townhome (Attached)
Minimum Lot Size	.15 Acres	None
Minimum density (net)	4.0	4.0
Maximum density (net)	7.0	7.0
Lot width	50 feet	N/A
Building setback from private street measured from back of curb or public street right-of-way	25 feet	
Building setback from exterior development boundary line	25 feet	30 feet

Front yard setback	25 feet	30 feet
Side yard setback	5 feet	30 feet
Side yard setback corner lot	25 feet	30 feet
Rear yard setback	20 feet	30 feet
Maximum lot coverage for all principal and accessory buildings (excludes impervious or prepared surface)	35%	
Maximum building height (measured from lowest adjacent grade to average height between eaves and highest ridge)	35 feet	
Open space required	N/A	40% general open space 10% of which must be identifiable community space
Minimum separation between multifamily buildings, appurtenances thereto (i.e., patios, decks)	N/A	20 feet
Parking node setback from exterior development boundary line	30 feet	30 feet
Parking node setback from structure	15 feet	15 feet
Accessory structure setbacks:		
Front	30 feet or same as principal structure, whichever is greater	N/A
Rear	5 feet	N/A
Side	6 feet	N/A
Side corner	30 feet	N/A

(e) *General R-2 residential performance standards.*

(1) *Miscellaneous standards.*

Miscellaneous Standards	
Townhouse with garage	1 bedroom - 700 square feet
	2 bedrooms - 800 square feet
	3 bedrooms - 960 square feet
	Each additional bedroom - 125 square feet
	Efficiency unit - 400 square feet
Duplex dwelling	800 square feet per unit
Twinhome dwelling	912 square feet per unit
Multifamily dwellings	1 bedroom - 700 square feet
	2 bedrooms - 800 square feet
	3 bedrooms - 960 square feet
	Each additional bedroom - 125 square feet
	Efficiency unit - 400 square feet
No. of required off-street parking spaces	Duplex - 2 enclosed
	Twinhome - 2 enclosed
	Townhome - 2 off-street, 1 of which must be enclosed.
	Multifamily - 2½ off-street spaces per unit, 1 parking space must be enclosed, the remaining required parking spaces must be located within the development

Maximum building lot	35%
Maximum driveway width	20 feet
Side yard setback for driveways	5 feet
Required driveway surface	Bituminous or concrete

(2) *Parking.*

- a. The surfaces of parking stalls, aisles, and access driveways shall be constructed with blacktop or concrete and properly maintained. The term "properly maintained" includes keeping the blacktop or concrete in good condition and free from chuckholes and other types of surface cracks and breakage.
- b. The entire perimeter of the parking stalls, aisles and access driveways shall be curbed with six-inch-high curbing of poured concrete.
- c. All required parking stalls shall be located on the premises of the principal building.
- d. A parking stall shall not be less than 180 square feet in area, with a minimum width of nine feet.
- e. Additional parking spaces may be required by the city.

(3) *Streets.*

- a. *Public streets.* Residential developments in this district must provide one main thoroughfare through the development and main thoroughfares must be dedicated as public streets.
- b. *Private streets.* Private streets or driveway collectors are permitted if they serve as access driveways from dwelling units to public streets and meet the city engineer's street standards together with the dimension standards described below:
  1. Minimum private street width with no parking permitted: 24 feet.
  2. Minimum private street width with parking permitted on one side of street: 28 feet.
  3. Minimum private street width with parking permitted without restriction: 32 feet.
  4. Maximum private street length without a turnaround provided: 200 feet.
  5. Maximum private street length with a turning provision provided: 300 feet.
  6. Maximum private street length with a cul-de-sac provided: 600 feet, except that when exceeding 300 feet, the entire length of the private street must be 32 feet wide.
  7. Minimum access road width at street frontage: 24 feet.
  8. Minimum parking aisle width: 24 feet.
  9. Maximum driveway width at road frontage: 20 feet.

10. Edge of curb opening shall not be closer to nearest portion of a street right-of-way intersection than 27 feet or two-thirds of the lot width, whichever is smaller (where a "T" intersection exists, a drive may be located opposite the end of the intercepted street).
11. Minimum access drive angle to the street: 75 degrees.
12. Building setback from private street, measured from back of curb: 25 feet.
13. Minimum radius at intersections: 20 feet.

(4) *Fences.*

- a. Fencing or walls (except retaining walls) located in the front yard shall not exceed four feet height. Fencing or walls located in the side or rear yard shall not exceed six feet in height. Fences outside the 2020 MUSA are allowed up to eight feet in height in any yard but must be set back a minimum of 100 feet from the front property line unless they have at least 75 percent clear visible opening. Fences may be constructed of barbed wire to accommodate agricultural activities and the raising of livestock and animals as defined by chapter 10, Animals. Lots of record as of July 1, 2002, within the MUSA that are currently used for agricultural activities or the raising of livestock and animals also qualifies under this provision.
- b. Fencing material shall consist only of wood or chain link. No other types of materials will be permitted.
- c. Fence framing must face inward on the fence owner's lot.
- d. Fencing must be located 100 percent on the fence owner's lot.

(5) *Garbage receptacle storage.* Outdoor garbage receptacles serving multifamily units must be in either the rear or side yard and must be screened from public view and adjacent lots.

