

7.02: Introduce Ordinance #20-02 Approving Zoning Amendment for Outlot C, Northfork and Review Sketch Plan (Project No. 19-147); Case of BK Land Development

Deputy City Administrator Gladhill reviewed the staff report and recommendation of the Planning Commission to introduce Ordinance #20-02 and 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) District 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.

Councilmember Kuzma stated that he believed that when this was previously reviewed there was a plan that would allow water and sewer to come through this property.

Deputy City Administrator Gladhill identified the connection that would be proposed from Capstone to this property. He stated that both developers have stated that there is an agreement to allow that to occur.

Councilmember Heinrich asked if the lot sizes shown in blue adjacent to the Riverstone development would match the Riverstone development.

Deputy City Administrator Gladhill confirmed that the density in that area would be similar to the Riverstone development with lots ranging from 50 to 65 feet.

Councilmember Riley stated that it states the property is already zoned PUD and asked for input.

Deputy City Administrator Gladhill confirmed that the property is zoned PUD as part of the original Northfork master plan. He stated that the underlying guidance was one to two-acre lot sizes.

Councilmember Riley asked if the access would be addressed later in the process.

Deputy City Administrator Gladhill explained that the sketch plan process is an opportunity to provide input. He explained that the original access design was not aligned with the current road that exists, and Paxmar therefore changed that to match. He stated that staff would ensure that the curvature of the road ultimately works.

Councilmember Riley asked if there is a goal to provide connectivity between neighborhoods.

Deputy City Administrator Gladhill identified pedestrian connectivity that would be provided. He stated that because of the previous comments from Northfork Inc., there was not a desire to connect Riverstone and this property and therefore that connection was not included. He noted that staff could push for that option.

Councilmember Riley stated that he would like to see a road connection, if possible. He noted that he would also prefer to see more red lots and less blue lots.

Councilmember Menth asked for additional information on a walking path that would be proposed. He also asked for plans to upgrade Alpine Drive.

Deputy City Administrator Gladhill highlighted the pedestrian trail that would be proposed to run along Alpine Drive across the length of this property and connecting to Riverstone. He stated that there are various stages of improvements planned for Alpine Drive, reviewing some of the proposed intersection improvements that will occur in the future.

Councilmember Menth stated that he agrees that he would prefer more red lots and less blue lots.

Councilmember Heinrich stated that given the feedback received from residents, directly and throughout this process, she has heard that residents would like this product to be more reflective. She asked if the developer would be willing to increase lot sizes to 65 feet.

Zach Brown, BK Land Development, stated that their smallest lot size in the blue is 55 feet while they do increase to 65. He stated that product is the one they receive the most calls on. He stated that they have also received requests for lot holds on this Ramsey site. He stated that they could increase the number of red lots, but there are vacant homes across the street. He stated that there is a demand for this product and the golf course has requested more of the detached villas if possible. He believed that this would be a good fit for the community and the adjacent properties expressed support. He stated that with land prices and home prices increasing, it is becoming more difficult to sell the larger single-family homes.

Councilmember Menth asked the difference between a traditional home and villa.

Mr. Brown explained that a villa is one level maintenance free living. He noted that lawn and snow care is provided. He explained that many people in this type of product winter in the southern states.

Councilmember Menth asked the price range for the different products.

Mr. Brown provided estimated costs, noting that the villas could begin around \$340,000 while single family homes may begin around \$450,000 to \$500,000. He provided examples of association costs in their other developments.

Councilmember Heinrich asked the lot width for the red lots.

Mr. Brown stated that the minimum is 80, while most of the lots would be in the 90s and up to 120 feet. He confirmed that the largest lot width on the villa side could accommodate a three-car garage.

Councilmember Musgrove referenced a statement in the staff report related to parking on one side of the street. She also asked for input on the sketch plan process.

Deputy City Administrator Gladhill provided additional details on the process before the Council tonight, noting that the Council has a large amount of discretion.

