

HUNT PROPERTY SKETCH PLAN

Applicant: Platinum Land, LLC

MN STATUTE 15.99 (60 DAY RULE)

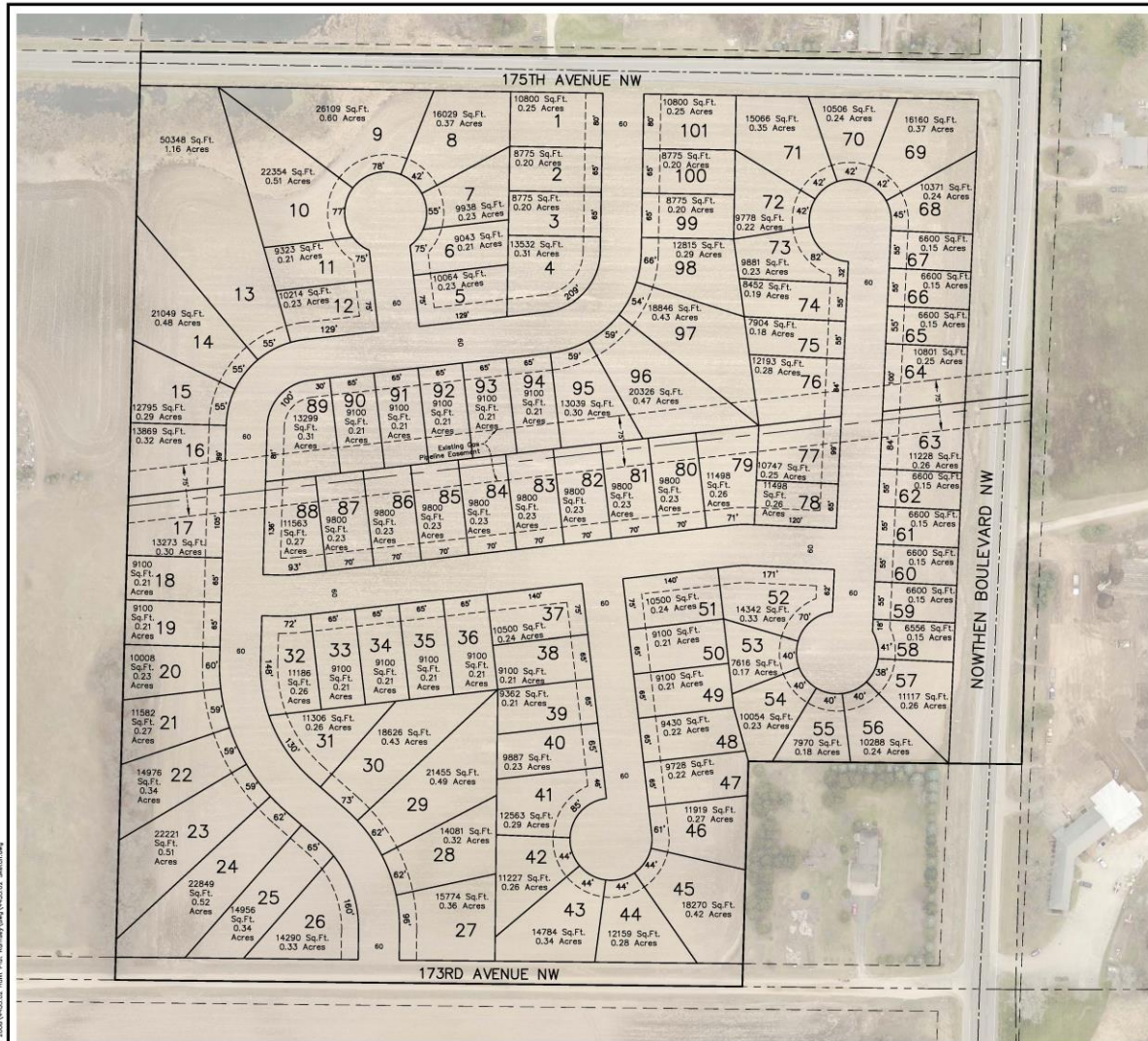
Submittal Date	March 13, 2020
60 Day Deadline	May 12, 2020
120 Day Administrative Extension	July 11, 2020

- Action within 60 Day or Automatic Approval
- Multiple Applications – not full project approval
- Developer can agree to additional extensions