(6) *Lot landscaping.*

- a. *Minimum landscaping requirements.* All open space areas of a lot which are not used or improved for required parking areas, drives or storage shall be landscaped with a combination of overstory trees, ornamental trees, shrubs, flowers, ground cover, decorative walks, or other similar site design materials in a quantity and placement suitable for the lot. A reasonable attempt should be made to preserve as many existing trees as practicable in order to incorporate the trees into the development.
- b. *Minimum planting requirements.* The minimum number of plantings required shall be determined based on crown or canopy cover. To fulfill the planting requirements, a combination of trees and shrubs shall meet or exceed the minimum required canopy cover square footage. The minimum canopy cover shall be calculated as follows:

1. Determine ratio of impervious area to entire site area.
2. Multiply the impervious area/site area ratio by the square footage of the pervious area to calculate the required canopy cover square footage for the project area.
3. The following formula shall be utilized to determine the average canopy cover of a species:

$$[(\text{Minimum} + \text{Maximum Spread}) \div 4]^2 \times \pi \times (0.65 \text{ for preferred species or } 0.50 \text{ for acceptable species, as identified in the Ramsey Tree Book}).$$

- c. *Minimum size of plantings.* Required trees shall be of the following minimum planting size:

Planting Type	Size

Deciduous trees	1-inch diameter as measured six inches above ground
Coniferous trees	5 feet in height
Deciduous shrubs	2 feet in height
Evergreen shrubs	2 feet in height or 2 feet in width, whichever applies
Ornamental trees	1-inch diameter as measured six inches above ground

- d. *Planting types.* Acceptable and preferred plantings shall be identified in the Ramsey Tree Book. The compliment of trees fulfilling the landscaping requirements shall not be less than 25 percent deciduous and not less than 25 percent coniferous. No more than 25 percent of the canopy cover requirements shall be fulfilled with the use of shrubs and ornamental trees.
- e. *Irrigation.* If a landscape irrigation system is provided, the system shall be equipped with the following:
  - 1. Technology that inhibits or interrupts operation of the irrigation system during periods of sufficient moisture (rain sensor).
  - 2. One or more water efficient technologies. This could include, but is not limited to, WasterSense labeled weather-based irrigation controllers, soil moisture sensors, and/or evapotranspiration (ET) sensors.
- f. *Open space.* Each townhouse development shall have at a minimum, 40 percent open space for the enjoyment of its residents that may be held as private lots or in common areas. Qualifying areas include grassed lawns, landscape areas, gardens, natural areas, landscape rock, mulch, wetlands, and ponding areas. Of the 40 percent open space, ten percent is to be dedicated as an identifiable common area for use by residents of the development.

(7) *Screening.*

- a. *Bufferyards.* The table below establishes the minimum bufferyard and additional plantings required when a higher density zoning district is adjacent to a lower density zoning district. The screening requirements are applicable when any portion of a lot with a higher zoning designation shares a property line with a lot of a lower zoning designation. Within that bufferyard, an additional percentage of landscaping is also required based on the minimum landscape plantings. The additional percentage of plantings required, are to be planted within the bufferyard.

		Adjacent Existing Development	
Proposed Development		R-1	R-2
		R-1	-

	R-2	30 ft.	-
	% increase required	10%	-
	R-3	40 ft.	30 ft.
	% increase required	20%	10%

- b. The additional landscaping materials shall be in addition to the number of plantings required in the site landscaping section of this district and shall be located within the required bufferyard.
  - c. Screening shall be installed in accordance with section 117-356.
- (8) *Lighting.* Lighting used to illuminate an off-street parking area, sign or structure, shall be arranged to deflect light away from adjacent residential districts or public streets. Bulbs emitting in excess of 3,000 lumens (150 watts) shall be directed so that the bulb is not visible from off the property where the light source is located.
- (9) *Architectural standards.* The purpose of this section is to encourage the development of high-quality, diverse multiple-dwelling structures in the city while permitting flexibility in the development process.
- a. General standards. The requirements in this section apply to the front facade of all multiple-dwelling structures, as defined under permitted uses in this section.
    - 1. The type of building materials used on exterior walls of all structures in the R-2 Residential District shall be face brick; natural stone; stucco; aluminum, steel, or vinyl siding; wood; masonite products; or other compatible residential materials that may be approved by the city. Exterior Insulation and Finish Systems (EIFS) material is prohibited. The front exterior building finish of multiple-family buildings shall consist of a minimum of 35 percent face brick, natural stone, or stucco (excluding window and door area in the calculation). This requirement shall also apply to the side of a building when it faces a public street.
    - 2. Multiple-dwelling developments that face county highways, state highways, or MSA roads shall vary structure orientation.
    - 3. A minimum of three colors shall be used for each multiple-dwelling building. Elements that may count towards this requirement include siding, trim, doors, and garage doors. A color palette shall be included as a part of the building elevation submittal at the time of preliminary plat review.
    - 4. All multiple-dwelling structures shall include at least two of the following architectural elements:
      - (i) Articulated/cantilevered facade.
      - (ii) Dormers.
      - (iii) Articulated roofline.
      - (iv) Projected or inset windows.
      - (v) Balconies, porches, or decks.

- (vi) Window treatments, such as shutters and window boxes.
  - (vii) Other elements as approved by the city council.
- b. The 35 percent masonry requirement (under subsection (e)(9)a.1 of this section) may be waived in whole or in part based on inclusion of one or more of the following criteria:
- 1. Two additional architectural elements from the list in subsection (e)(9)a.4 of this section are included.
  - 2. Two additional colors are included in the overall color palette, for a total of five colors.
  - 3. Decorative sidewalks (brick, stone inlays, etc.).
  - 4. Other aesthetic enhancements deemed to be appropriate by the city council.

(Code 1978, § 9.20.12; Ord. No. 73-9, 6-1-1973; Ord. No. 86-2, 8-25-1986; Ord. No. 93-13, 8-30-1993; Ord. No. 96-17, 10-28-1996; Ord. No. 96-23, 1-13-1997; Ord. No. 02-17, 7-15-2002; Ord. No. 03-21, 8-25-2003; Ord. No. 04-08, 5-17-2004; Ord. No. 06-24, § 2, 8-8-2006; Ord. No. 09-06, § 2, 4-28-2009; Ord. No. 09-12, § 2, 9-8-2009; Ord. No. 17-04, § 2, 5-9-2017; Ord. No. 19-02, § 2, 3-12-2019)

**State Law reference**— Permitted single-family uses, Minn. Stats. § 462.357, subd. 7; permitted multifamily uses, Minn. Stats. § 462.357, subd. 8.

