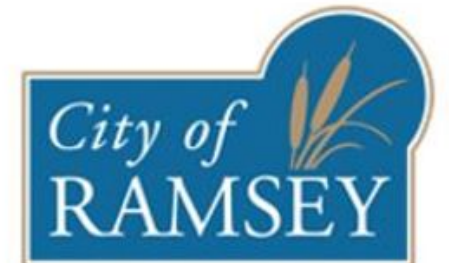


HIGHWAY 10 SOUTH SMALL AREA PLAN RIVERSTONE SOUTH PLANNING FRAMEWORK

June, 2020

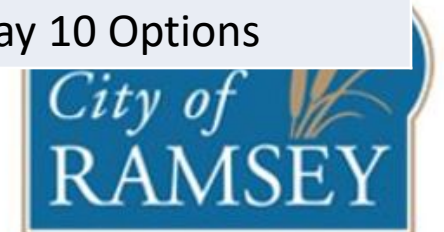
DOCUMENT PURPOSE

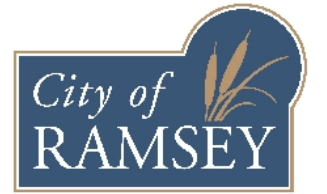
The purpose of this document is to outline high-level land use planning policy for a portion of the Highway 10 South Small Area Plan currently known as Riverstone South by Capstone Homes. This is a visionary document to help guide policy discussions. This is not the official land use plan for the area nor carries any legal entitlements. This document would be implemented through amendments to the City's Comprehensive Plan and Zoning Code.



