

Meeting Date: 01/14/2020

By: Chloe McGuire Brigl, Community
Development

Information

Title:

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

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. The property is currently zoned Planned Unit Development (PUD) and the proposal will require a rezoning to R-1 Residential (MUSA) and R-2 Residential (Detached Villa).

Notification:

Notifications of this proposal (for the December 5, 2019 workshop and public hearing) were sent via Standard US Mail to Property Owners within 700 feet of the Subject Property, as reflected by Anoka County Property Records. Notification is not required for this step and has not been provided.

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). Staff held a public hearing for the rezoning on December 5, 2019, as well as a workshop prior to the meeting. Minutes from the meeting are attached. Neighbors were generally supportive of the rezoning, and the Planning Commission recommended approval of the rezoning.

R-1 Residential (MUSA) District (Low Density Residential)

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 District). This residential zoning allows a density at a maximum of 3 units per acre and generally requires detached homes; 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.

R-1 Residential (Detached Villas) District (Medium Density Residential)

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 District) 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 generally believes that the Sketch Plan conforms to appropriate Zoning Codes (pending Zoning Amendment), and the Planning Commission recommended the Applicant move forward with development of preliminary plat plans contingent upon the rezoning of the Subject Property. If the project moves forward with development of a preliminary plat, there will be an additional public hearing at a future Planning Commission meeting. Staff has attempted to give the public numerous opportunities to weigh in on the proposal thus far, but wants to note that there are future opportunities as well.

Alternatives

Alternative 1: Introduce Ordinance #20-02 and recommend the Applicant move forward with preparing a preliminary plat that includes staff feedback and 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. Staff is supportive of this alternative.

Alternative 2: Do not introduce Ordinance 20-02 and 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 City Council 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.

Funding Source:

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

Recommendation:

The Planning Commission recommends Alternative 1 based on guidance within the Draft 2040 Comprehensive Plan and comments from the public. This includes the Applicant moving forward with preliminary plat creation and the City Council introducing Ordinance #20-02 Rezoning the Subject Property to align with the DRAAFT Comprehensive Plan.

Action:

Motion 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.

Attachments

Application

Site Location Map

Sketch Plan

Proposed Detached Single Family Architecture

Proposed Detached Villas

ProjectDox Comments (Staff Comments)

Planning and Zoning Technical Report

DRAFT December 5, 2019 Planning Commission Minutes

Ordinance #20-02

Proposed Zoning Map

2040 Future Land Use

Form Review

Inbox

Tim Gladhill

Tim Gladhill

Kurt Ulrich

Form Started By: Chloe McGuire Brigl

Final Approval Date: 01/09/2020

Reviewed By

Chloe McGuire Brigl

Tim Gladhill

Kurt Ulrich

Date

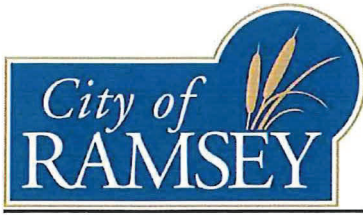
01/03/2020 08:35 AM

01/09/2020 02:13 PM

01/09/2020 04:00 PM

Started On: 12/30/2019 01:26 PM

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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 to request a Zoning Verification

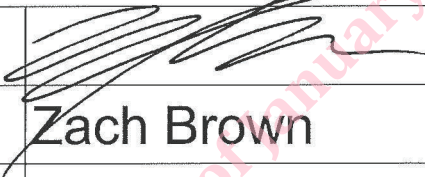
Property Owner Information

(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

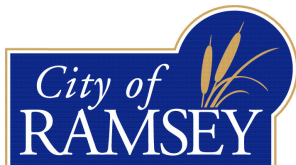
A "Land Use Sign" will be placed on the Subject Property to allow Ramsey Residents the opportunity to obtain information about your request.

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	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.