Sec. 117-110. - Residential development transitioning.

- (a) *Purpose.* The purpose of this section is to require a residential development transition plan in order to promote orderly transition between residential developments. The historical platting of lands for urban and rural residential development has created character elements that are difficult to intermingle when the land use densities vary. This section provides techniques to mitigate lot size and density impacts between residential developments.
- (b) *Transitioning.* The term "transitioning" for the purposes of this section is defined as the lot density change between one residential development and another.
- (c) *Transitioning options.* Transitioning options are available to facilitate the best possible land use and development pattern between new residential developments with adjacent residential neighborhoods. The following is a list of transitioning techniques that may be used to create reasonable transitioning between existing residential neighborhoods and new developments. The city shall determine which options are acceptable means to provide for the transitioning. Developers that are required under this section to provide transitioning may seek guidance from the city prior to preliminary platting via a formal sketch plan review process or by informal city approved means. Transitioning options are as follows:
  - (1) *Natural features.* Natural features described in this subsection (c)(1) are available to be used as transitioning between existing single-family residential neighborhoods and proposed residential development with higher densities.
    - a. Existing topographical features such as hills and swales.
    - b. Wetlands, lakes, rivers, and streams.
    - c. County and state highways, or Metropolitan State Aid (MSA) collector streets.
    - d. A minimum 300-foot-wide, undeveloped, natural distance separation that will not be eligible for future development.
  - (2) *Landscape buffering.* Landscape buffering is a technique available for transitioning between existing single-family residential neighborhoods and proposed residential developments with higher densities that uses either existing or newly planted vegetation.
    - a. *Determination of buffering attainment level.*
      - 1. *Proposed urban development adjacent to existing urban development.* This subsection applies to proposed urban residential developments that are adjacent to an existing single-family urban residential neighborhood. Matching the proposed residential development to the adjacent existing neighborhood in the following chart determines the level of buffering or "attainment" required. The numeric attainment level is matched to the level found in the chart in subsection (c)(2)b of this section.

Transition Attainment Level			
		Existing Adjacent Urban Use	
		Vacant	R-1 Zone
Proposed Use	R-1 Zone	NA	NA
	R-2 Zone	NA	Level 1

	R-3 Zone	NA	Level 2
	PUD Zone	NA	As determined necessary by the city

2. *Proposed urban development adjacent to existing single-family rural neighborhoods.* This section applies to proposed residential developments that are adjacent to existing rural residential neighborhoods. Matching the proposed use to the adjacent use in the following chart determines the level of buffering or "attainment" required. The numeric attainment level is matched to the level found in the chart in subsection (c)(2)b of this section.

Transition Attainment Level			
		Impacted Rural Use	
		R-1 Zone and Central Rural Preserve Area, and Rural Preserve	R-1 Zone and Rural Developing
Proposed Use	R-1 Zone	Level 4	Level 3
	R-2 Zone	Level 4	Level 4
	R-3 Zone	Level 4	Level 4
	PUD Zone - Transition attainment level shall be determined by correlating the overall density to the R-1, 2, or 3 Districts and then applying the corresponding attainment level. The city shall have the authority to make a determination on the proper attainment level if determined necessary.		

- b. *Methods to achieve buffering attainment level.* The following chart is used to determine appropriate landscape buffers when the level of attainment is determined from the charts in subsection (c)(2)a.1 and 2 of this section.

Options to achieve attainment		
Level 1	Vegetative Buffer "A"	
Level 2	Vegetative Buffer "B"	Vegetative Buffer "A" with Berm

Level 3	Vegetative Buffer "C"	Vegetative Buffer "B" with Berm
Level 4	Vegetative Buffer "D"	Vegetative Buffer "C" with Berm

1. *Vegetative buffer yard definitions:*

- (i) Vegetative Buffer "A" - A minimum 25 feet width in common ownership with the following planting schedule per 100 feet of property boundary adjacent to an impacted use:
  - A. 2 overstory trees.
  - B. 2 evergreen trees.
  - C. 2 understory trees.
- (ii) Vegetative Buffer "B" - A minimum 35 feet width in common ownership with the following planting schedule per 100 feet of property boundary adjacent to an impacted use:
  - A. 4 overstory trees.
  - B. 4 evergreen trees.
  - C. 4 understory trees.
- (iii) Vegetative Buffer "C" - A minimum 45 feet width in common ownership with the following planting schedule per 100 feet of property boundary adjacent to an impacted use:
  - A. 8 overstory trees.
  - B. 8 evergreen trees.
  - C. 8 understory trees.
- (iv) Vegetative Buffer "D" - A minimum 55 feet width in common ownership with the following planting schedule per 100 feet of property boundary adjacent to an impacted use:
  - A. 16 overstory trees.
  - B. 16 evergreen trees.
  - C. 16 understory trees.

2. *Minimum plant sizes:*

- (i) Overstory deciduous trees: 2.5 inch caliper.
- (ii) Coniferous trees: six feet in height.
- (iii) Understory trees: 1.5 inch caliper.

3. *Plant species.* All trees required by this section shall be indigenous to the appropriate hardiness zones and physical characteristics of the site.

4. *Berms.* Berms shall be a maximum of six feet in height. Good quality fill suitable for berm construction and growing plant materials shall be used. Berms should be designed with aesthetic appeal by incorporating breaks and irregular groupings.

