

City of Ramsey
Agenda
Joint City Council and Planning Commission
Work Session
Tuesday, February 11, 2020
5:30 pm
Lake Itasca Room, 7550 Sunwood Drive NW

- 1. Call to Order**
- 2. Topics for Discussion**
 1. Receive Update on Riverstone Preliminary Plat (Master Plan) and Discuss Puma Street Reconstruction Options
 2. Discuss Policy Direction on Pearson South/Riverstone South Subdivision; Case of Capstone Homes
 3. REVISED: Discuss Policy Direction on Outlot C, Northfork Development Proposal; Case of BK Land Development
 4. Note Additional Policy Projects and Development Proposals of Interest
- 3. Topics for Future Discussion**
 1. Review Future Topics/Calendar
- 4. Mayor/Council/Staff Input**
- 5. Adjournment**

Meeting Date: 02/11/2020

Information

Title:

Receive Update on Riverstone Preliminary Plat (Master Plan) and Discuss Puma Street Reconstruction Options

Purpose/Background:

The purpose of this case is to receive an update on the overall development plan for the Riverstone neighborhood developed by Capstone Homes.

- Changes to housing type in NE quadrant (reduction in density and total number of units/removal of planned attached units)
- Purpose and Need for Puma Street Reconstruction

Primary Policy Question - Focus of This Discussion

- Does the City feel reconstruction of Puma Street is necessary?
 - If yes to above, is a City Contribution to the cost of this collector road serving multiple residential neighborhoods and business districts appropriate?

This is intended to be a very high-level policy discussion. The purpose of this case is not intended to be an exhaustive nor detailed development review. The more detailed analysis will come with future steps. The Planning Commission is asked to weigh in on the need for improvements based on past traffic studies and public input. The City Council is asked to weigh in on the same plus the concept of a City contribution to the costs of this improvement.

Attached to this case is a copy of the case presented to the Planning Commission at their February 6 Planning Commission Meeting. This will serve as the background for the update to the master plan. This is intended as an update only at this time. The City has already approved the Preliminary Plat for Riverstone, giving the Developer certain entitlements to proceed with this project. The proposed revisions are a reduction in development intensity.

A majority of this case is intended to be a high-level policy discussion on the purpose and need to reconstruction Puma Street and highlight potential funding sources. Staff believes that upgrades to Puma Street are warranted and necessary based on past traffic studies and public input. In recent years, at least two major initiatives (Bunker Lake Industrial Park Infrastructure Study and Riverstone Environmental Assessment Worksheet [EAW]) resulted in traffic studies confirming the need to improve capacity on Puma Street and intersection improvements along Alpine Drive. These studies are not attached to this case but available upon request.

Additionally, the primary concern raised by the Public with multiple development proposals along Alpine Drive in this area has been traffic safety and capacity concerns.

As noted above, the intent of this case is to seek broad policy direction on the need for improvements to Puma Street and subsequently the desire of the City to contribute to the costs of this improvement. The following information is provided as background only. It is not the intent of this case to dive into this level of detail. Staff will be forwarding a case to the February 18 Public Works Committee to begin a more detailed review of this topic.

Potential funding sources for the potential City contribution include, but are not necessarily limited to the following:

1. City's Public Improvement Revolving (PIR) Fund (generated from local property tax revenue)
2. Anoka County Housing and Redevelopment Authority (ACHRA)
3. State of Minnesota Municipal State Aid (MSA) Account

It is noted that on previous phases of the Bunker Lake Boulevard/Puma Street project, the City contributed 60% of the costs of these improvements. Originally, this policy was established to forward a development proposal for a private school that never materialized. Subsequently, the same policy of contributing 60% of the cost was utilized with the most recent extension to advance the Bunker Lake Industrial Park. These improvements helped leverage private investment resulting in nearly 500,000 square feet of industrial space. However, in this case, the abutting properties are all residential. With that in mind, Staff does not believe a 60% contribution is appropriate in this instance. Due to it's collector status, Staff does believe some contribution to the project is appropriate (currently recommended at 33% as a starting point for discussion).

Timeframe:

20 minutes

Funding Source:

Case Preparation

All costs associated with processing the Application are the responsibility of the Applicant/Developer.

Internal/Private Development Costs

All development costs internal to the site are the responsibility of the Developer.

Puma Street

As a basis for beginning discussions, the City Council is asked to consider a contribution to this project in recognition as a Collector Street serving multiple neighborhoods and business districts. The proposed contribution would split the roadway costs an even three ways between the City (collector street), Capstone (Developer on west side of Puma Street) and Paxmar (Developer on east side of Puma Street). Total roadway costs are estimated to be \$720,000, resulting in a cost share of approximately \$253,333 per party. Water and Sanitary Sewer Pipes would be paid by the City's Trunk Utility Accounts. This roadway is classified as a Municipal State Aid (MSA) Street.

Note: it is anticipated that the Developers' contributions would be assessed back to the benefiting property following the Minnesota Statutes Chapter 429 Assessment Process.

Responsible Party(ies):

Deputy City Administrator (Puma Street Cost Share)
Senior Planner (Riverstone Preliminary Plat)

Outcome:

Staff desires high-level policy direction pertaining to Puma Street need and funding.

Attachments

Copy of February 5 Planning Commission Case
Design Proposal

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	02/06/2020 11:23 AM
Form Started By: Tim Gladhill		Started On: 12/30/2019 05:15 PM
Final Approval Date: 02/06/2020		

Regular Planning Commission

6. 1.

Meeting Date: 02/06/2020

By: Chloe McGuire Brigl, Community Development

Information

Title:

PUBLIC HEARING: Review Resolution #20-028 Revised Preliminary Plat for Riverstone (Project 17-106, 19-149); Case of Capstone Homes, Inc.

Purpose/Background:

The purpose of this case is to review proposed revisions to Riverstone Addition, a 267 lot residential subdivision (originally 293 lots) generally south of Alpine Drive NW and west of Puma/Okapi Street NW. Riverstone has completed three phases, generally completing the southern half of the site and Pearson Park. The proposed revisions are generally on the northern half of the plat. Please see the attached plan sheet that highlights the proposed changes on the preliminary plat.