COVID-19

- Public Comment during Stay at Home Order
 - Postponed cases
 - Hosted preparatory webinars
 - Placed videos online
 - Extended public comment periods
 - Did more focused outreach
 - Suggested alternative means to provide comment

SKETCH PLAN



Municipality:	City of Ramsey	Building Setbacks:	Front yard: 25 feet Side yard: 5 feet Rear yard: 25 feet
Existing Zoning:	R-1 MUSA	Lot Summary:	101 Single Family Residential Lots (27 - 50' Minimum Lot Width) (74 - 65' Minimum Lot Width)
Proposed Zoning:	R-2 Medium-Density Residential	Owner:	Ronald & Judith Hunt 17435 Nowthen Blvd NW Ramsey, MN 55303
Proposed Use:	Urban Residential	Subdivisor:	Platinum Land LLC 10363 Madison St NW Ramsey, MN 55303 James Hebebrand (763) 301-4550
Road Mileage:	0 LF or 0.00 Miles	Proposed Utilities:	Water: Municipal (Needs Extension) Sewer: Municipal (Needs Extension)
Street Lighting:	as required	Plot Area:	Total Area: 1,656,232 Sq.Ft. = 38.022 Acres Proposed RW: 495,727 Sq.Ft. = 10.462 Acres Park Area: 0 Sq.Ft. = 0.000 Acres
Design/Surveyor:	Hakanson Anderson Assoc. 3601 Thurston Avenue Anoka, MN 55303 (763) 427-5860		

Hunt Property



Apr 13, 2020 - 3:46pm - 2020\4455.02 - Subd. Plat. - Ramsey\4455.02 - Subd Plat.dwg

DATE	REVISION	DESIGN BY
		BP/BAW
		RW/SMM
		BP/SMM



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SKETCH PLAN
 CITY OF RAMSEY, MINNESOTA

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SUMMARY

Site Summary	
Site Acreage	38 acres
Proposed Lots	101 lots
Density	2.7 units/acre*
Existing Zoning	R-1 Residential (MUSA) District
Proposed Lot Sizes	55, 65 foot wide lots Difference from Trott Brook: No 75 foot wide lots
Proposed Zoning	<ul style="list-style-type: none">• R-1 Residential Detached Villa District; and• R-2 Residential Detached Villa District

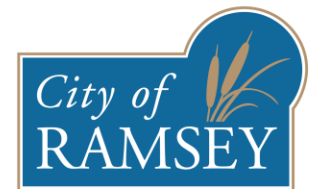
*Calculated by dividing the number of lots by the total buildable acreage, wetland and park space are excluded from the buildable acreage. Internal roads are included in buildable acreage.