5. *Buffers.* Any of the following buffers may qualify as an acceptable method of attainment for transitioning (in whole or in part) if deemed acceptable by the city:
  - (i) Existing topographical features on vacant lands such as hills and swales;
  - (ii) Wetlands, lakes, rivers, and streams;
  - (iii) County and state highways, or Metropolitan State Aid (MSA) collector streets.
- (3) *Matching of densities.* When lower density areas and higher density areas are adjacent to each other and are required to provide transitioning, the matching of densities along the perimeter of the new development properties may be used. The city, as part of the sketch plan review process, shall indicate whether the proposed subdivision must use the matching of density technique. The city shall take into account the configuration of the development lot, the configuration of adjacent lots, the density of adjacent lots, and the general land use patterns in the area. The development may be allowed to make up the density in the interior of the property whenever the matching of densities is used. However, the developer is not guaranteed to receive the full compliment of remaining units allowed under the city's zoning code. All developments using the matching of density method shall be processed as a planned unit development.
- (4) *Other alternatives.* Other alternatives to transitioning can be used where agreed upon by the developer and the city.

(Code 1978, § 9.20.05; Ord. No. 86-2, 8-25-1986; Ord. No. 02-28, 9-30-2002; Ord. No. 03-21, 8-25-2003)

**Regular Planning Commission**

7. 1.

**Meeting Date:** 12/05/2019

**By:** Chloe McGuire Brigl, Community  
Development

---

**Information**

**Title:**

Consider Sketch Plan for BK Land Development (formerly known as Villas at Northfork); Project No. 19-147

**Purpose/Background:**

The purpose of this case is to review an application from BK Land Development (the "Applicant") for a sketch plan for the site generally known as PID 19-32-25-41-0004, south of Alpine Drive and west of Puma Street and the Riverstone (Capstone) Development Project (the "Subject Property"). The Applicant has proposed 61 villa style lots (50 foot wide, R-2 zoning) and 35 single family lots (80 foot wide lots, R-1 MUSA) for a total of 96 lots. Approximately 18.5 acres will be dedicated to the villas, while the remaining 15 acres will be dedicated to the single family lots.

**Notification:**

Notifications of this proposal were sent via Standard US Mail to Property Owners within 700 feet of the Subject Property, as reflected by Anoka County Property Records.

**Observations/Alternatives:**

**Land Use (Comprehensive Plan) and Zoning**

As part of the draft 2040 Comprehensive Plan, a dual designation is proposed on this parcel. Generally speaking, the eastern half of the property is proposed to be guided as Medium Density Residential (4-7 units per acre) and the western half of the property is proposed to be guided as Low Density Residential (3-4 units per acre).

This proposal requires a Zoning Amendment from Planned Unit Development (PUD) to R-1 Residential (MUSA) and R-2 Residential (Detached Villa), which will be handled through a separate case.

*Single Family Detached (R-1 Residential: MUSA)*

The Applicant has proposed that the western half of the property has traditional 80-foot wide detached single family homes. The proposed lots in this area appear to meet all of the requirements of Section 117-111 (R-1 Residential). This residential zoning allows a density at a maximum of 3 units per acre; staff has calculated the density at approximately 2.3 units per acre. Staff does not anticipate any issues with the density but has requested an official calculation.

*Medium Density (R-2 Residential: Detached Villas)*

The Applicant has proposed that the eastern portion of the property have detached villas with 50-foot wide lots. The proposed lots in this area appear to meet all of the requirements of Section 117-112 (R-2 Residential) which allows a density from 4 - 7 units per acre. Staff has calculated the density at approximately 4 units per acre. A detailed calculation has been requested, though Staff does not anticipate any concerns with the density.

This subdistrict of the R-2 Residential District was recently created to allow for detached medium density single-family units (detached townhomes), but not attached medium density single-family residential units (attached townhomes).

## **Process - Sketch Plan**

Per City Code Section 117-588, the Sketch Plan is the first step of a Major Plat. This allows the Applicant to get high level feedback on the proposal and direction before moving forward with a preliminary plat.

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

Staff has classified the current Application as incomplete. Minnesota Statute 15.99 establishes the 60 Day Rule requiring the City to act on an Application within 60 days of receipt. Said Statute also gives the City 15 days to consider the Application as incomplete and stop the 60 Day Clock. In this instance, Staff generally believes that the Sketch Plan conforms to appropriate Zoning Codes (pending Zoning Amendment), but needs the Applicant to better demonstrate compliance before preparing the Preliminary Plat. Staff is comfortable allowing the Sketch Plan Review to be reviewed by the Planning Commission, but acknowledging the incomplete items need a Staff Level Approval before moving forward with Preliminary Plat.

## **Alternatives**

Alternative 1: Recommend the Applicant move forward with preparing a preliminary plat that includes staff feedback. This project generally meets the guidance of the DRAFT 2040 Comprehensive Plan and appears to meet the base requirements of the R-1 Residential (MUSA) District and R-2 Residential (Detached Villas) sections of City Code, respectively. The Applicant has worked with City Staff to modify the proposal to better fit with City goals and regulations. This direction would require Staff Approval of the incomplete items before preparing Preliminary Plat materials. Staff is supportive of this alternative.

Alternative 2: Recommend the Applicant not move forward with preparing a preliminary plat. This would mean that the Planning Commission is generally not supportive of the project. If choosing this option, Staff recommends providing specific findings on why the Planning Commission would not support this project. Since this project does require a Zoning Amendment, the City does have broad discretion to deny the request if desired.

Alternative 3: Recommend major changes to the Sketch Plan and recommend the Applicant make recommended changes and return with another Sketch Plan. Staff could be supportive of this if the Planning Commission sees major items requiring attention prior to Preliminary Plat.

## **Funding Source:**

The Applicant is responsible for all costs related to this request.

## **Recommendation:**

Based on guidance within the DRAFT 2040 Comprehensive Plan, Staff recommends Alternative 1 providing the Applicant general feedback on the proposed sketch plan and provide the Applicant direction on moving forward with a preliminary plat application.