Site Location Map

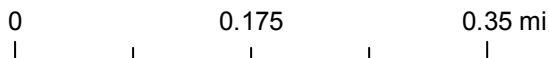
193225410004

Legend

-  Site
-  Parcels



Print Date: November 13, 2019









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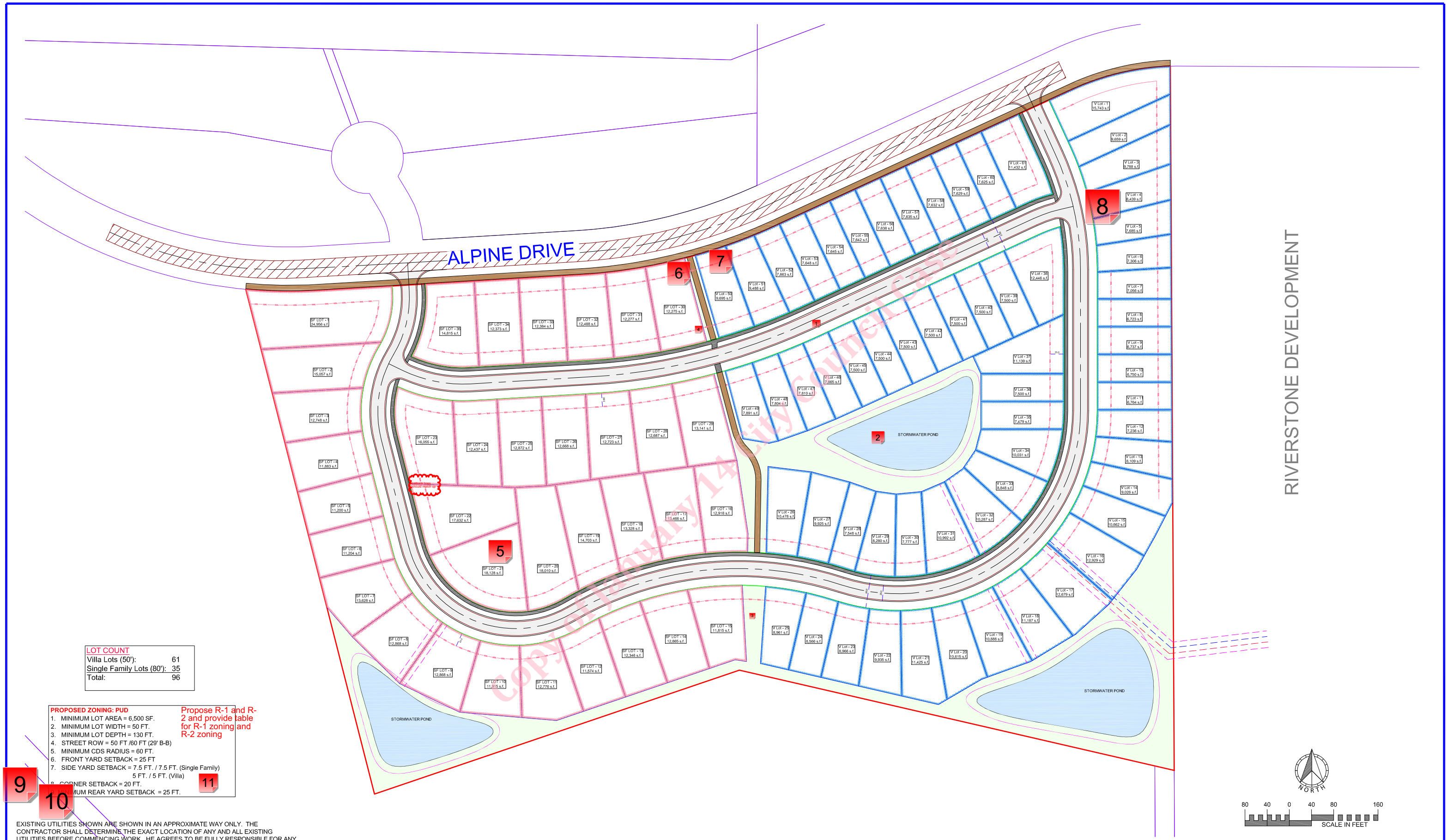




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Lots That Could Accommodate 3 Stall Garage





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.
- 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. _____				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			
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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 -----

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**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.