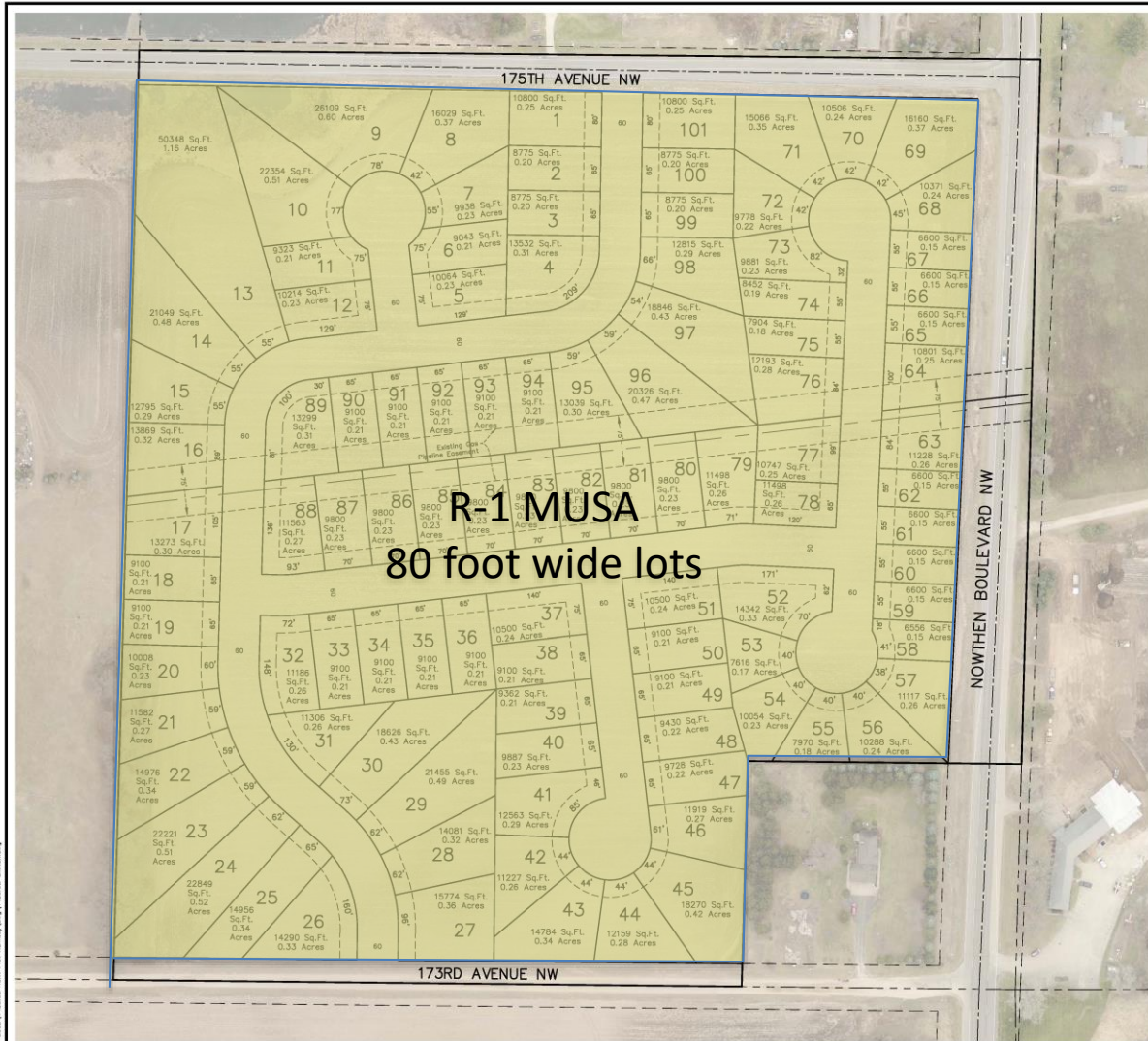
SUMMARY CONTINUED

- Current Zoning (80 Foot Wide Lots)
 - 85 lots at 80 foot wide (current zoning)
 - 101 lots at 55, 65, 75 lots (proposal)
 - Zoning Amendment would add 16 additional lots

*Note: this was drawn utilizing the same internal roads, a different configuration of lots and roads could result in a different number of 80 foot wide lots