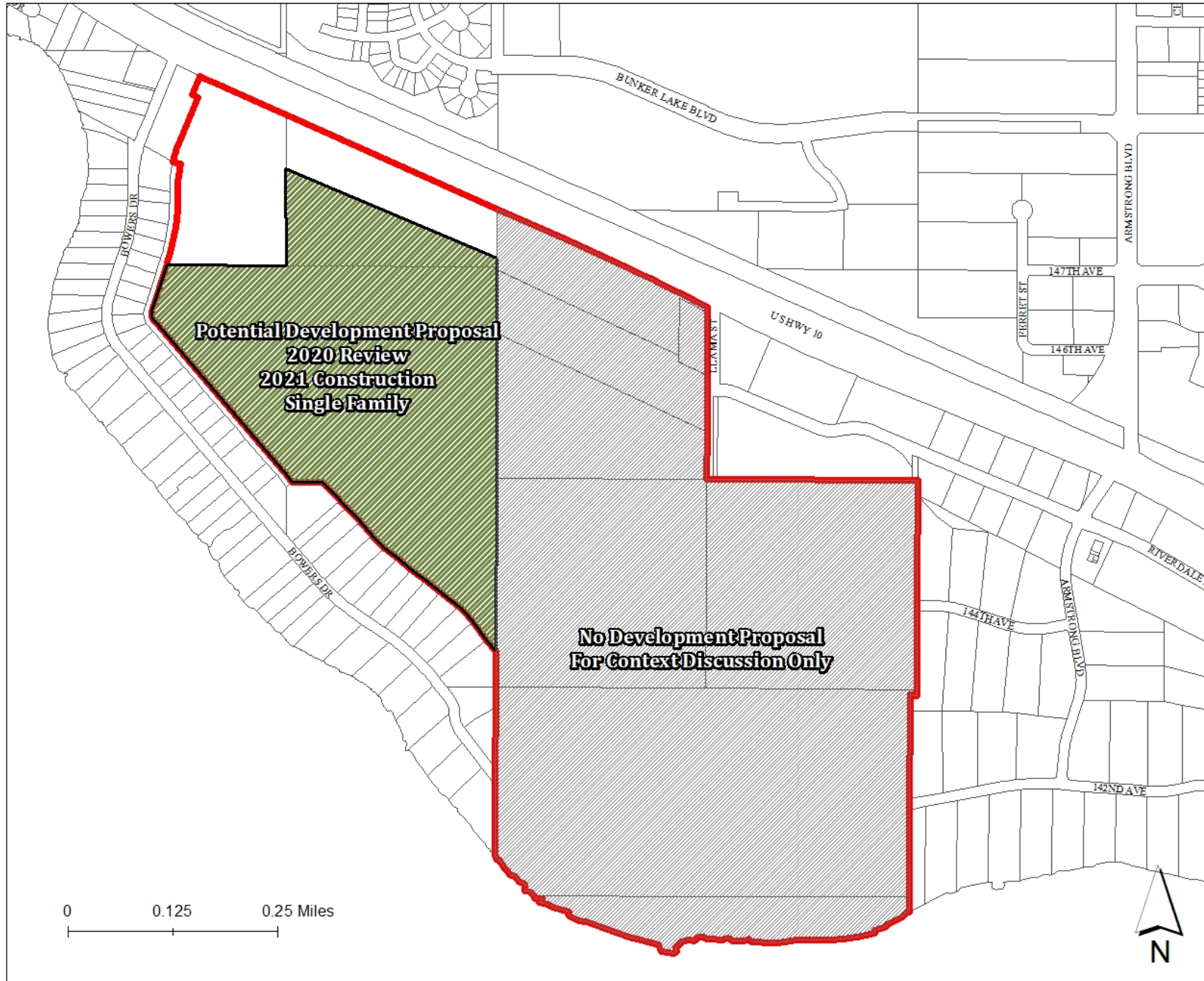
PREVIOUS REVIEW

February 11, 2020	Joint Meeting City Council and Planning Commission Broad Overview and Riverdale Drive Funding
February 18, 2020	Public Works Committee Riverdale Drive Funding
March 24, 2020	City Council Riverdale Drive Funding
April 7, 2020	Small Group Neighborhood Meeting Southern Public Safety Connection to Bowers Drive
April 14, 2020	Public Webinar Broad Overview and Land Use Planning
April 26, 2020	Small Group Neighborhood Meeting Riverdale Drive Connection to Highway 10 Options





Highway 10 South Planning Area



- No Development Proposal
- Potential Development
- Planning Area

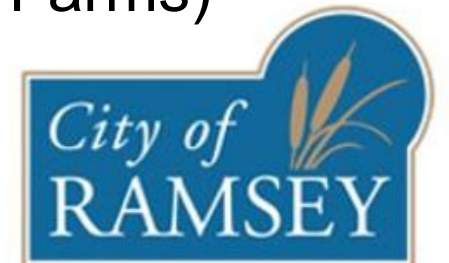
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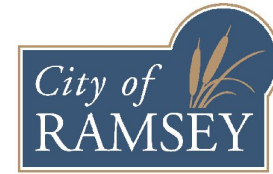


Map Prepared by the City of Ramsey
Data Source: Anoka County, City of Ramsey
April 16, 2020
Lambert Conformal Conic Projection
Project Folder