## **Action:**

No formal action required. Provide the Applicant feedback on moving forward preparing a Preliminary Plat. If the Planning Commission is not comfortable with the project moving forward, now is the time to raise this concern before the Developer incurs the cost of Preliminary Plat design.

---

## **Attachments**

Application

Site Location Map

Sketch Plan

Proposed Detached Single Family Architecture

Proposed Detached Villas

ProjectDox Comments (Staff Comments)

Planning and Zoning Technical Report

---

**Form Review**

**Inbox**

Chris Anderson

Tim Gladhill

Form Started By: Chloe McGuire Brigl

Final Approval Date: 11/27/2019

**Reviewed By**

Chris Anderson

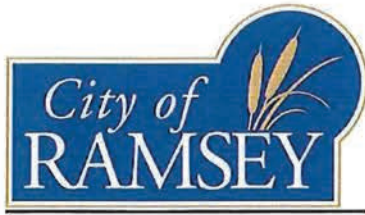
Tim Gladhill

**Date**

11/20/2019 04:25 PM

11/27/2019 09:46 AM

Started On: 11/18/2019 01:42 PM



## 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:	Zach Brown		
Street Address:	13311 Arrowood Ln		
City, State, ZIP:	Dayton MN 55327		
Home Phone:		Work Phone:	763-202-9642
Email:	zachbrown@edinarealty.com	Fax Number:	
Name of Business (if applicable):	BK Land Development		
Business Address (if applicable)			
Business City, State, ZIP			
Business Phone:		Business Fax:	

### **Subject Property Information**

*(Location of Application)*

Address	xxxx Alpine drive
PIN	19-32-25-41-0004
Legal Description	THAT PRT OF OUTLOT C NORTHFORK LYG IN E1/2 OF SEC 19 TWP 32 RGE 25 & LYG SLY OF CAL OF 153RD AVE NW, EX PRT PLATTED AS NORTHFORK LINKS ADD, EX RD, SUBJ TO EASE OF REC
Zoning District	

Contact the Planning Division at 763-433-9824 or [planning@cityoframsey.com](mailto:planning@cityoframsey.com) to request a Zoning Verification


## Property Owner Information

*(If different than Applicant)*

Name:			
Street Address:			
City, State, ZIP:			
Home Phone:		Work Phone:	
Email:		Fax Number:	

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

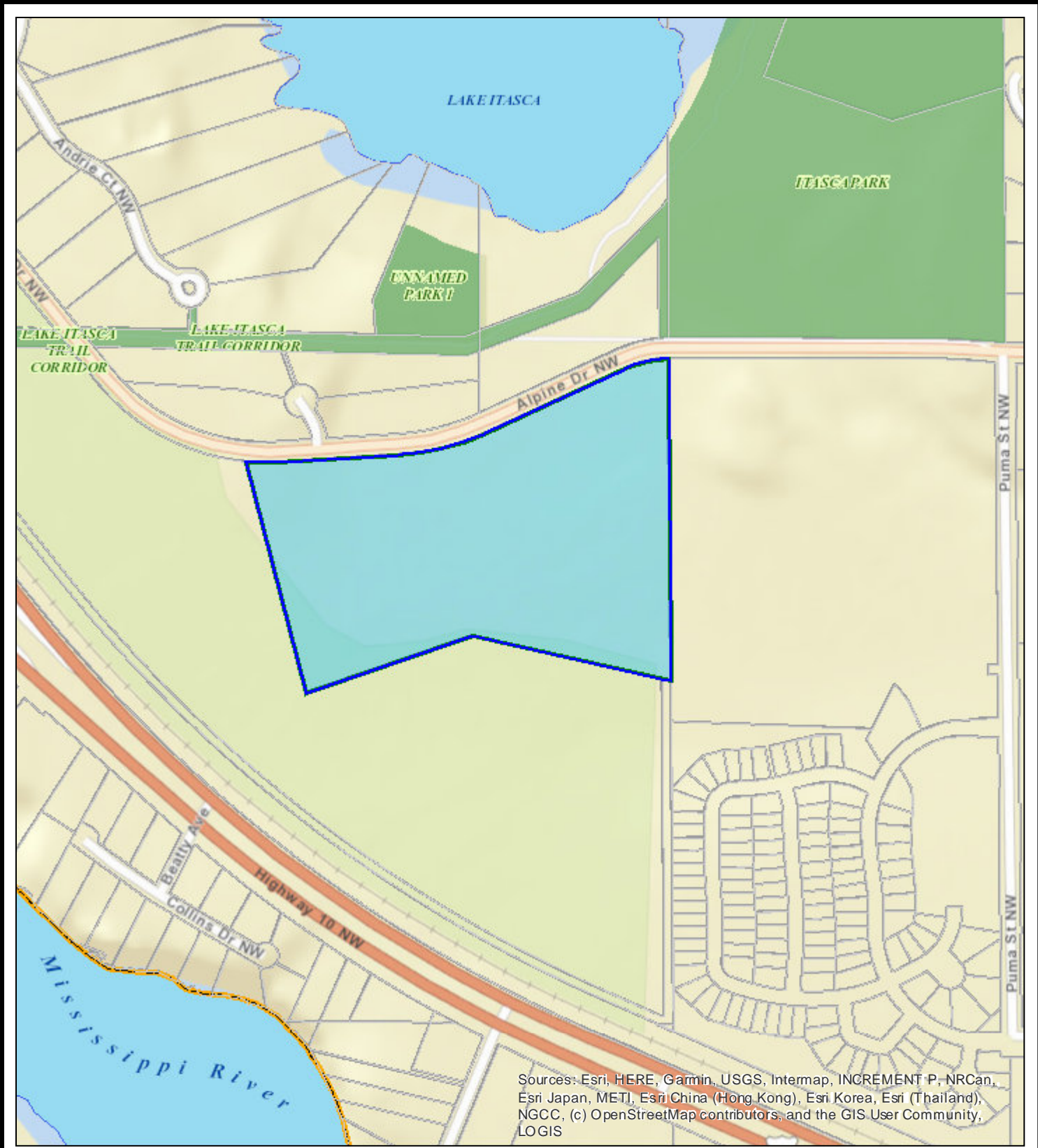

***A "Land Use Sign" will be placed on the Subject Property to allow Ramsey Residents the opportunity to obtain information about your request.***