R-1 Residential (MUSA) Single Family Detached Standards		
<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.

R-2 Residential (Detached Villa) Standards		
<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.

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

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

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

Members Absent: None

Also Present: Community Development Director Timothy Gladhill
 City Planner Chris Anderson
 City Planner Chloe McGuire Brigl
 Planning Consultant Eric Maass

1. CALL TO ORDER

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

2. CITIZEN INPUT

None.

3. APPROVAL OF AGENDA

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

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

4. CONSENT AGENDA

4.01: Approve the November 7, 2019 Planning Commission Minutes

4.02: 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

Motion by Commissioner Woestehoff, seconded by Commissioner Peters, to approve the consent agenda as presented.

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

5. PUBLIC HEARINGS/COMMISSION BUSINESS

5.01: 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

Public Hearing

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

Presentation

City Planner McGuire Brigl presented the staff report stating 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.

Chairperson Bauer asked if the language is appropriate to ensure there is sufficient time for construction of the home.

City Planner McGuire noted that the language could be changed to allow one year rather than six months or the six-month period could remain, and an extension could be granted if needed. She confirmed that the six months would begin after the permit is issued, rather than six months from the time of approval.

Citizen Input

Robert and Chelsea Jones, 16839 Saint Francis Blvd NW, stated that this will make it easier for them to remain in the existing home while the new home is constructed rather than finding a temporary location to live while the home is built.

Chairperson Bauer asked if the applicant would be satisfied with the six-month timeframe.

Mr. Jones agreed that six months should be sufficient.

Commissioner Anderson asked when the existing home was constructed.

Mr. Jones commented that the home was constructed in 1910.

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

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

Chairperson Bauer closed the public hearing closed at 7:06 p.m.

Commission Business

Motion by Commissioner VanScoy, seconded by Commissioner Peters, to recommend that City Council adopt Resolution #19-279 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 Temporary Period of Time.

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

5.02: Public Hearing: Consider Ordinance #19-16 Approving Zoning Amendments for Outlot A, Alpha Development and Outlot C, Northfork

Public Hearing

Chairperson Bauer called the public hearing to order at 7:07 p.m.

Presentation

Community Development Director Gladhill presented the staff report stating that 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 submittal to the Metropolitan Council.

Citizen Input

Leslie Clark, 15150 Kangaroo Street, stated that this has been a long process and she has been regularly active throughout the process. She commented that this seems to be the best compromise thus far, although she would have preferred the entire site remain low density. She asked that the developer be held to the larger lots abutting the neighboring properties as shown in the proposal.

William Kingston, 15760 Andre St NW, stated that he served on the Committee for the draft 2040 Comprehensive Plan. He commented that the plan is not yet approved, and he would be surprised to see changes made to that plan. He stated that he is very concerned with the intersection of Armstrong and Alpine and there would be a large increase in density and traffic, not only from this proposed development but also Riverstone once completed and the parcel adjacent this parcel. He stated that his other concern would be the upcoming improvements for Highway 10, Ramsey

Boulevard, and Sunfish Lake Boulevard and how that would impact the traffic on Ramsey Boulevard, Alpine Boulevard and Sunfish Lake Boulevard. He stated that he would like to see the traffic studies that have been completed as he did not believe that the traffic levels would be acceptable. He commented that if improvements are needed to specific intersections because of the three developments he mentioned, those improvements should be funded by those developers rather than the taxpayers.

Nick Kunkle, 9040 162nd Lane NW, referenced Andre and noted that there is already traffic that cuts through on Andre to avoid sections of Highway 10. He stated that he would be concerned with additional traffic attempting to avoid congestion on Highway 10 attempting to cut through the Northfork neighborhood. He asked that a comprehensive traffic plan be developed to get the residents out of the proposed neighborhoods without impacting Northfork.

Commissioner VanScoy asked if the traffic studies are available and whether they apply to these parcels.

Community Development Director Gladhill stated that there have been several traffic studies in this area but believed that updated information would be provided through preliminary plat. He referenced the other traffic studies that are publicly available that were completed for Riverstone and the industrial park.