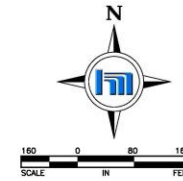


EXISTING ZONING



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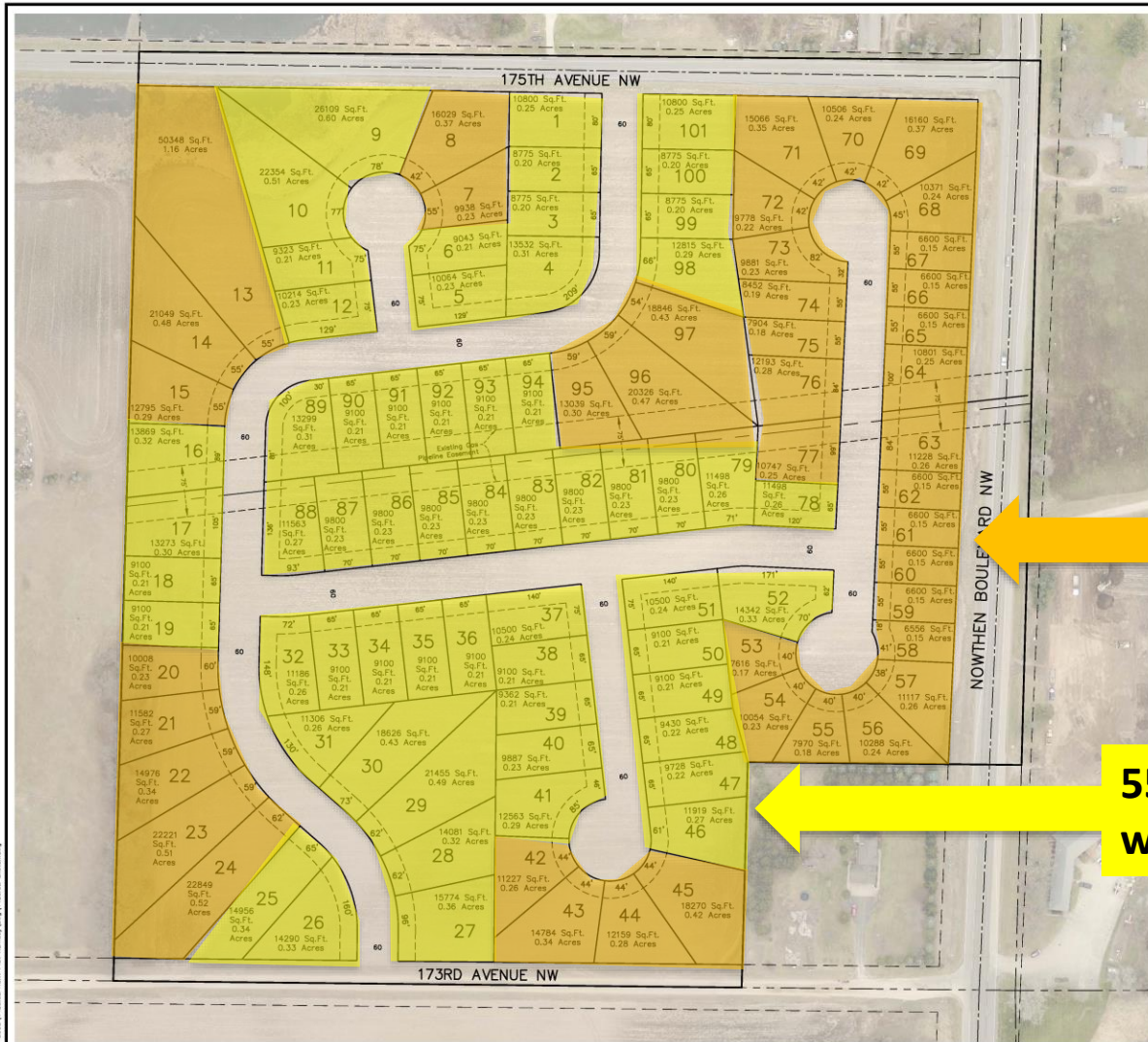
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EXISTING ZONING