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.

The City also held a workshop on the proposed changes on December 5, 2019, before the regularly scheduled Planning Commission meeting.

Observations/Alternatives:

Summary

Riverstone Addition is a Planned Unit Development (PUD) that was originally approved in 2017. The original approval included both attached and detached townhomes.

The developer has proposed several changes to the approved preliminary plat, which does require formal action on the amended preliminary plat.

Proposed Changes

Lot Changes:

- Removal of townhome/quad units from approved unit type (change to PUD bulk standards)
 - Changes from quad (4-plex) units to detached townhome units in the NE corner (reduction)
 - Requires comprehensive plan amendment to medium density residential (from HDR)
 - Proposed Density of NE Corner: 5.14 lots per acre (within allowed density of PUD)

Utility Changes:

- Sanitary sewer and water depth changed to serve parcel directly to west between Block 6 and 8
- Sanitary sewer changes across Blocks 1, 2, 4, 6 & 7
- Watermain stubbed west to serve parcel directly to west through block 7

Please note that the utility changes were requested to serve the parcel to the west (currently under application for Sketch Plan from BK Land Development)

Discussion Topic

At the January 14, 2020 City Council meeting, the City Council reviewed a sketch plan proposal and rezoning

application for the property directly west of the Subject Property. The City Council requested that both developers include a roadway connection between the two developments. The Applicant has responded to this City Council request, please see the attached letter from the Applicant.

Staff would like to hear Planning Commission feedback on the informal request from City Council to look into this roadway connection. Staff is open to the discussion. At this time, Staff's recommendation is to approve the attached preliminary plat without the roadway connection based on the small requested changes to Riverstone Addition, the inclusion of the utility connection to the adjacent western lot, and the down-zoning of the northeast corner which was supported by neighbors at the workshop.

City Code Sections

- Preliminary Plat: Section 117-588
- Planned Unit Development: 117-227

Alternatives

Alternative 1: Recommend the City Council adopt Resolution #20-028 approving the attached preliminary plat with minor contingencies. Staff supports this alternative.

Alternative 2: Recommend the City Council adopt Resolution #20-028 with major contingencies, which may include a road connection or other recommendation from the Planning Commission. Staff does not support this alternative, based on the inclusion of the utility connection to the western parcel and the down-zoning of the northeastern corner.

Alternative 3: Recommend denial. Capstone does have approval for the existing preliminary plat which includes quad units in the northeast corner. Staff is supportive of the changes Capstone is proposing, which include a down-zoning of the northeastern corner.

Funding Source:

The Applicant is responsible for all costs associated with review.

Recommendation:

Staff recommends the City Council adopt Resolution #20-028 approving the attached preliminary plat with minor contingencies.

Action:

Motion to recommend the City Council adopt Resolution #20-028.

Attachments

[Plan Sheets](#)

[Planning Review](#)

[Site Location Map](#)

[Comprehensive Plan Amendment Letter](#)

[Connection Letter from Capstone](#)

[Highlighted Changes on Preliminary Plat](#)

[Resolution #20-028](#)

Form Review

Inbox

Chris Anderson
Tim Gladhill

Reviewed By

Chris Anderson
Tim Gladhill

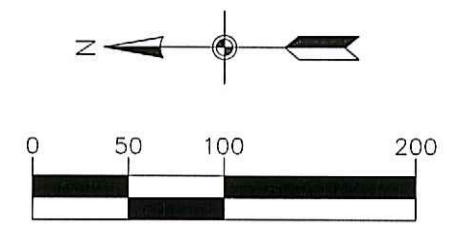
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01/27/2020 08:56 AM
01/31/2020 09:36 AM

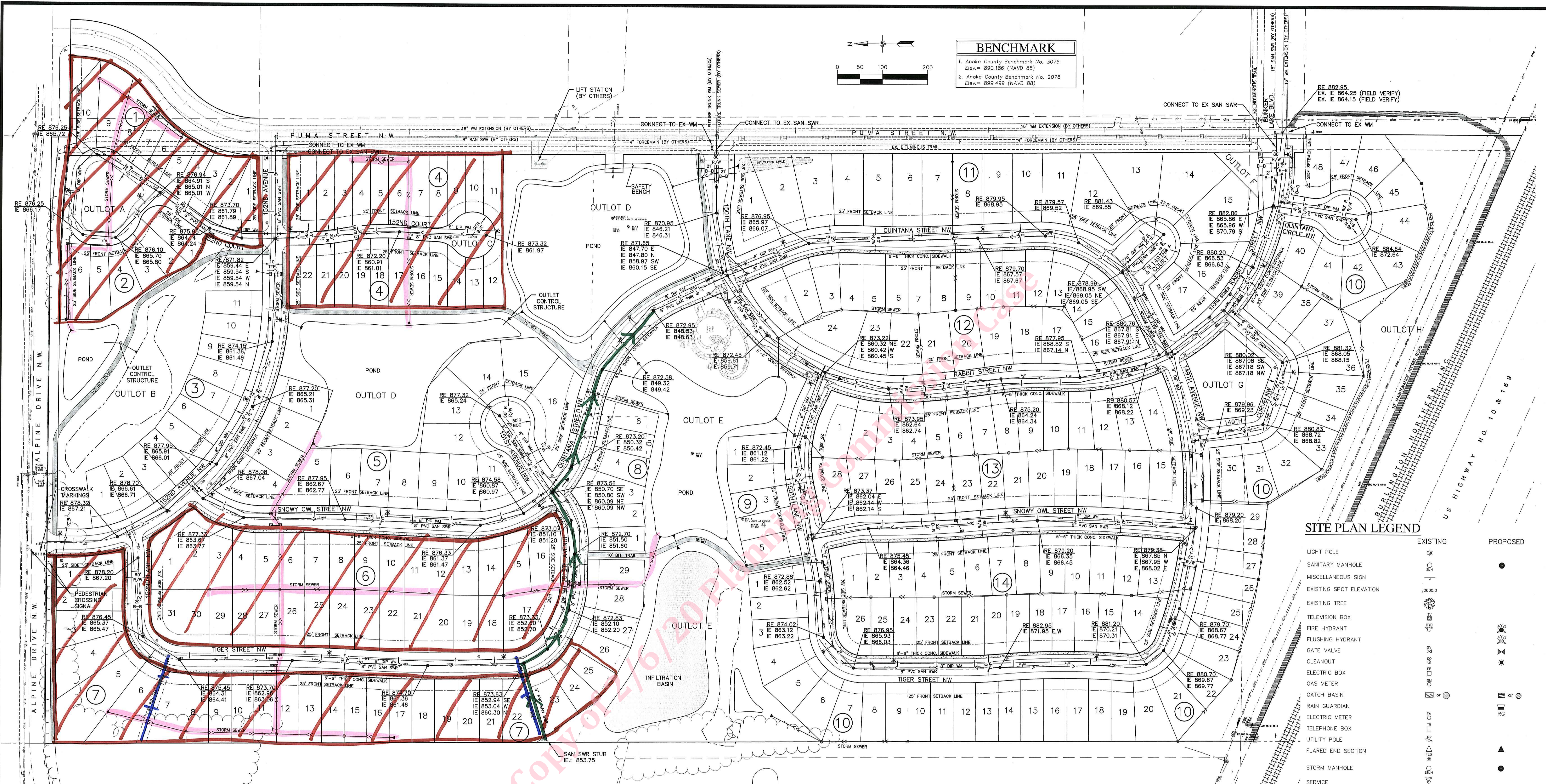
Form Started By: Chloe McGuire Brigl
Final Approval Date: 01/31/2020