Councilmember Kuzma asked if the parking on one side would match what occurs in Riverstone.

Deputy City Administrator Gladhill confirmed that would be similar to Riverstone. He explained that the roadway would be proposed at 29 feet in width, which is the same as Riverstone. He confirmed that there are more requests for this road width that continue to come forward. He noted that this detail does not need to be solved tonight as the plat is not being approved tonight.

Councilmember Menth asked for input on the road width and parking on one side.

Mr. Brown stated that in their other developments they have the same road width with parking on one side of the street and there has not been a problem.

Councilmember Specht commented that this seems to be a nice balance of the two different housing products.

Motion by Councilmember Specht, seconded by Councilmember Musgrove, to introduce Ordinance #20-02 approving a Zoning Amendment on the subject property from Planned Unit Development (PUD) to R-1 Residential (MUSA) District and R-2 Residential (Detached Villas) District and direct the applicant to move forward with developing a Preliminary Plat.

Further discussion: Councilmember Riley asked if this motion is defining the line between single-family and villas. Deputy City Administrator Gladhill stated that as drafted a district boundary would be established between the two types to match the current proposal. Councilmember Menth stated that he would like to see more red and less blue and asked how that could be done tonight. Deputy City Administrator Gladhill stated that it would be difficult to negotiate that in tonight's meeting. He stated that the Council could provide specific input to staff. He noted an upcoming joint meeting will occur between the Council and Planning Commission and that could be a good format. Mr. Brown commented that he has been attempting to sell homes in another development and is having difficulty selling the single-family homes but continues to sell the villa product. He commented that the villa product looks like traditional single-family and those passing by cannot tell the difference. He asked the Council to tour some of their other sites. Mayor LeTourneau acknowledged that it can be difficult for some residents in Ramsey to picture the villa product as they are used to larger lots. He acknowledged that the developer is stating that there is a high demand for the villa product. Mr. Brown confirmed that they continue to sell out their villa product while single family homes across the street from this site continue to remain vacant. Councilmember Musgrove stated that she supports this product as it is a method to provide density and fill the desire in the market without building additional apartments in The COR. Mr. Brown commented that the majority of the villa lots are in the 60s for lot width and would look the same as the single-family homes in Riverstone. Councilmember Menth asked if approving this tonight would eliminate the ability to discuss a possible road connectivity. Mr. Brown stated that he would be willing to continue discussions with Riverstone but did not believe that there would be a benefit in connecting the communities. Deputy City Administrator Gladhill stated that staff could discuss

that option with Capstone Homes but noted that it was quite a bit of work to provide the utility connection between the two properties. He stated that the request could be brought forward to Capstone. Councilmember Musgrove asked if the connectivity could be a bike trail or path or would solely apply to a roadway. Councilmember Menth commented on the difficulty of navigating areas with standalone roadways. He used the example of Highway 10, where the neighborhoods are standalone and therefore do not provide a cut through option for passing traffic. He noted that this would be similar, requiring vehicles to use Alpine. Councilmember Specht stated that he prefers not having the connection as it makes the neighborhood safer and eliminates cut through traffic. He agreed that this plan could be a good alternative to an apartment building but would still provide a desired product in the housing market. Mr. Brown commented that there is a demand for the villa product and the price point as the larger lot single-family homes price out a large portion of the market. He stated that the development on the north side of Alpine has remained since 2016 and there is difficulty selling. Deputy City Administrator Gladhill stated that the lots on the north side of Alpine are two acre lots with septic and well, and therefore not the same as the single-family lots proposed with this development.

Motion carried. Voting Yes: Mayor LeTourneau, Councilmembers Specht, Musgrove, and Kuzma. Voting No: Councilmembers Heinrich, Menth, and Riley.

Deputy City Administrator Gladhill noted that this would be contingent upon the draft Comprehensive Plan being approved as well.