Applicant Signature		Co-Applicant Signature	
Printed Name	Zach Brown	Printed Name	
Title	Developer	Title	
Date	11-12-19	Date	

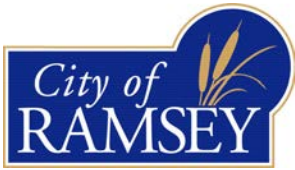
I understand that the application fee is non-refundable. All costs associated with the processing of this application are the responsibility of the applicant whether this application is approved or denied. Any excess of escrow account deposits over expenditures will be refunded at the time of account 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		Property Owner Signature	
Printed Name	<small>11/18/2019 11:14:43 AM CST</small> Kent Roessler	Printed Name	
Title	Land owner	Title	
Date	11-12-19	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

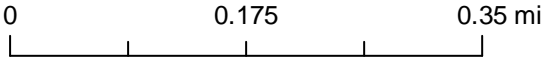
193225410004

**Legend**

- Site
- Parcels



Print Date: November 13, 2019



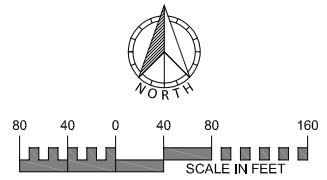
ALPINE DRIVE

RIVERSTONE DEVELOPMENT

LOT COUNT	
Villa Lots (50')	61
Single Family Lots (80')	35
Total:	96

- PROPOSED ZONING: PUD**
1. MINIMUM LOT AREA = 6,500 SF.
  2. MINIMUM LOT WIDTH = 50 FT.
  3. MINIMUM LOT DEPTH = 130 FT.
  4. STREET ROW = 50 FT / 60 FT (29' B-B)
  5. MINIMUM CDS RADIUS = 60 FT.
  6. FRONT YARD SETBACK = 25 FT
  7. SIDE YARD SETBACK = 7.5 FT. / 7.5 FT. (Single Family)  
5 FT. / 5 FT. (Villa)
  8. CORNER SETBACK = 20 FT.
  9. MINIMUM REAR YARD SETBACK = 25 FT.

EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

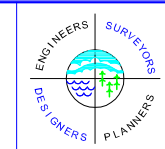


DRAWING NAME	NO.	BY	DATE	REVISIONS
xxx				
DRAWN BY				
xxx				
CHECKED BY				
xxx				
DATE				
xx/xx/xx				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Name, P.E. \_\_\_\_\_  
Date: \_\_\_\_\_ Lic. No. \_\_\_\_\_