Started On: 01/22/2020 08:26 AM

Copy of 2/6/20 Planning Commission Case



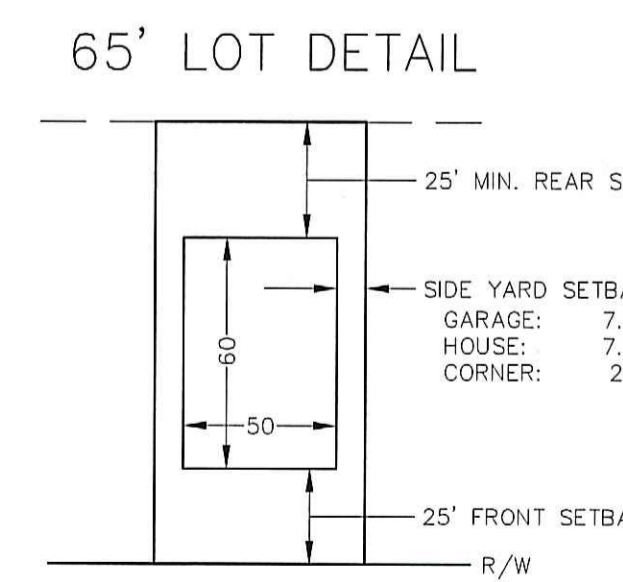
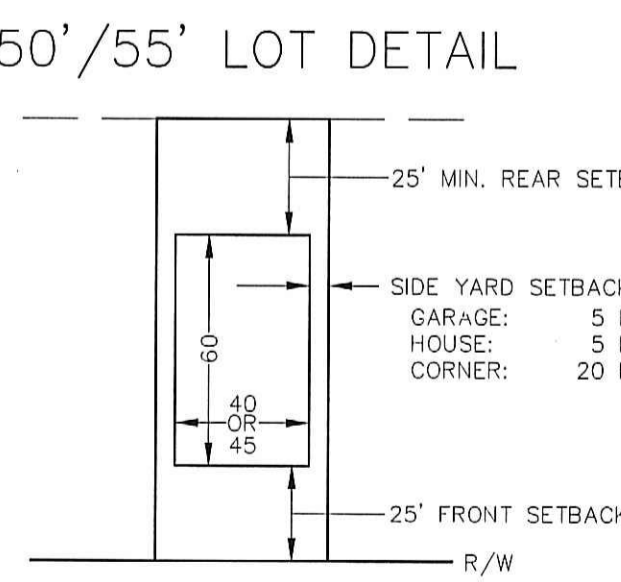
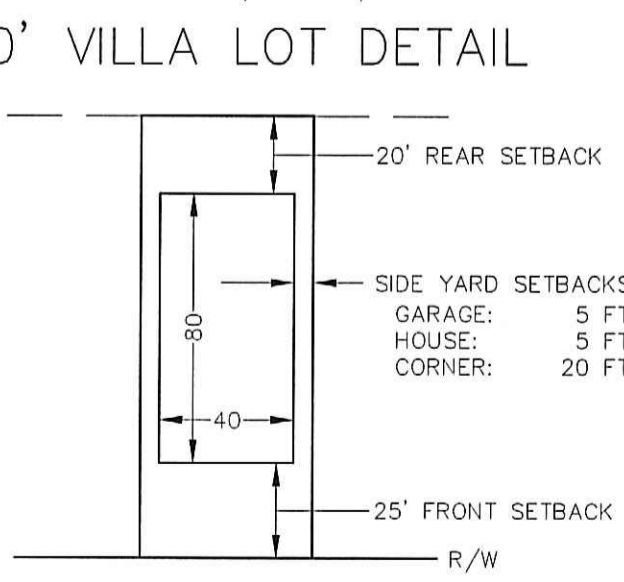
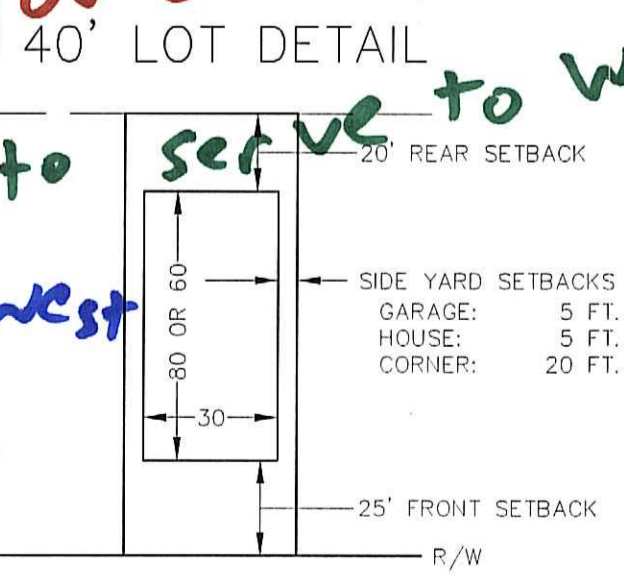
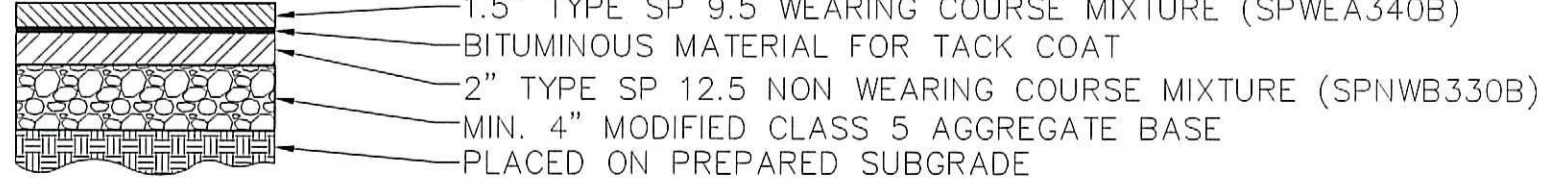
BENCHMARK	
1.	Anoka County Benchmark No. 3076 Elev. = 890.186 (NAVD 88)
2.	Anoka County Benchmark No. 2078 Elev. = 899.499 (NAVD 88)