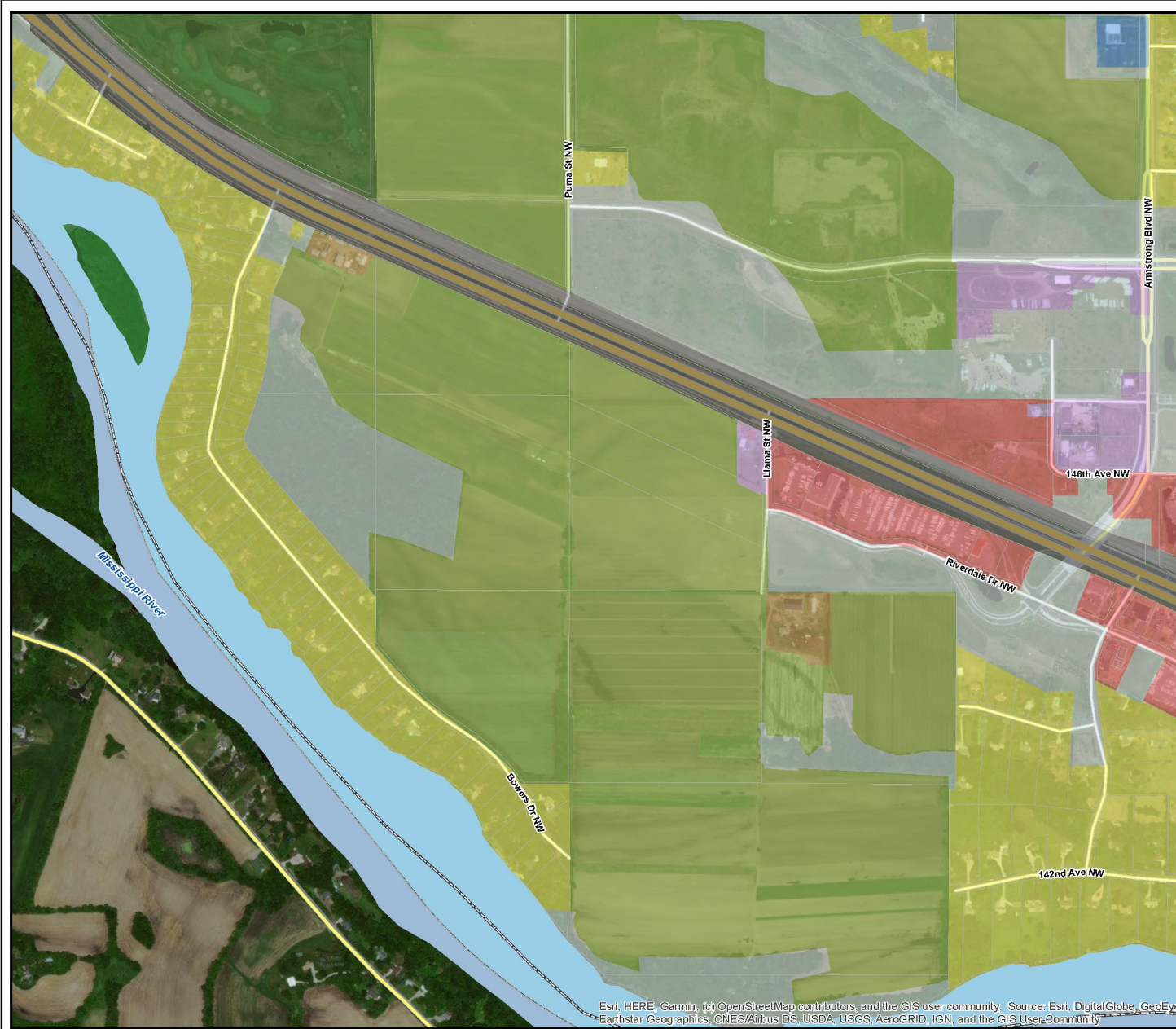
EXISTING CONDITIONS

- Riverdale Drive/Highway 10/169
- Connexus Solar Farm (17 acres)
- Significant Ecological Resources
 - Tree Cover
 - Mississippi River Corridor Critical Area
- Adjacent Land Uses
 - Adjacent to Residential to west (Bowers Drive)
 - Adjacent to Agricultural/Future Residential to east (Riverside Farms)

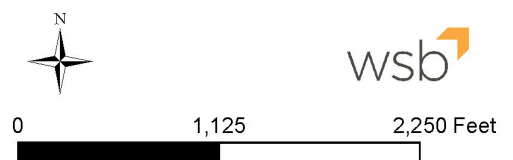




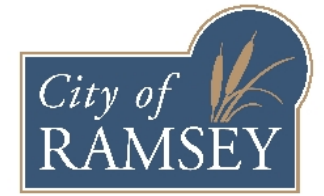
Ramsey Comprehensive Plan Existing Land Use Ramsey, MN



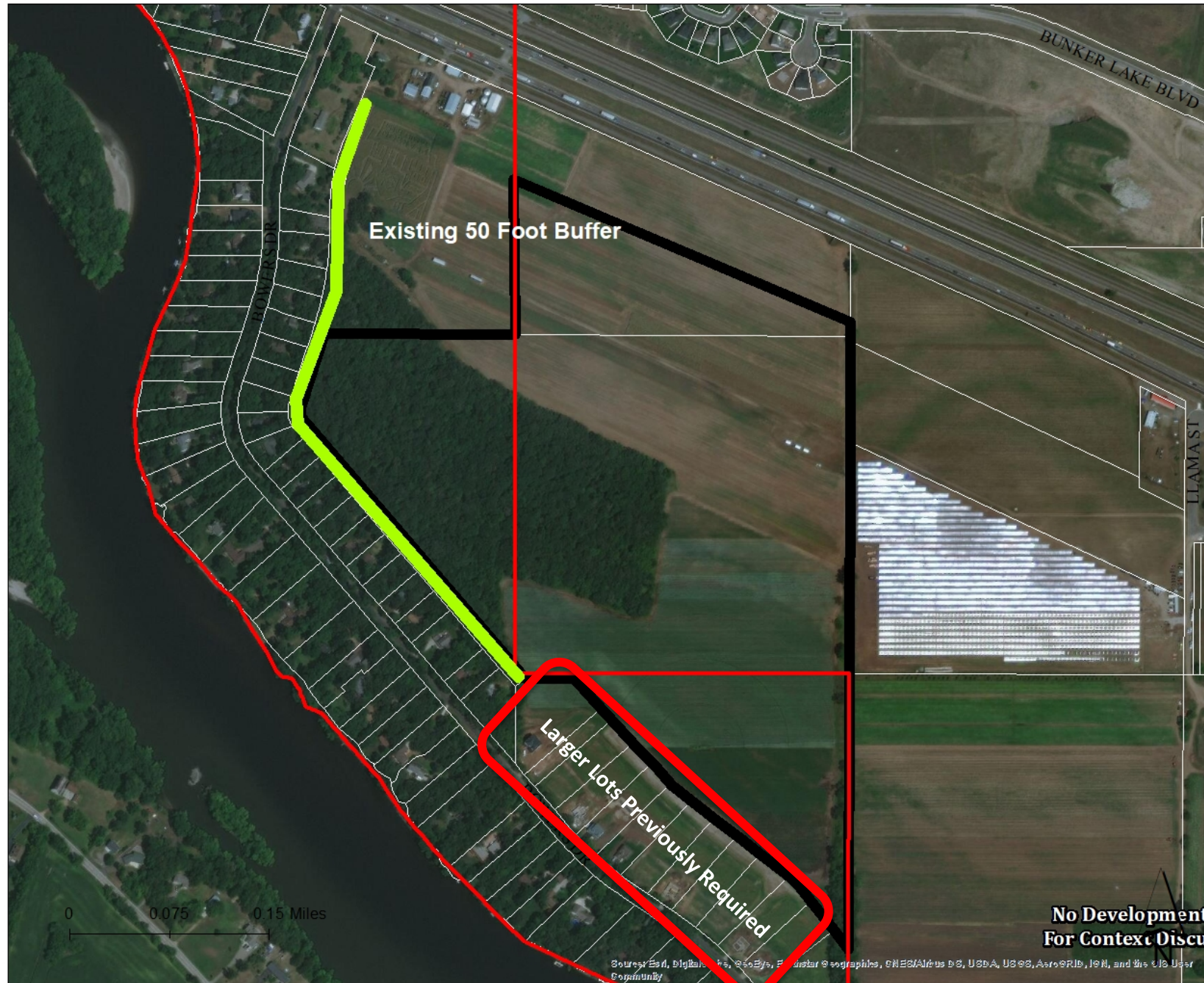
Legend	
	Municipal Boundary
	Farmstead
	Single Family Detached
	Manufactured Housing Parks
	Single Family Attached
	Multifamily
	Retail and Other Commercial
	Office
	Mixed Use Residential
	Mixed Use Industrial
	Industrial and Utility
	Extractive
	Institutional
	Park, Recreational, or Preserve
	Golf Course
	Major Highway
	Railway
	Airport
	Agricultural
	Open Water
	Undeveloped





Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community. Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Tree Preservation

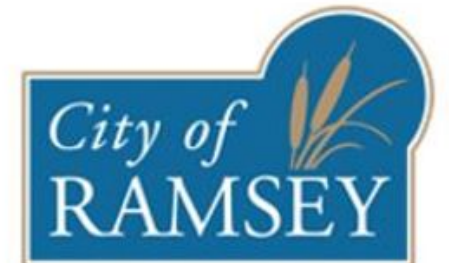


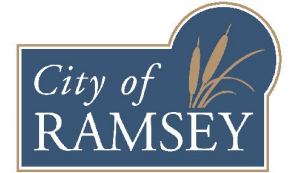
-  Mississippi River Critical Area
-  Potential Development

Map Prepared by the City of Ramsey
Data Source: Anoka County, City of Ramsey
April 16, 2020
Lampert Conformal Conic Projection
Project Folder

FUTURE CONDITIONS

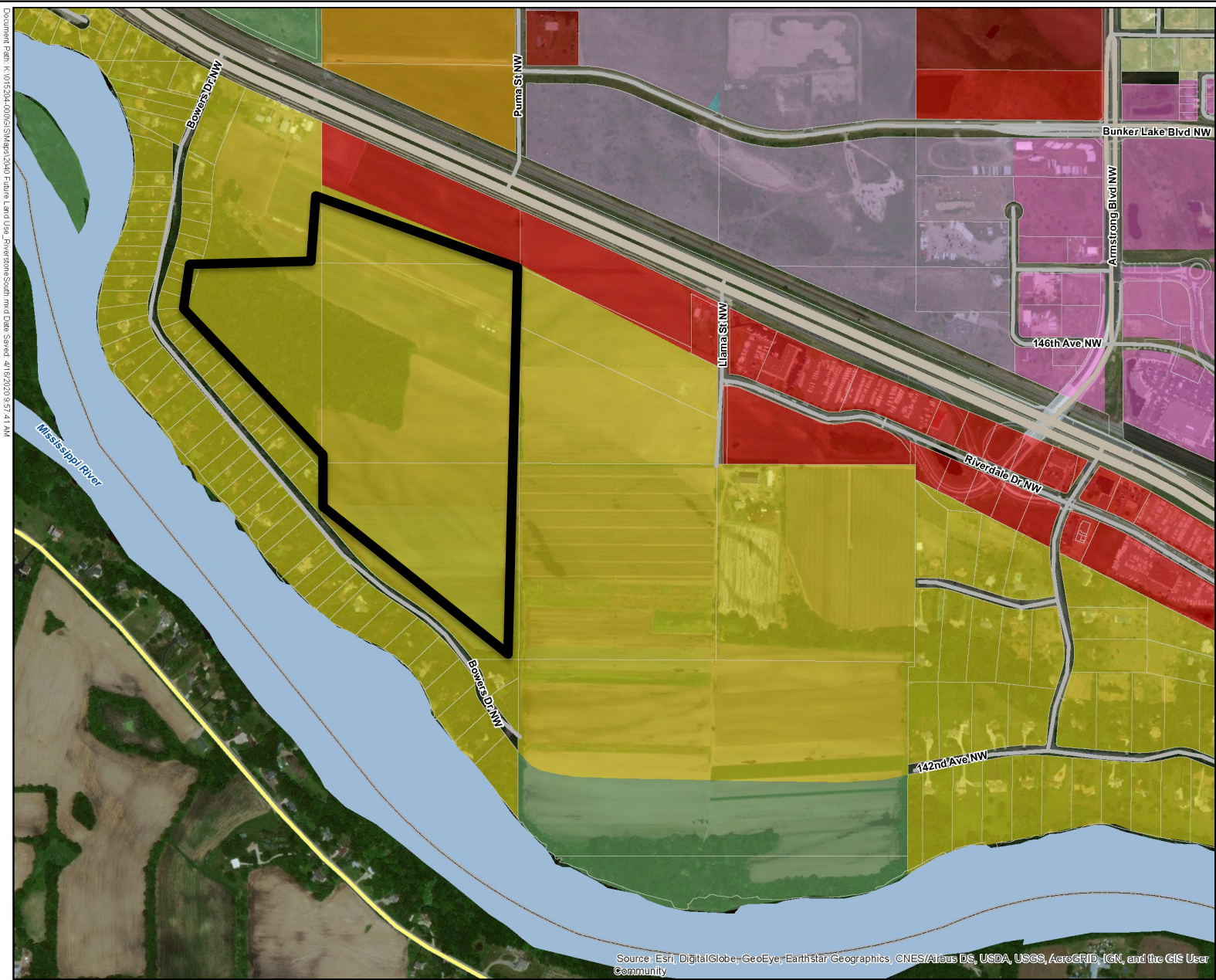
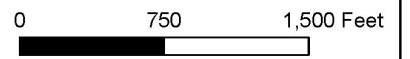
- Future Commercial/Industrial
 - North side of project
 - Between Highway 10 and future Riverdale Drive Extension
- Public Safety Connection to Bowers Drive
- Tree Preservation Plan
- Density Transition
 - Adjacent to Residential
 - Adjacent to Commercial/Industrial/Highway 10/169