Commissioner VanScoy stated that as he understood the case, the draft 2040 Comprehensive Plan would be consistent with the changes proposed tonight.

Community Development Director Gladhill commented that the draft 2040 Comprehensive Plan was changed after the Committee development due to comments received during the public comment period. He confirmed that the information proposed tonight would be in line with the draft 2040 plan as it states now. He noted that official action is not requested tonight, at the request of the developer, and the public hearing can remain open to take comments on the other parcel in discussion.

Chairperson Bauer moved to the discussion of the other parcel and welcomed the developer to come forward.

Zach Brown, BK Land Development, recognized that there was some concern with the density of the villa product. He explained that there is a big demand for this type of product which would also enhance the golf course community as it would be in demand for empty nesters that would utilize the golf course whereas the single-family homes will most likely appeal to families with young children. He commented that the mix of products would most likely ensure that the development would be constructed and sold quickly rather than taking years to build out.

Nick Kunkle, 9041 162nd Lane, thanked staff for their kindness and attention when he and his wife shared their concerns regarding this development. He stated that he is here to speak for the wildlife, noting that group was here first. He recognized that development will come but noted that his concern is that as property is developed there should also be thought and balance between development and the wildlife community and greenspace for the animals. He stated that Lake

Itasca has struggled to maintain water levels since the developments have begun. He noted that the water levels have decreased, and the wetland levels have decreased as well. He asked how water that used to feed those lake and wetlands could be redirected to those water bodies. He stated there are a lot of migratory animals that cross Alpine, specifically turtles, and he struggles with the increased amount of traffic on the roadway that threatens the wildlife crossing the roadway. He asked for a balance between increasing development and preserving the wildlife habitat. He stated that Andre is becoming more dangerous to walk along and with another 400 plus vehicles that would have the option to cut through on Andre that danger will only increase. He asked if there are any City provisions that would allow control over the amount of drive through truck traffic that cuts through Northfork to avoid the weigh scales.

Chairperson Bauer stated that Mr. Kunkle mentioned the speed limit on Alpine, which is currently 40 mph, during the worksession earlier tonight.

Community Development Director Gladhill noted that there is a process to petition for a speed change through the Public Works Committee. He noted that process includes a speed study and often following that study the results recommend a higher speed limit, which is often not the desired result. He stated that perhaps traffic calming measures could be added during the future reconstruction of Alpine. He noted that there would be pedestrian crossing elements added to Alpine during that reconstruction as well.

Chairperson Bauer asked if there is anything within City Code which could restrict truck traffic.

Community Development Director Gladhill stated that Andre is a public road and therefore traffic cannot be restricted. He noted that weight limits can be placed on the roads and additional enforcement could be encouraged.

Chairperson Bauer commented that the concerns on Andre are not perhaps a point of discussion for this case but encouraged the residents to continue to bring those concerns to City staff and/or the City Council for further investigation.

Mr. Kunkle commented that there are places where turtles cross to access Lake Itasca and the curb height on Alpine is too high for the turtles. He stated that perhaps there could be an area where curb is reduced to allow turtles to continue on their migratory paths.

Chairperson Bauer stated that there are several areas that have the rounded curbs and perhaps that could be a part of the Alpine reconstruction project.

William Kingston, 15760 Andre St NW, stated that he understands change. He stated that the change to density for this area was completed after the Committee provided its recommended draft 2040 plan. He believed that it was a good compromise with the two densities on the yellow parcel. He stated that one of his concerns is that a proposed access to the development would occur in a curved downhill section of Alpine and believed that would be prone to accidents. He stated that there would be a proposed trail along Alpine proposed by the developer that only goes part way across the Riverstone development and would not connect to Puma. He recognized that is not a concern of this developer but there should be thought towards a more comprehensive trail plan

rather than segments. He stated that a previous development for this parcel proposed ten to 16 homes on larger lots with well and septic whereas this is a much higher density. He stated that when you add this development, the previously discussed development, and Riverstone that is a lot of extra traffic. He did not believe that the traffic studies have been updated with the two proposals discussed tonight and asked that those studies be updated with the higher densities.