SITE PLAN LEGEND	
EXISTING	PROPOSED

Lot lines Moved
SSWR Depth to serve to West
WM STUB West
STM Change

STREET SECTION



1.5" TYPE SP 9.5 WEARING COURSE MIXTURE (SPWEA340B)
 BITUMINOUS MATERIAL FOR TACK COAT
 2" TYPE SP 12.5 NON WEARING COURSE MIXTURE (SPNWB330B)
 MIN. 4" MODIFIED CLASS 5 AGGREGATE BASE
 PLACED ON PREPARED SUBGRADE

TYPICAL SERVICES SHALL BE:
 WATER: 1" COPPER TYPE K
 SEWER: 4" PVC SDR 26
 CURB STOP TO BE PLACED AT THE R/W

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 Fax: (763) 489-7959
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I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Print Name: Brian J. Krystofiak, P.E.
 Signature: *Brian J. Krystofiak*
 Date: 3/08/17 License #: 25063

Drawn: ADB
 Designed: BJK
 Date: 3/08/17

Revisions:
 1. 5/24/17 Per City Comments
 2. 6/23/17 Per City Comments
 3. 4/13/18 Revise Street names, B12L15-28 & B13L1-13 & add NE Trail
 4. 6/13/18 Per City Comments
 5. 12/4/19 Revise Layout Per Owner