**SATHRE-BERGQUIST, INC.**  
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO. ---  
CHAMPLIN/DAYTON, MINNESOTA

CONCEPT PLAN 110819  
NORTHFORK  
BROWN

FILE NO. 10945-003  
X  
X





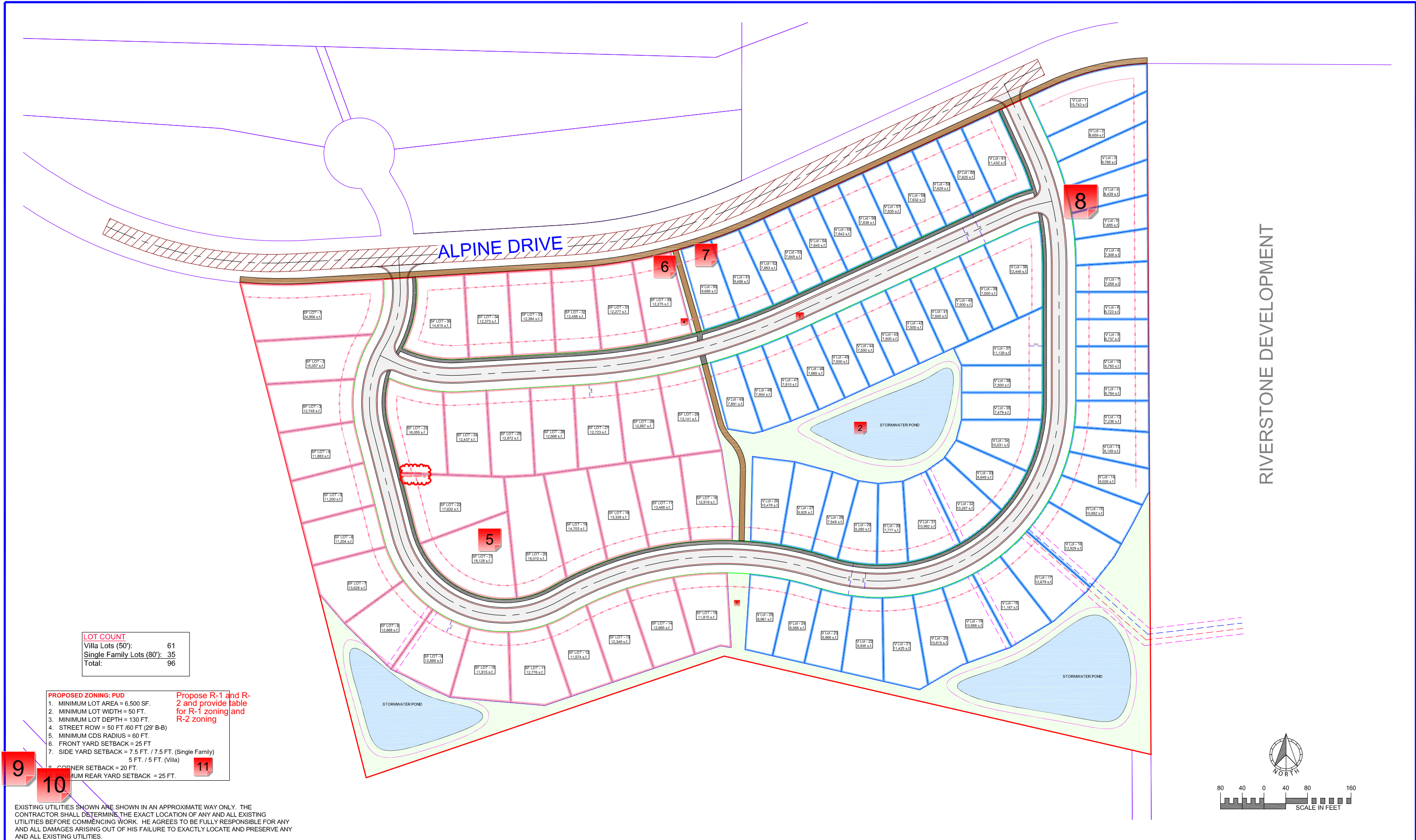






# Lots That Could Accommodate 3 Stall Garage





RIVERSTONE DEVELOPMENT

**LOT COUNT**

Villa Lots (50'):	61
Single Family Lots (80'):	35
<b>Total:</b>	<b>96</b>

- PROPOSED ZONING: PUD**
- MINIMUM LOT AREA = 6,500 SF.
  - MINIMUM LOT WIDTH = 50 FT.
  - MINIMUM LOT DEPTH = 130 FT.
  - STREET ROW = 50 FT./60 FT (29' B-B)
  - MINIMUM CDS RADIUS = 60 FT.
  - FRONT YARD SETBACK = 25 FT
  - SIDE YARD SETBACK = 7.5 FT. / 7.5 FT. (Single Family)  
5 FT. / 5 FT. (Villa)
  - CORNER SETBACK = 20 FT.
  - MINIMUM REAR YARD SETBACK = 25 FT.
- Propose R-1 and R-2 and provide table for R-1 zoning and R-2 zoning**

9  
10  
11

EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

DRAWING NAME				NO.				BY				DATE				REVISIONS				USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.				I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA. Name, P.E. _____ Date: _____ Lic. No. _____								CITY PROJECT NO. --- CHAMPLIN/DAYTON, MINNESOTA				FILE NO. 10945-003 X X			
DRAWN BY				xxx				CHECKED BY				xxx				DATE				xx/xx/xx				CONCEPT PLAN 110819 NORTHFORK BROWN				SATHRE-BERGQUIST, INC. 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000				CONCEPT PLAN 110819 NORTHFORK BROWN				FILE NO. 10945-003 X X			

### 1 - Parking

Created by: Joe Feriancek  
On: 11/14/2019 03:28 PM

29-foot streets, will not be able to have parking on both sides.  
In general, 50-foot wide lots will make on-street parking difficult.

----- 0 Replies -----

### 2 - Stormwater

Created by: Joe Feriancek  
On: 11/14/2019 03:29 PM

Are stormwater ponds going to be within easement?, need to have space for maintenance around the ponds, especially at inlets/outlets.

----- 0 Replies -----

### 3 - Outlot?

Created by: Joe Feriancek  
On: 11/14/2019 03:33 PM

Is a future trail connection to the golf course going to go through this gap in housing to the south?

----- 0 Replies -----

### 4 - Setback

Created by: Chloe McGuire Brigl  
On: 11/18/2019 02:01 PM

Setback in the R-1 is 30 feet

----- 0 Replies -----

### 5 - Rear Yard Setbacks

Created by: Chloe McGuire Brigl  
On: 11/18/2019 02:02 PM

Please show rear yard setbacks on corner lots/triangle lots so we can visualize the buildable area. Rear yard setback in R-1 is 30 feet

----- 0 Replies -----

### 6 - Rear yard setback

Created by: Chloe McGuire Brigl  
On: 11/18/2019 02:03 PM

Rear yard setback in this district is 30 feet

----- 0 Replies -----

**7 - Rear Yard Setback R-2**

Created by: Chloe McGuire Brigl  
On: 11/18/2019 02:04 PM

R-2 rear yard setback is 20 feet

----- 0 Replies -----

**8 - Setback line**

Created by: Chloe McGuire Brigl  
On: 11/18/2019 02:04 PM

Continue setback line onto these lots

----- 0 Replies -----

**9 - Density Calculation**

Created by: Chloe McGuire Brigl  
On: 11/18/2019 02:08 PM

Provide density calculation for each section (R-1 section and R-2 section)

----- 0 Replies -----

**10 - Provide coverage calculation**

Created by: Chloe McGuire Brigl  
On: 11/18/2019 02:08 PM

Please provide a rough calculation of percentage coverage with buildings (house pads), do not need to include driveway space

----- 0 Replies -----

**11 - Coverage requirement**

Created by: Chloe McGuire Brigl  
On: 11/18/2019 02:09 PM

Please acknowledge 35% coverage requirement in table of requirements (for both zoning designations)

----- 0 Replies -----

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

Date	11/20/2019	Project Site	PID: 19-32-25-41-0004 Address: South of Alpine, West of Riverstone/Puma St
Project Title	19-147 BK Properties (formerly Villas at Northfork)		
Escrow #	117302		
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:**

- Please see ProjectDox (electronic plan review) comments from Staff.
- Seems to generally meet R-1 Residential (MUSA) and R-2 Residential (Detached Villas) requirements (note requirement for Comprehensive Plan Approval and Zoning Amendment)
- With preliminary plat:
  - Provide proposed house pads and house type
  - Update setback lines and provide an exhibit with all setbacks shown (front, rear, and sides) to show buildable area on each lot
  - Provide easement in NE corner of property stemming from Riverstone property per Engineering Department specifications

**General:** The property is currently unplatted and is unaddressed. It is approximately 33.5 acres located south of Alpine Drive, north of Northfork Golf Course and west of Puma Street and Riverstone. The PID is 19-32-25-41-0004. The site is approximately 33.5 acres.