Chairperson Bauer stated that he lives in the Riverstone development and noted that there is a three-way stop at Puma and Bunker. He noted that he brought concerns to the City and was told there was a traffic study to justify that traffic control. He stated that in the time he has lived in Riverstone he has only ever met another vehicle at that intersection three times. He commented that the traffic studies seem to have taken into account the additional traffic to come. He commented that the developer could be asked to extend the trail to the end of their property and perhaps Riverstone could be asked to extend their portion of the trail as well.

Community Development Director Gladhill confirmed that this developer is doing their part to construct the trail along the entirety of their property. He provided additional details on the Capstone preliminary plat revision and believed that the extension of the trail was a condition and noted that would continue to be an item of discussion.

Mr. Kunkle referenced the trail on the north side of Alpine. He stated that if he was living in the new development and was aware that there was a great trail on the other side of Alpine, he would be attempting to cross Alpine, which is a busy roadway, to access that trail. He stated that there should be a safety plan to allow the pedestrian traffic that wants to cross Alpine to connect to the trails.

Chairperson Bauer confirmed that he does cross Alpine to get to the trails on the other side.

Community Development Director Gladhill stated that there is room to have that discussion during the next agenda item.

Mr. Brown stated that with the empty nester product, a lot of those residents are snowbirds and not home during the winter months. He stated that most of those residents have one vehicle and do not add to traffic during the peak traffic times are they are retired. He noted that the impact to traffic will be must lower with the mix of products compared to all single-family homes.

Commissioner Woestehoff asked if there would be any work on the intersection at Alpine and Highway 10 during the reconstruction of Alpine.

Community Development Director Gladhill explained that the reconstruction of Alpine does not propose any changes to that intersection, but the Highway 10 Gateway project does take that intersection into account. He noted that there are multiple entities involved in that discussion and therefore planning for that intersection will be a part of the next phase of discussions.

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

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

Chairperson Bauer closed the public hearing closed at 7:56 p.m.

Commission Business

Motion by Commissioner VanScoy, seconded by Commissioner Anderson, to recommend that City Council adopt Ordinance #19-16 Amending the Official Zoning Map for Outlot C, Northfork.

Further discussion

Commissioner VanScoy asked if this change to Outlot C would make the zoning consistent with the draft 2040 Comprehensive Plan.

Community Development Director Gladhill confirmed that this change will make the zoning consistent with the draft 2040 Comprehensive Plan. He confirmed that a request to rezone Outlot A will most likely move forward in the next few months when that developer is available.

Commissioner Anderson stated that it seems that Alpine would be an ideal candidate for a roundabout to slow down the traffic.

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

6. COMMISSION BUSINESS

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

Presentation

City Planner McGuire Brigl presented the Staff Report stating that based on guidance within the Draft 2040 Comprehensive Plan, staff recommends that the applicant move forward with preparing a Preliminary Plat that includes staff feedback. She highlighted the noted items from the open house prior to the meeting tonight. She asked that the Commission provide the applicant with any additional feedback.

Commission Business

Chairperson Bauer asked that the carbon neutral suggestion related to trees be forwarded to City Planner Anderson to determine if there should be modification to the tree preservation ordinance.

Commissioner VanScoy asked if pedestrian crossing could be added to the list.

City Planner McGuire Brigl confirmed that is on the list. She noted that the public safety item was related to whether additional manpower would be added to the police force for the added population.

Zach Brown, BK Land Development, stated that he appreciates the feedback that has been received throughout the process and they have used that to amend the plan to this version.

Chairperson Bauer asked for input on the timeline for the developer.

Mr. Brown stated that if all approvals are gained in a timely manner he would love to begin grading in the spring or as soon as they could after ground thaw.

Commissioner VanScoy referenced the north/south trail and asked if that goes through the entire property or whether there is a gap.

Luke Konewko BK Land Development, confirmed that there was a gap in the trail. He noted that they have been working with the golf course to possibly move the gap to connect to the golf course trail.

Commissioner VanScoy asked if there would be density transitioning required between the two density products.