RIVERSTONE DEVELOPMENT, LLC.
 14015 Sunfish Lake B, Suite 400
 Ramsey, MN 55303

RIVERSTONE
 Ramsey, MN

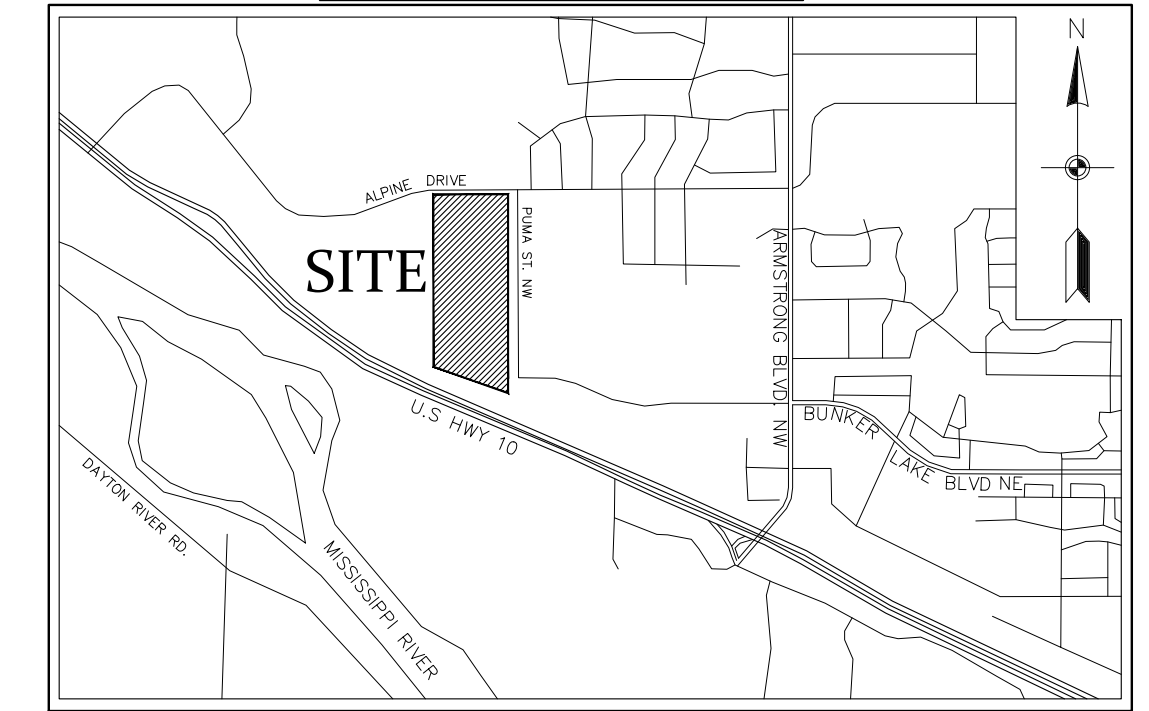
PRELIMINARY SITE & UTILITY PLAN



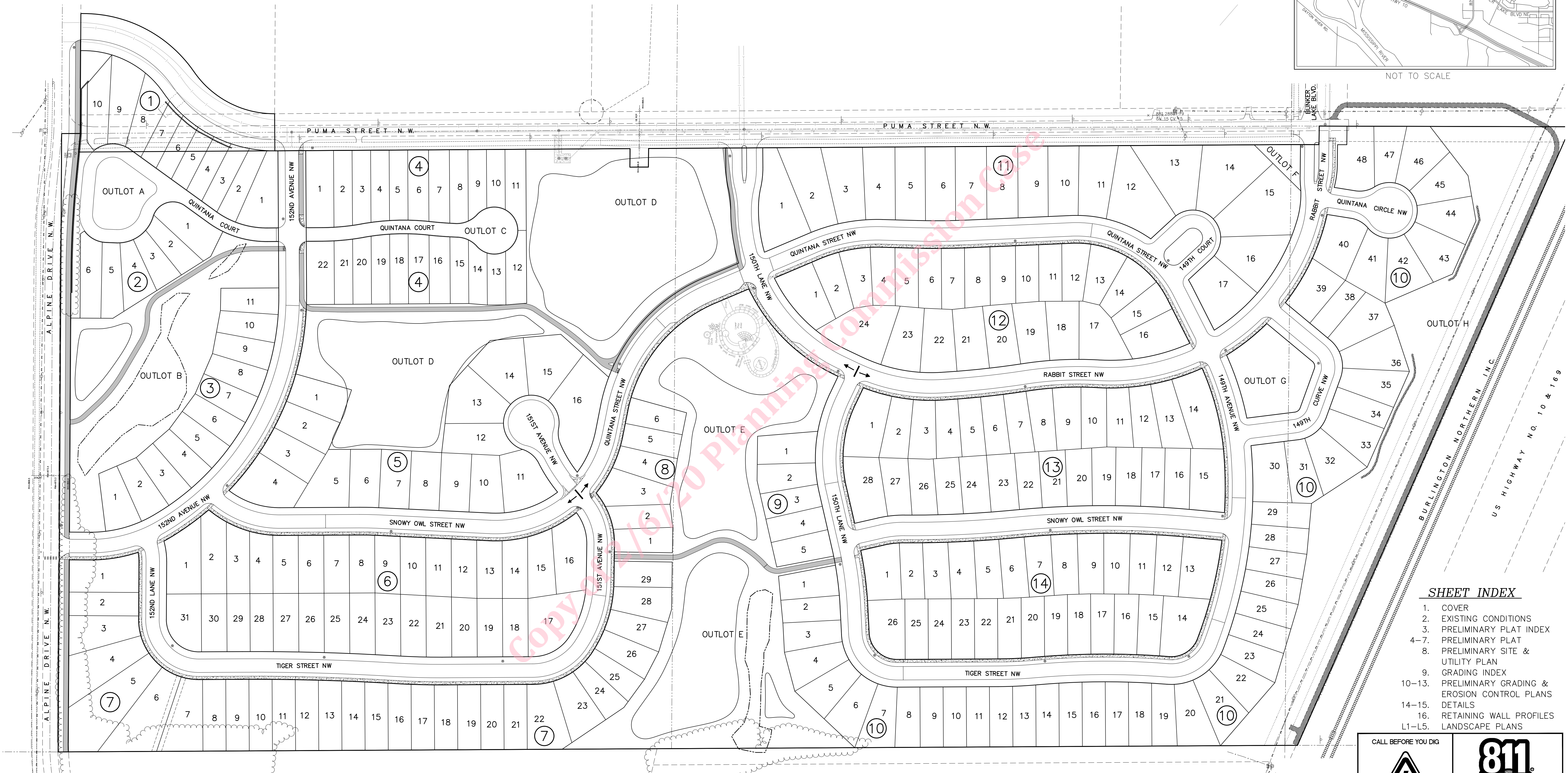
RIVERSTONE

RAMSEY, MINNESOTA

VICINITY MAP



NOT TO SCALE



SHEET INDEX

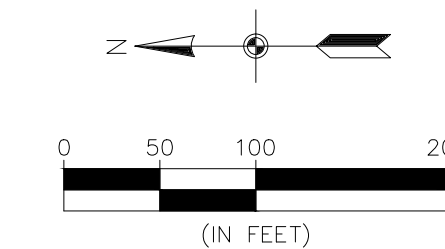
1. COVER
2. EXISTING CONDITIONS
3. PRELIMINARY PLAT INDEX
- 4-7. PRELIMINARY PLAT
8. PRELIMINARY SITE & UTILITY PLAN
9. GRADING INDEX
- 10-13. PRELIMINARY GRADING & EROSION CONTROL PLANS
- 14-15. DETAILS
16. RETAINING WALL PROFILES
- L1-L5. LANDSCAPE PLANS