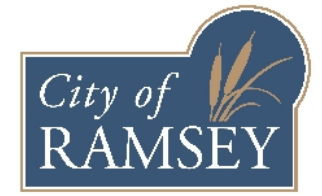
Ramsey Comprehensive Plan 2040 Future Land Use Ramsey, MN

- Parcel Boundary
- Ramsey Boundary
- Lakes and Rivers
- Future Land Use Designation
 - Business Park (BP)
 - Commercial (C)
 - Mixed Use (MU)
 - High Density Residential (HDR)
 - Medium Density Residential (MDR)
 - Low Density Residential (LDR)
 - Rural Developing (RD)
 - Park (P)
 - Public/Institutional (PI)
 - Closed Landfill (CL)
 - Right-of-way (ROW)




Document Path: K:\0162044\000\0\MapInfo\0440 - Future Land Use - Riverfronts\South.mxd Date Saved: 4/16/2020 9:57:41 AM

Source: Esri, DigitalGlobe, GeoEye, EarthStar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Built Environment

 Potential Development

Map Prepared by the City of Ramsey
 Data Source: Anoka County, City of Ramsey
 April 16, 2020
 Lambert Conformal Conic Projection
 Project Folder

**No Development
 For Context Discus**

Sources: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

CONNECTION TO BOWERS DRIVE (PUBLIC SAFETY)

City of Ramsey GIS LOGSmap v3.1.1

Find Parks and Subdivision:

Search: seaman Search

Features selected: 1 [Export Results](#) [Clear](#)

PID	Name	Address
293225320021	RAMSEY CITY OF	55303

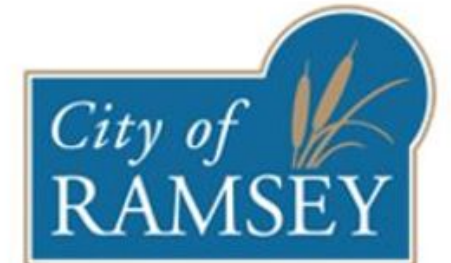
PID: 293225320021
undefined

Legal Information	
Display PID	293225320021
Parent PID	
School District	11
Lot	
Block	C
Addition #	2186615.002
Addition Name	PEARSON PLACE
Property Name	
Owner Change	
Metes & Bounds	OUTLOT C PEARSON PLACE

Owner Information

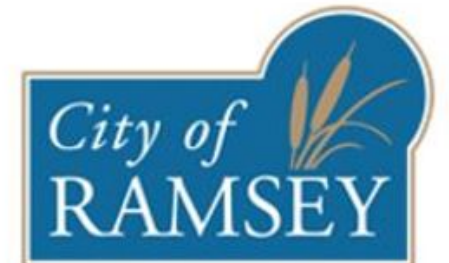
Owner #1	
First Name	
Last Name	
Full Name	RAMSEY CITY OF
Address 1	7550 SUNWOOD DRIVE
Address 2	
Address 3	
Address 4	
City	RAMSEY
State	MN

100ft
45.234529 -93.491973 Degrees
Three Rivers Park District, Esri, H



CONNECTION TO BOWERS DRIVE (PUBLIC SAFETY)

- Planning Commission Recommendation
 - Full Public Street (28 foot width OK)
- Acceptable Alternative
 - Heavy Duty ‘Driveway’
 - Surmountable Curb on Riverstone South Side – Local Road
 - Access itself does not need curb
 - Signage – Public Safety Access
 - 20 Foot Width
 - Landscaping
- Need turning templates



RIVERDALE DRIVE EXTENSION

Riverdale Dr Extension

(Bowers Dr to Llama St)

Highway 10 Access Planning Study

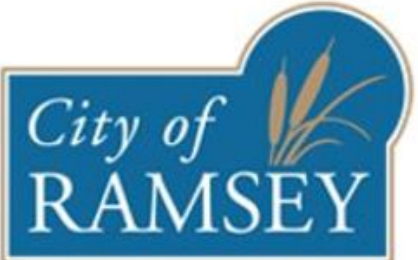
Priority: Development Driven
Cost: \$2.0M