**Comprehensive Plan:** The property is currently guided as Rural Developing in the 2030 Comprehensive Plan. This designation would allow for larger lots on private well and septic. However, at the request of the current owner (AKM Farms/Paxmar), the City has proposed a dual designation of Medium Density Residential on the eastern half of the parcel and Low Density Residential on the western half of the parcel in the DRAFT 2040 Comprehensive Plan. The 2040 Comprehensive Plan is expected to receive final approval in early 2020.

**Zoning:** The site is currently zoned as PUD – Planned Unit Development, but will need to be rezoned as a split rezoning with this project to R-1 Residential (MUSA) and R-2 Residential (Detached Villa). The area to the north is located in the R-1 Residential (Rural Developing) District which consists of larger lots on private well and septic. The area to the east is guided for smaller lot detached single family (Riverstone Neighborhood).

**Number of Lots:** The Applicant has proposed 61 villa style lots (50 foot wide, R-2 zoning) and 35 single family lots (80 foot wide lots, R-1 MUSA) for a total of 96 lots. Approximately 18.5 acres will be dedicated to the villas, while the remaining 15 will be dedicated to the single family lots.

**WESTERN HALF REVIEW – R-1 RESIDENTIAL (MUSA)**

**Intent:** The intent of the R-1 Residential District is to accommodate single-family dwelling units on suitable land in the 2040 Metropolitan Urban Service Area (MUSA) and rural developing areas of the city. All newly created lots, except the remnant of a lot of record not less than five acres in size and located within the 2040 MUSA, shall be serviced by sanitary sewer and municipal water.

<b>R-1 Residential (MUSA) Single Family Detached Standards</b>		
<i>Standard</i>	<i>Required</i>	<i>Proposed</i>
Minimum Lot Size	.25 acres (10,890)	>.25 acres
Density Range	2.5 units per acre – 3 units per acre	~2.3 units per acre 35 lots on 15 acres
Minimum Lot Width	80 feet 90 feet – corner lot	80 feet
<i>Building Setbacks</i>		
Front, Side Corner	30 Feet	Meets requirement.
Rear	30 Feet	Meets requirement.
Side	6 Feet	Meets requirement.
Density Transitioning	Required when abutting less dense developments.	N/A
Maximum Lot Coverage (All Buildings, Excludes Paving)	35%	N/A. Appears it will meet requirement.
Minimum Building Size	Two Story with Garage – 720 square feet	Not noted but should meet requirement.
Maximum Driveway Width at Street	30 feet 24 on cul-de-sac	Not noted but should meet requirement.
Driveway Surface	Bituminous or Concrete	Bituminous or Concrete
Minimum Driveway Length	25 feet	25 feet
Wetland Setback	16.5 feet	N/A
Maximum Height	35 Feet	Not noted but should meet requirement.

**EASTERN HALF REVIEW – R-2 RESIDENTIAL (DETACHED VILLA)**

**Intent:** The intent of the R-2 Residential (Detached Villa) District is to accommodate multiple dwellings at a density of four to seven dwelling units per acre and multiple-dwelling complexes within the 2040 MUSA. All lots created by subdivision located within the 2040 MUSA shall be serviced by sanitary sewer and municipal water.

<b>R-2 Residential (Detached Villa) Standards</b>		
<i>Standard</i>	<i>Required</i>	<i>Proposed</i>
Minimum Lot Size	.15 Acre (6,534 square feet)	All >.25 acre
Density Range	4 – 7 Units/Acre	~4 units per acre 61 Villas ~18.5 acres
Minimum Lot Width	50 Feet	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
From Private Street (Back of Curb)	25 Feet	25 Feet
Density Transitioning	Required if abutting lesser density	Not noted. Appears to meet requirements.
Maximum Lot Coverage (All Buildings, Excludes Paving)	35%	Not noted. Appears to meet requirements.
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	Not noted. Appears to meet requirements.
Required Parking Stalls	2 off-street, 1 must be enclosed	2 enclosed
Maximum Driveway Width at Street	20 feet	Not noted. Appears to meet requirements.
Driveway Surface	Bituminous or Concrete	Bituminous or Concrete
Minimum Driveway Length	25 feet	25 feet
Wetland Setback	16.5 feet	N/A
Street Width		29 feet
Maximum Height	35 Feet	<35 Feet
Accessory Structures	Not Allowed	

**Floodplains:** The property is not within the Ramsey Floodplain.

**Wetlands:** There do not appear to be any wetlands onsite, though they would be required to be identified during the preliminary plat process via survey and delineation.

**Streets and Access:** The Applicant has proposed a 29 foot wide street running through the site. The roads appear to have the required 60 feet of right-of-way. Ramsey Public Works and Public Safety generally prefer 32 foot wide streets. However, 29 foot wide streets with restricted parking on one side of the street is acceptable to Ramsey City Code and was allowed in the Riverstone Neighborhood. Staff has directed the Developer that given the number of lots, these shall be public streets.

**Parking:** As proposed, parking would only be allowed on one side of the street. Driveways should be paired up to maximize open area along the street. Mailboxes must be clustered.

**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 is proposed to be connected to City Utilities pending adoption of the 2040 Comprehensive Plan and subsequent Zoning Amendment. A Grading and Utility Plan shall be submitted with preliminary plat.