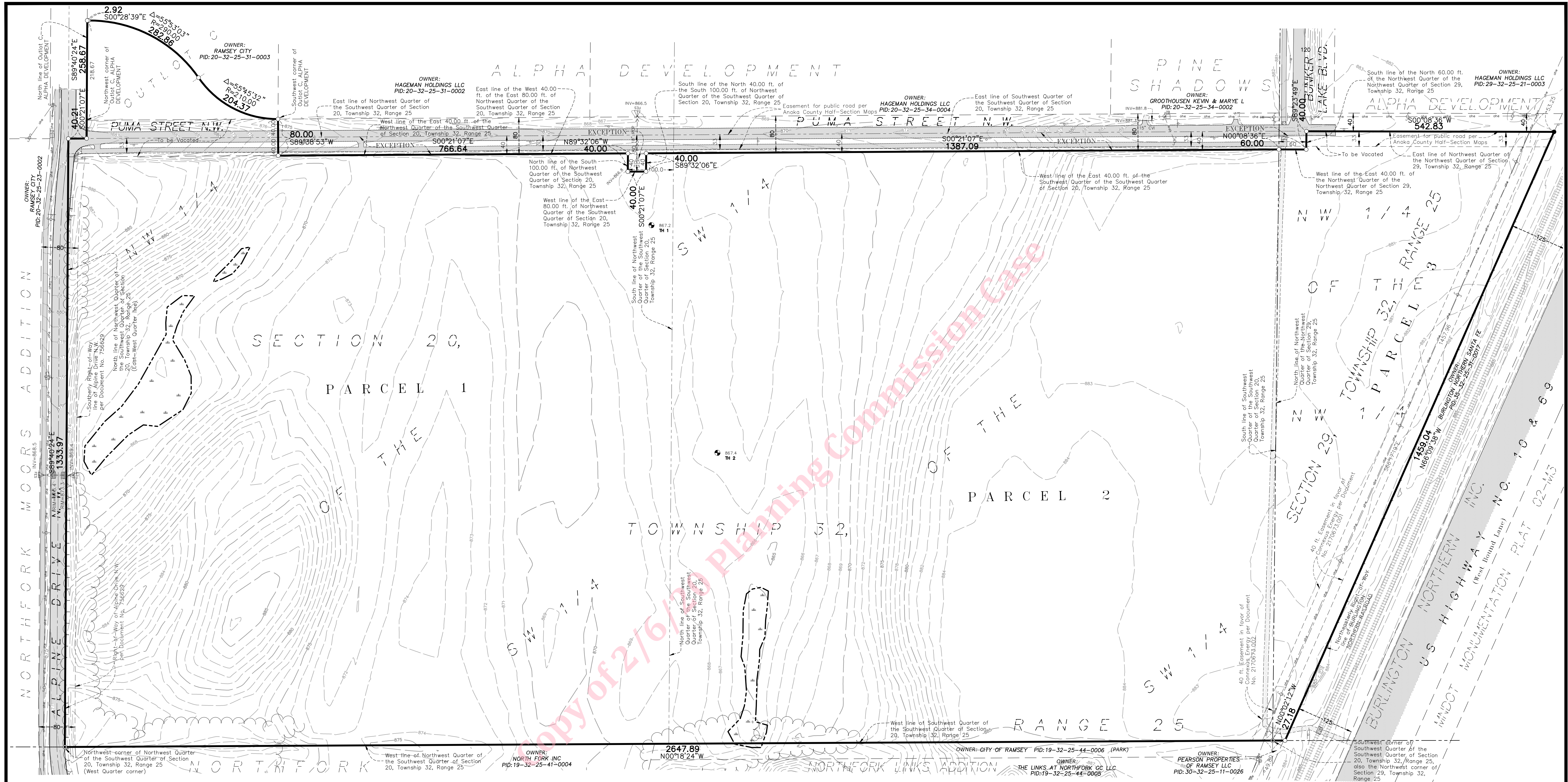


The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of CI/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."

BENCHMARK

1. Anoka County Benchmark No. 3076
Elev.= 890.186 (NAVD 88)
2. Anoka County Benchmark No. 2078
Elev.= 899.499 (NAVD 88)





Parcel Description:
(Per Schedule A of Title Commitment No. 1273, with a commitment date of October 12th, 2016, at 7:30 A.M., prepared by Old Republic National Title Insurance Company)

Parcel 1:
The Northwest Quarter of Southwest Quarter of Section 20, Township 32, Range 25, Anoka County, Minnesota, EXCEPT the East 40.00 feet of said Northwest Quarter of Southwest Quarter lying southerly of the southerly right of way line of Alpine Drive as described in Document No. 756629.
AND ALSO 40.00 feet of the North 100.00 feet of the West 40.00 feet of the East 80.00 feet of said Northwest Quarter of Southwest Quarter.

Parcel 2:
The Southwest Quarter of Southwest Quarter of Section 20, Township 32, Range 25, Anoka County, Minnesota, EXCEPT the East 40.00 feet thereof.

Parcel 3:
The Northwest Quarter of Northwest Quarter of Section 29, Township 32, Range 25, Anoka County, Minnesota, lying northeasterly of the northeasterly right of way line of Burlington Northern Railroad, EXCEPT the North 60.00 feet of the East 40.00 feet of said Northwest Quarter of Northwest Quarter.

(Proposed Legal Description, subject to City approved parcel subdivision)
That part of Outlot C, ALPHA DEVELOPMENT, according to the recorded plat thereof, Anoka County, Minnesota lying westerly and northeasterly of the following described line:
Commencing at the Northwest corner of said Outlot C; thence South 89 degrees 40 minutes 24 seconds East, assumed bearing, along the North line of said Outlot C, a distance of 218.67 feet to the point of beginning of the line to be described; thence South 00 degrees 28 minutes 39 seconds East, 2.92 feet; thence southeasterly 282.86 feet along a tangential curve concave to the northwest, having a radius of 280.00 feet and a central angle of 58 degrees 53 minutes 03 seconds to a point of reverse curvature; thence continuing southeasterly 204.37 feet along a reverse curve concave to the southeast, having a radius of 210.00 feet and a central angle of 53 degrees 45 minutes 32 seconds to the Southwest corner of said Outlot C and said line there terminating.