• Local Street Extension

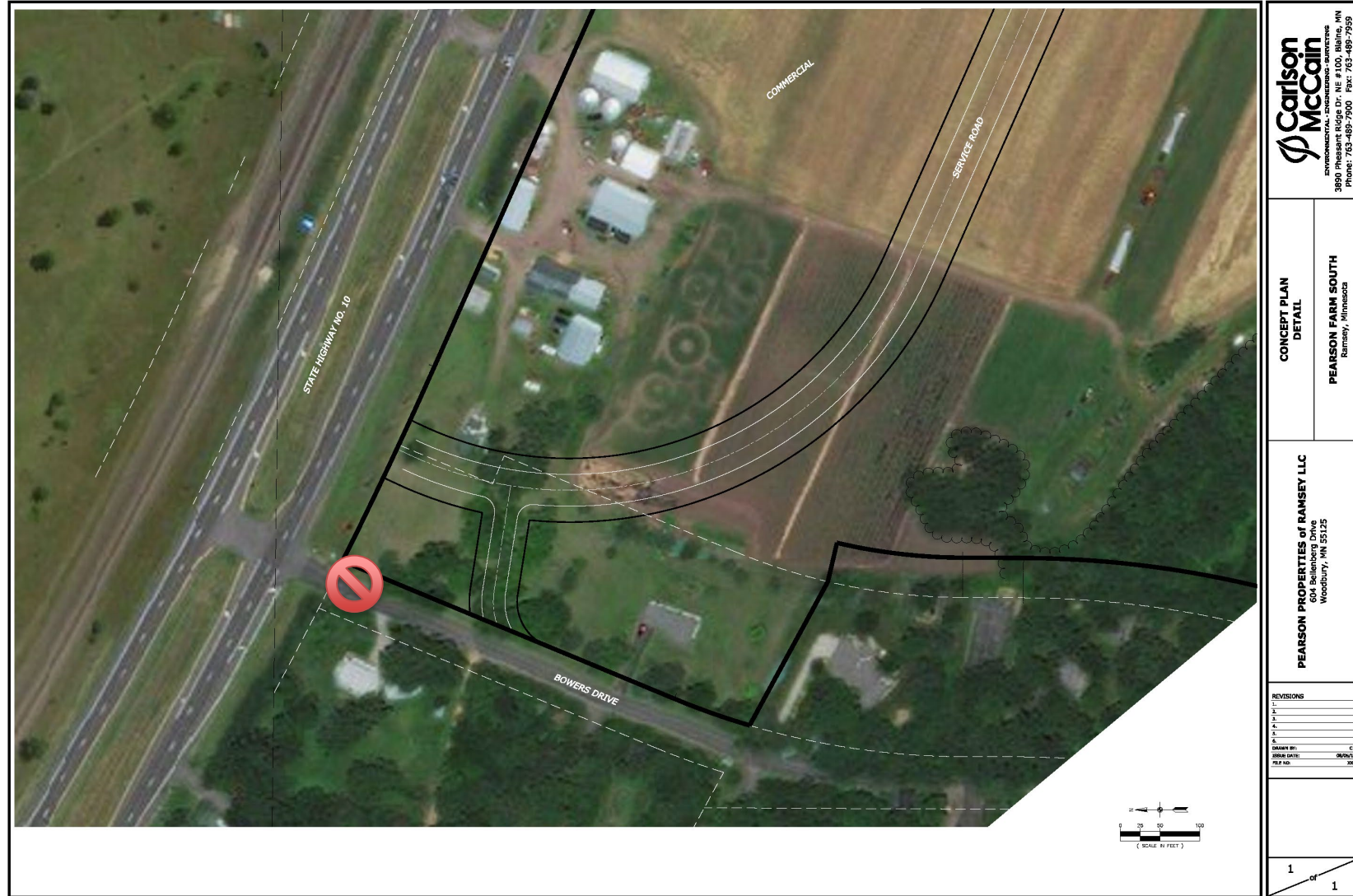
Achieves:

- Critical local system connection along south side of Hwy 10
- Continuous local street along south side of Hwy 10
- Supports city's development goals

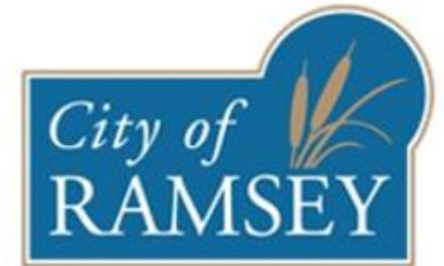
BOLTON & MENK, INC.
Consulting Engineers & Surveyors



RIVERDALE DRIVE ALTERNATIVE #1 DEVELOPER/OWNER PREFERENCE

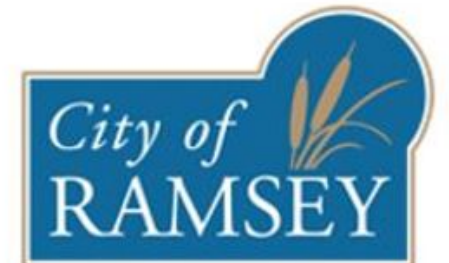


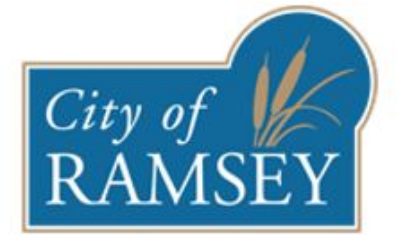
 <p>Carlson McCain 3800 Phone: 763-489-7900 Fax: 763-489-7959</p>											
<p>CONCEPT PLAN DETAIL</p>	<p>PEARSON FARM SOUTH Ramsey, Minnesota</p>										
<p>PEARSON PROPERTIES OF RAMSEY LLC 604 S. Bellington Woodbury, MN 55125</p>											
<p>REVISIONS</p> <table border="1"> <tr><td>1.</td><td></td></tr> <tr><td>2.</td><td></td></tr> <tr><td>3.</td><td></td></tr> <tr><td>4.</td><td></td></tr> <tr><td>5.</td><td></td></tr> </table>	1.		2.		3.		4.		5.		<p>DRAWN BY: C.S. CHECK DATE: 08/06/15 FILE NO. 151</p>
1.											
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<p>1 OF 1</p>											