City Planner McGuire commented that transitioning would not be required because the development is not existing.

Chairperson Bauer asked if Pearson Park is part of the Riverstone Development or whether that is a public park.

City Planner McGuire Brigl replied that is a part of the Riverstone Development but is open to the public.

Chairperson Bauer stated that there should be thought to connecting trails to allow residents to access that park. He commented that there was good input received at the open house tonight prior to this meeting which provides the developer with valuable input.

Luke Konewko commented that they are very appreciative of the feedback they have received from City staff, the Commission, and the public.

7. COMMISSION / STAFF INPUT

7.01: Receive Staff Update

The Staff Update was noted.

Commissioner VanScoy commented that whoever types the minutes is doing an excellent job.

Community Development Director Gladhill stated that beginning in January his department will begin to phase in some staffing transitions, noting that City Planner McGuire Brigl will be the contact for the Planning Commission.

8. ADJOURNMENT

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

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

The regular meeting of the Planning Commission adjourned at 8:13 p.m.

Respectfully submitted,

Tim Gladhill
Community Development Director

ATTEST:

JoAnn Shaw
Community Development Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Copy of January 14 City Council Case

ORDINANCE #20-02

**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 property or portions thereof, are hereby rezoned from Planned Unit Development (PUD) to R-1 Single Family Detached Homes (MUSA) and R-2 Medium Density Residential:

That Part of Outlot C Northfork Lying in Eastern One Half of Section 19 Township 32 Range 25 and Lying Southerly of Centerline of 153rd Ave NW, Excluding Part Platted as Northfork Links Addition, Excluding Road, Subject to Easement of Record, Anoka County, Minnesota.

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 _____ day of _____, 2020.

Mayor

ATTEST:

City Clerk

Introduction date: January 14, 2019

Posting dates:

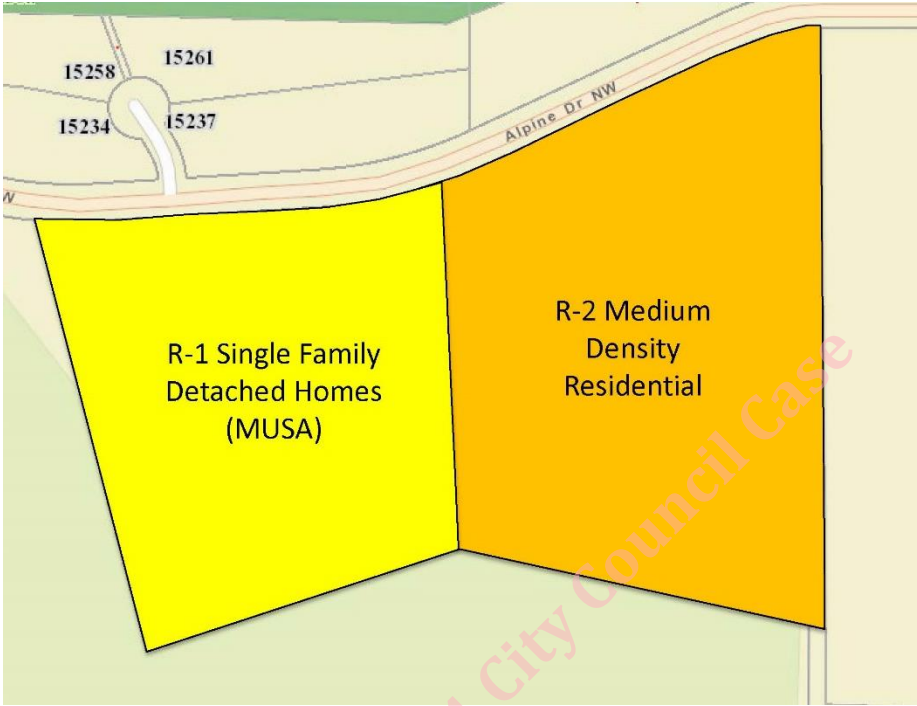
Adoption date:

Publication date:

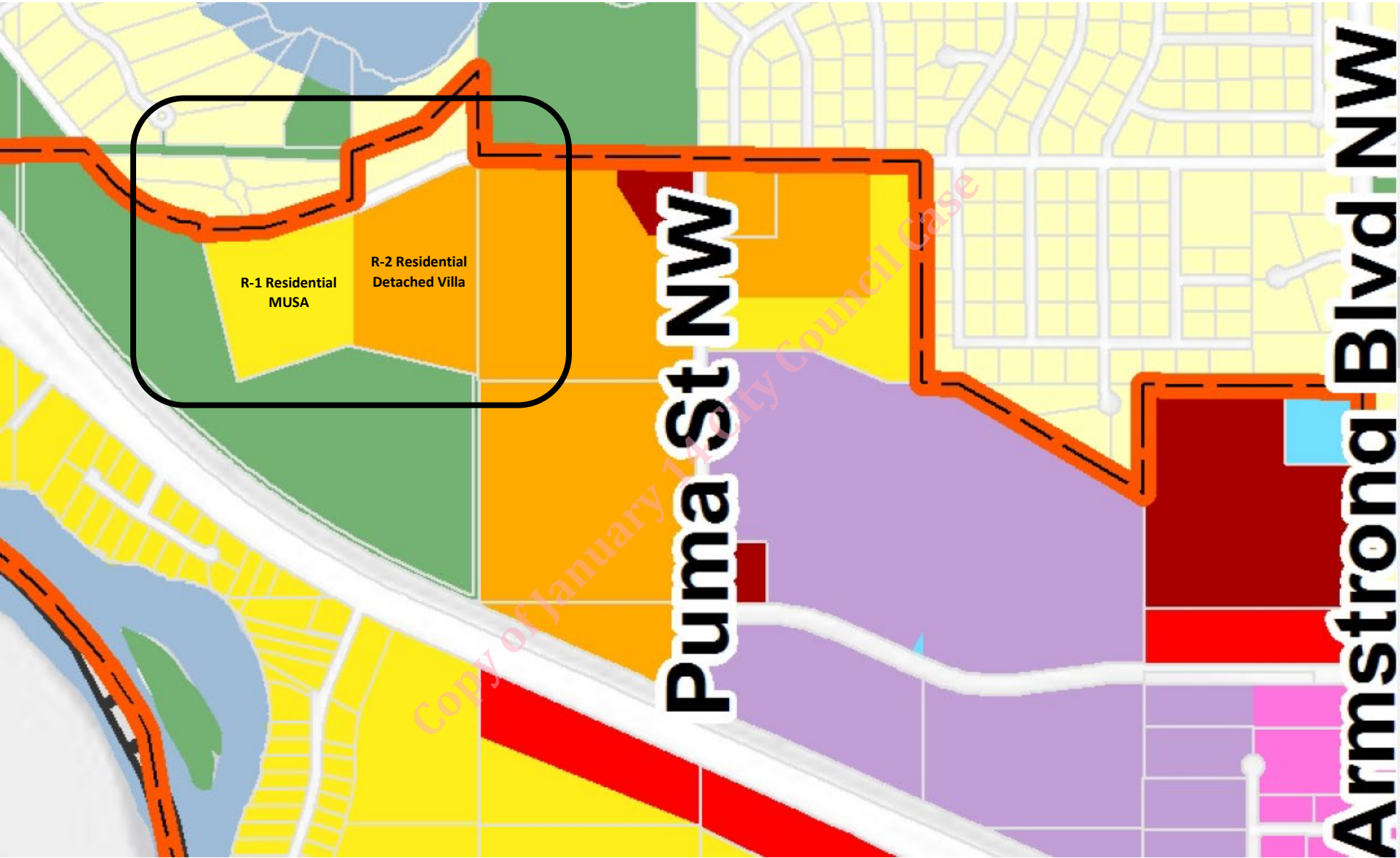
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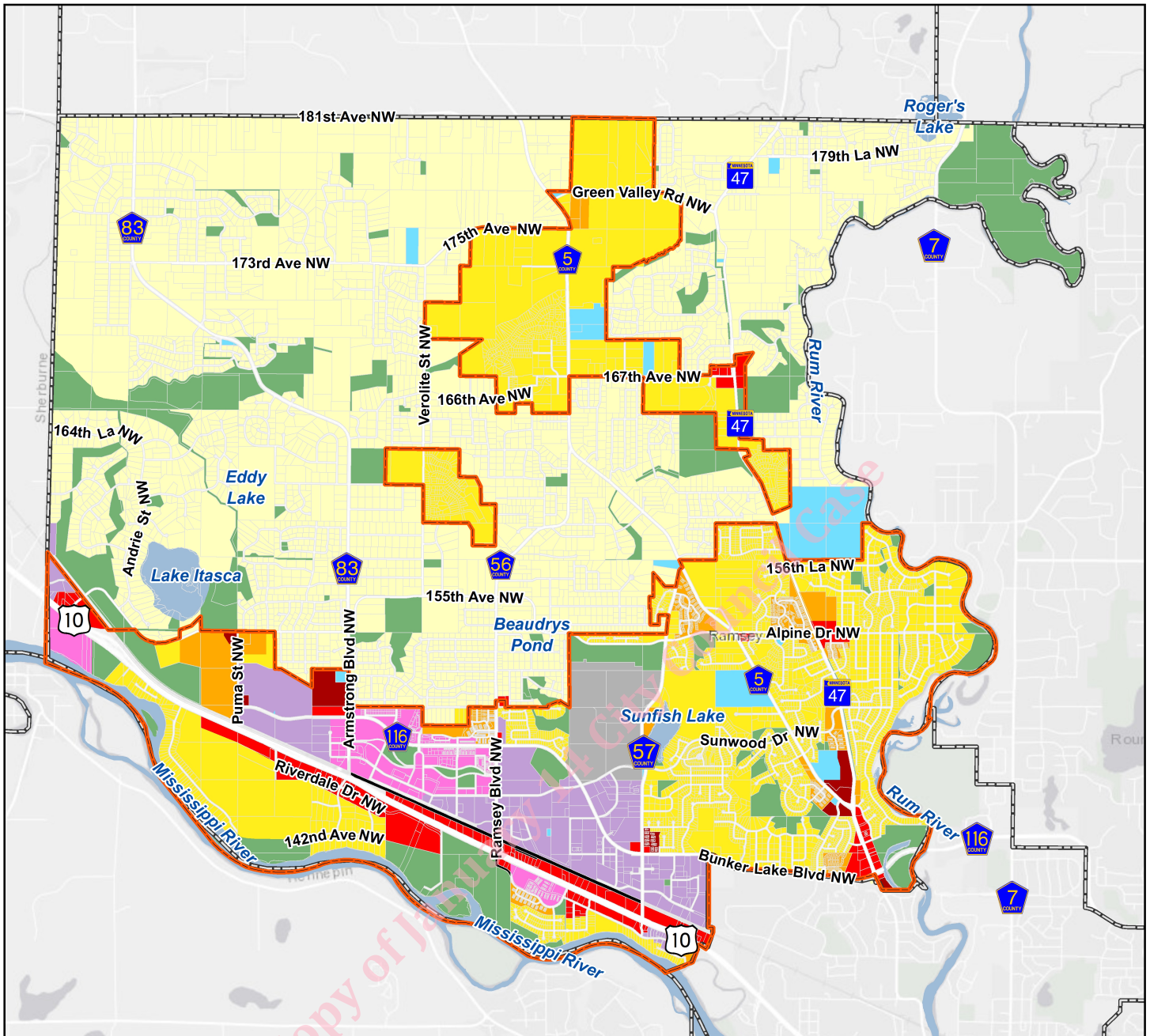
Copy of January 14 City Council Case

EXHIBIT A: Rezoning Areas



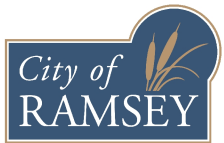
Northfork Zoning Amendment





Legend

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



2040 Future Land Use
Ramsey, MN



0 2,500 5,000
Feet