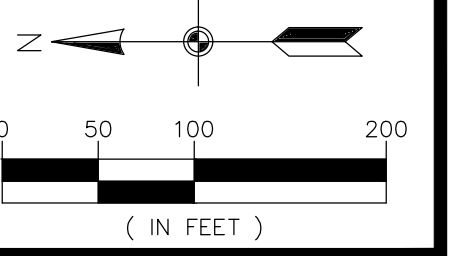
(Proposed Legal Description, subject to City approved Right-of-Way Vacation)
That part of Puma Street Northwest, as created and dedicated in the plat of ALPHA DEVELOPMENT, according to the recorded plat thereof, Anoka County, Minnesota, lying southerly of the westerly extension of the north line of Outlot C, said plot, and lying northerly of the following described line:
Beginning at the southwest corner of said Outlot C; thence South 89 degrees 38 minutes 53 seconds West, 80.00 feet, assuming the North line of said Outlot C has a bearing of South 89 degrees 40 minutes 24 seconds East, and said line there terminating.

And
That part of the East 40.00 feet of the Northwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25, Anoka County, Minnesota, lying southerly of the southerly right of way line of Alpine Drive NW as described in Doc. No. 756629 and lying northerly of the following described line:
Beginning at the southwest corner of said Outlot C; thence South 89 degrees 38 minutes 53 seconds West, 80.00 feet, assuming the North line of said Outlot C has a bearing of South 89 degrees 40 minutes 24 seconds East, and said line there terminating.

- GENERAL NOTES:**
- The field work for this survey was completed on November 28th, 2016.
 - Bearings shown hereon are based on the North line of Outlot C, ALPHA DEVELOPMENT, according to the recorded plat thereof, Anoka County, Minnesota, which is assumed to bear South 89 degrees 40 minutes 24 seconds East.
 - BENCHMARK: Anoka County Benchmark No. 3076 Elevation= 890.186 (NAVD 88)
 - Surveyed property contains ±3,934,125 sq.ft. (±90.32 acres).
 - Wetlands shown hereon were delineated by Kjolhaug Environmental Services Company in 2016.
 - Above ground utilities have been field located as shown. Underground utilities shown hereon are those which were field marked by utility companies responding to Gopher State One Call, Ticket No. 162941258 and 162941314, dated 10/20/2016 or were taken from utility plans provided by the City of Ramsey. All underground locations shown hereon are APPROXIMATE. Prior to any excavations or digging, contact Gopher State One Call for an on-site location (651-454-0002).

LEGEND

- - Denotes Anoka County Cast Iron Monument
- - Denotes Found Iron Monument
- - Denotes Set Iron Pipe, Marked with RLS 40361
- - Denotes Miscellaneous Sign
- ⊞ - Denotes Electric Box
- ⊞ - Denotes Catch Basin
- ⊞ - Denotes Electric Meter
- ⊞ - Denotes Telephone Box
- ⊞ - Denotes Utility Pole
- ⊞ - Denotes Flared End Section
- ⊞ - Denotes Hand Hole
- ⊞ - Denotes Overhead Electric
- - Denotes Storm Sewer
- - Denotes Existing Fence as noted
- - Denotes Wetland delineated by Kjolhaug Environmental Services Company in 2016
- ▨ - Denotes Gravel Surface
- ▨ - Denotes Bituminous Surface
- - Denotes Existing 1 Ft. Contour
- - Denotes Existing 5 Ft. Contour



Carlson McCain
 • environmental
 • engineering
 • surveying
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 Fax: (763) 489-7959
 www.carlsonmccain.com

I hereby certify that this plan, specification 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
 Print Name: Thomas R. Balluff, L.S.
 Signature: *Thomas R. Balluff*
 Date: 3/8/2017 License #: 40361

DRAWN BY: JAB
 ISSUE DATE: 3/8/2017
 FILE NO: 1308

Revisions:
 1. 5/24/2017-Per City Comments
 2. 6/23/2017-Per City Comments

RIVERSTONE DEVELOPMENT, LLC
 14015 Sunfish Lake B, Suite 400
 Ramsey, MN, 55303

RIVERSTONE
 Ramsey, Minnesota

EXISTING CONDITIONS

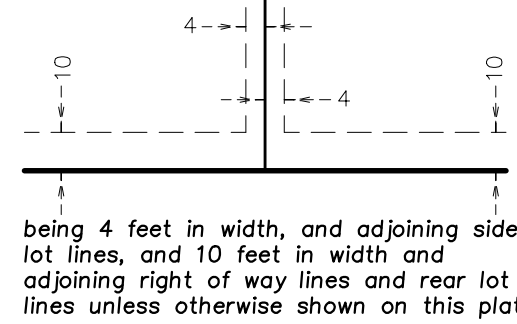
Small text at the bottom left corner, likely a file path or version number.

RIVERSTONE

SITE DATA

TOTAL SITE AREA	±90.32 AC.	TOTAL LOT AREA	±51.31 AC.
TOTAL ROW AREA	±16.77 AC.	TOTAL NUMBER OF LOTS	279
TOTAL OUTLOT AREA	±22.24 AC.	SMALLEST LOT	±5,046 S.F.
OUTLOT A	±1.18 AC.	LARGEST LOT	±19,592 S.F.
OUTLOT B	±2.78 AC.	AVERAGE LOT	±8,161 S.F.
OUTLOT C	±0.44 AC.	EXISTING ZONING	R-1, R-2, R-3, B-2
OUTLOT D	±6.13 AC.	PROPOSED ZONING	PUD
OUTLOT E	±6.36 AC.	UTILITIES	AVAILABLE
OUTLOT F	±0.11 AC.	GROSS DENSITY	3.09 (LOTS/AC.)
OUTLOT G	±0.66 AC.		
OUTLOT H	±4.58 AC.		

PROPOSED DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



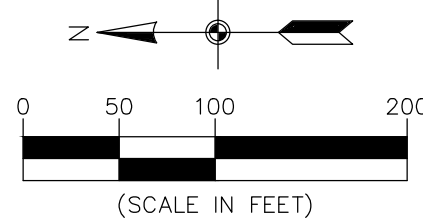
BENCHMARK

- Anoka County Benchmark No. 3076
Elev. = 890.186 (NAVD 88)
- Anoka County Benchmark No. 2078
Elev. = 899.499 (NAVD 88)

LEGEND

- - Denotes Anoka County Monument
- - Denotes Found Iron Monument
- - Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361

Bearings shown hereon are based on the North line of Outlot C, ALPHA DEVELOPMENT, according to the recorded plat thereof, Anoka County, Minnesota, which is assumed to bear South 89 degrees 40 minutes 24 seconds East.