RIVERDALE DRIVE ALTERNATIVE #2

REQUEST BY NEIGHBORING PROPERTY

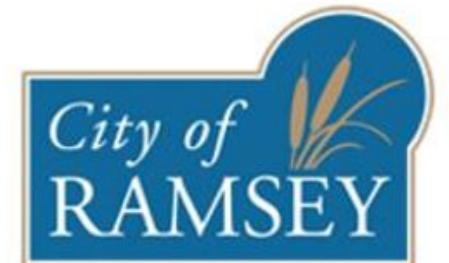


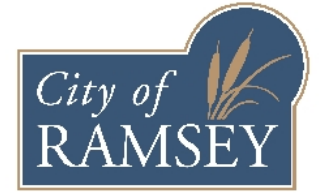


FUTURE LAND USE/DEVELOPMENT OPTIONS

POTENTIAL LAND USE/FUTURE DEVELOPMENT COMPROMISE

- Enhance Density Transitioning
 - More than currently required by City Code
- Enhance Tree Preservation
 - More than currently required by City Code
- Transects/Zones
 - Larger lots adjacent to Bowers Drive
 - Medium-sized lots in middle zone
 - Smaller lots to the northeast
 - Intersection of Commercial/Industrial and Solar Farm
- Conservation Subdivision Design
- Similar to Riverstone Neighborhood
 - North of Highway 10





Density Transitioning & Tree Preservation



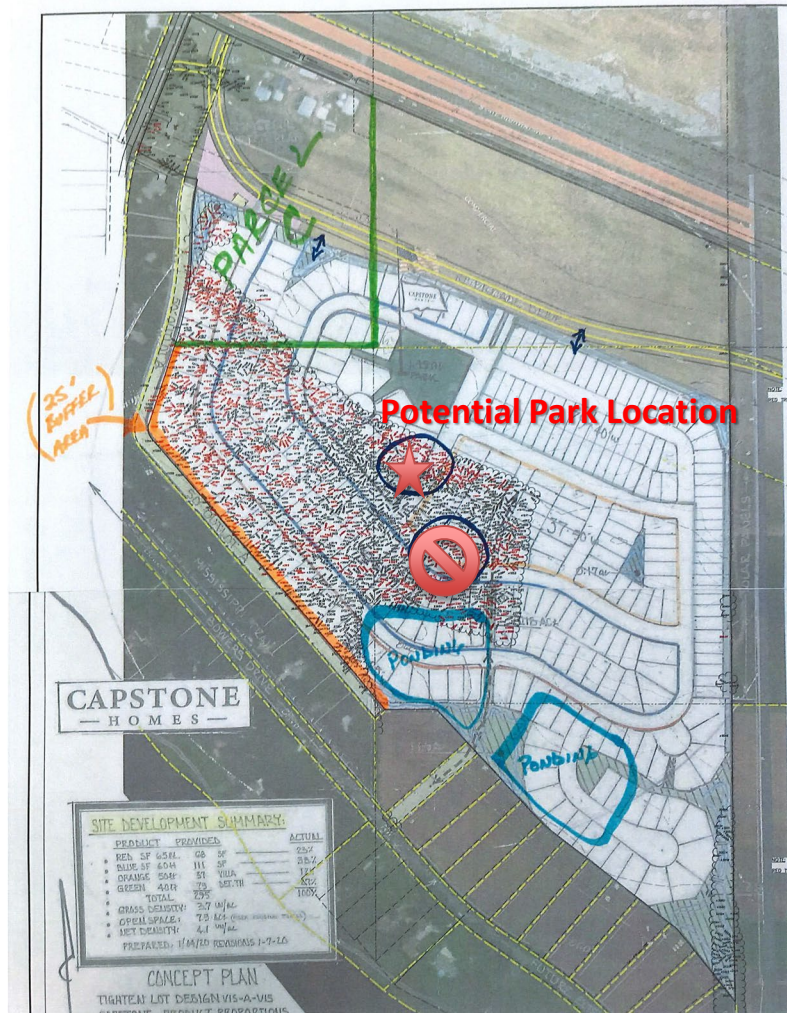
Potential Development

Map Prepared by the City of Ramsey
Data Source: Anoka County, City of Ramsey
April 16, 2020
Lampert Conformal Conic Projection
Project Folder

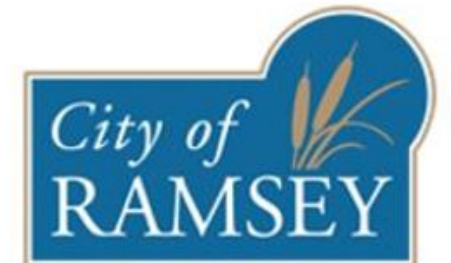
No Development
For Context Discus

Source: Esri, DigitalGlobe, GeoEye, Earthstar, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