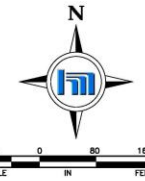


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65 foot wide lots

55 foot wide lots



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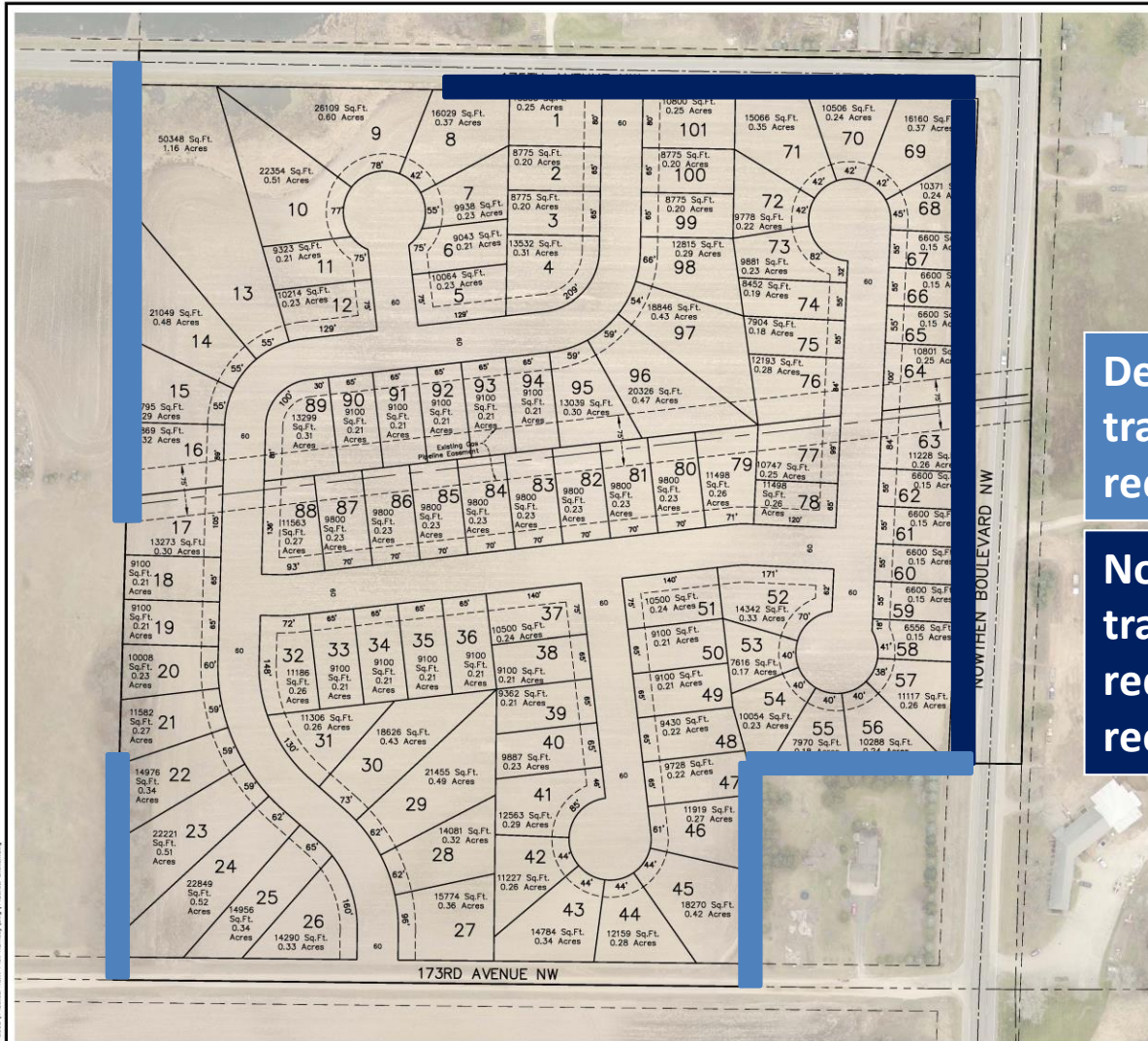
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SHEET 1 OF 1 SHEETS
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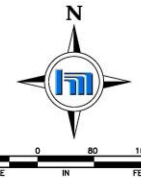


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Density
transitioning
required

No density
transitioning
required but
recommended



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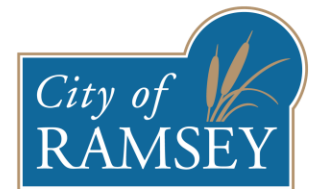
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PUBLIC COMMENT SUMMARY

- Opposition of rezoning (21 letters)
- Layout of the development/density (20 letters)
- Preservation of rural character (16 letters)
- Transportation infrastructure problems (14 letters)
- Environmental degradation (10 letters)
- Safety hazards (10 letters)
- Decreasing property values (5 letters)
- Support of park/trail (4 letters)
- Noise pollution (4 letters)
- Business attraction (2 letters)
- Rental properties (1 letter)
- Setback regulations (1 letter)
- Petition of development (1 letter)
- Limited public input due to pandemic (1 letter)
- Higher demand on schools/institutions (1 letter)



PUBLIC COMMENT CONTINUED

- Update on Change.org Petition
 - Potential Citizen Survey with current info and request for addresses
- Individual resident comments
 - Staff sent letters to two adjacent properties offering to set up individual meetings, did not hear back (home to SE of site and directly SW of site)

FAQ

Why would the City allow more residential? We want to see more retail.

This area is guided for residential. The City has approximately 100 acres of undeveloped retail land. Retailers have responded that they are looking for additional population and traffic counts.

Is this high density residential?

No – the proposal is still for detached single-family homes, on smaller lots.

Does this proposal require a Comprehensive Plan Amendment?

No – despite the smaller lot sizes, the overall density is less than 3 units per acre.

Is the City or the Metropolitan Council driving this Application?

No – the City is responding to an official Application. The Applicant is responsible for the costs of processing the Application.

NEXT STEPS/POLICY QUESTIONS

- Is the Planning Commission supportive of the City initiating a Citizen Survey for the project?
- What is the Planning Commission's recommendation for this area?
 - All 80 foot wide lots? (Current Zoning)
 - 65 and 80 foot wide lots? (Compromise)
 - 55 and 65 foot wide lots? (Proposal)
 - Could 55 foot wide lots be relocated away from existing residential and clustered?