ENHANCED TREE PRESERVATION PLAN



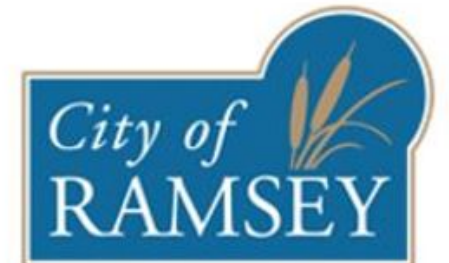
- 1 Acre Nature Based Park
 - Preservation of existing trees
- Additional 25 foot buffer adjacent to existing 50 foot buffer
 - 75 foot buffer total
 - NOTE: Parcel C retained by Pearson Properties and not part of development area



Previous concept underlay for context only. Actual concept will look different.

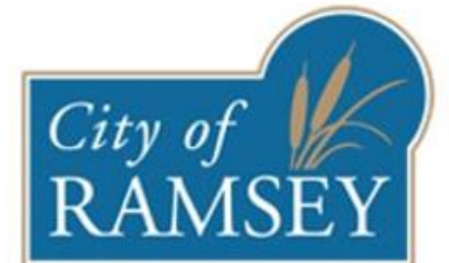
PLANNING COMMISSION RECOMMENDATION

- Approve Policy Framework
 - Additional access to Bowers Drive should be full road
 - Need clear policy direction from City Council



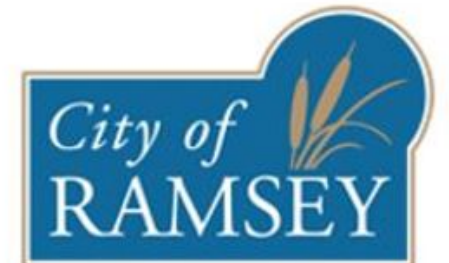
PARK AND RECREATION COMMISSION RECOMMENDATION

- Approve Policy Framework
 - Ensure trail connectivity to surrounding areas
 - Bowers Drive
 - Riverdale Drive
 - Future Development Area to East
 - Main Road Entrance from Riverdale Drive should have parkway design
 - Size of subdivision may merit small, neighborhood scale park
 - Park should be primarily within wooded area to conserve tree



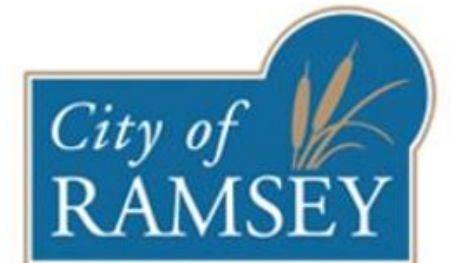
ENVIRONMENTAL POLICY BOARD RECOMMENDATION

- Approve Policy Framework
 - Support of enhanced efforts for tree preservation
 - Support locating a public park within existing tree canopy area
 - Assumed to be more nature-based design
 - Plan should preserve trees, not result in tree loss to develop park
 - Implement conservation design elements within plan
 - Also supported second access to Bowers Drive



POLICY DIRECTION SUMMARY

1. Allow mix of lot sizes in exchange for the following:
 - Enhanced tree preservation above and beyond minimum code requirements
 - Construction of a 1-acre nature-based park within the existing tree stand
 - Dedication of an additional 25 foot buffer adjacent to original Bowers Drive parcels
 - Consideration of additional tree preservation along back yards of westernmost parcels
2. Require a second connection to Bowers Drive in existing City-Owned Corridor as full public street/public safety access only [choose one]
3. Leave both Riverdale Drive alignment options on table for further evaluation

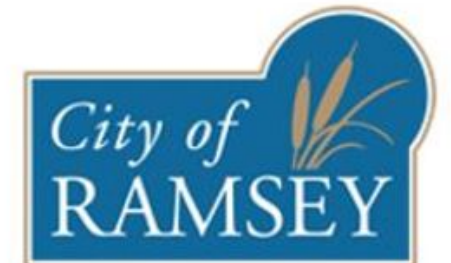


RESOLUTION #20-065: RIVERDALE DRIVE FUNDING

- 1/3 Cost Share of Pearson Frontage
- 1/3 Cost Share of Anoka County Frontage Funding Gap

	Pearson Frontage	Anoka County Frontage	Total
City/Public*	\$388,000	\$39,250	\$427,250
Capstone	\$339,125	\$39,250	\$378,375
Pearson	\$339,125	\$39,250	\$378,375
Total	\$1,066,250	\$117,750	\$1,184,000

*Includes both City Contribution and MnDOT Grant



PROPOSED REVIEW SCHEDULE OF THIS DOCUMENT

Planning Commission	Thursday, June 4, 2020	7:00 p.m.
Park and Recreation Commission	Thursday, June 11, 2020	6:30 p.m.
Environmental Policy Board	Monday, June 15, 2020	6:30 p.m.
City Council	Tuesday, June 23, 2020	7:00 p.m.