LEGAL DESCRIPTION

Parcel Description:
(Per Schedule A of Title Commitment No. 1273, with a commitment date of October 12th, 2016 at 7:30 A.M., prepared by Old Republic National Title Insurance Company)

Parcel 1:
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Parcel 3:
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(Proposed Legal Description, which may be subject to City approved parcel subdivision):
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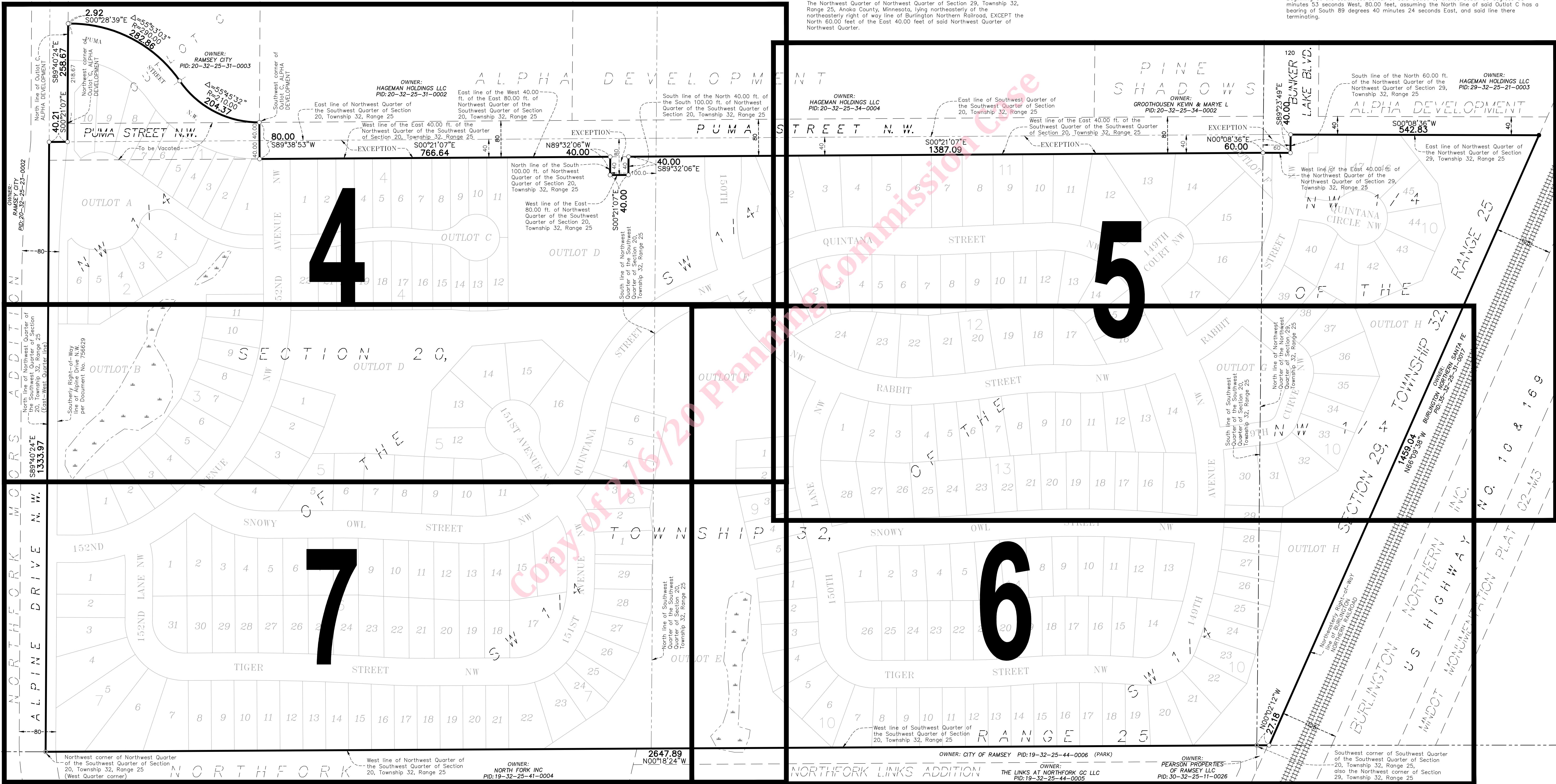
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(Proposed Legal Description, which may be subject to City approved parcel subdivision):
That part of Puma Street Northwest, as created and dedicated in the plat of ALPHA DEVELOPMENT, according to the recorded plat thereof, Anoka County, Minnesota, lying southerly of the westerly extension of the north line of said Outlot C, said plat, and lying northerly of the following described line:

Beginning at the southwest corner of said Outlot C; thence South 89 degrees 38 minutes 53 seconds West, 80.00 feet, assuming the North line of said Outlot C has a bearing of South 89 degrees 40 minutes 24 seconds East, and said line there terminating.

AND
That part of the East 40.00 feet of the Northwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25, Anoka County, Minnesota, lying southerly of the southerly right of way line of Alpine Drive NW as described in Doc. No. 756629 and lying northerly of the following described line:

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 Fax: (763) 489-7959
 www.carlsonmccain.com

I hereby certify that this plan, specification 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
 Signature: *Thomas R. Balluff, L.S.*
 Date: 03/08/2017 License #: 40361

DRAWN BY: JAB
 ISSUE DATE: 03/08/2017
 FILE NO: 1308
 Revisions:
 1. 5/24/2017-Per City Comments
 2. 6/23/2017-Per City Comments
 3. 3/26/2018-Layout Change
 4. 4/13/2018-Revise Street Names
 5. 12/04/2019-Revise Layout per Owner

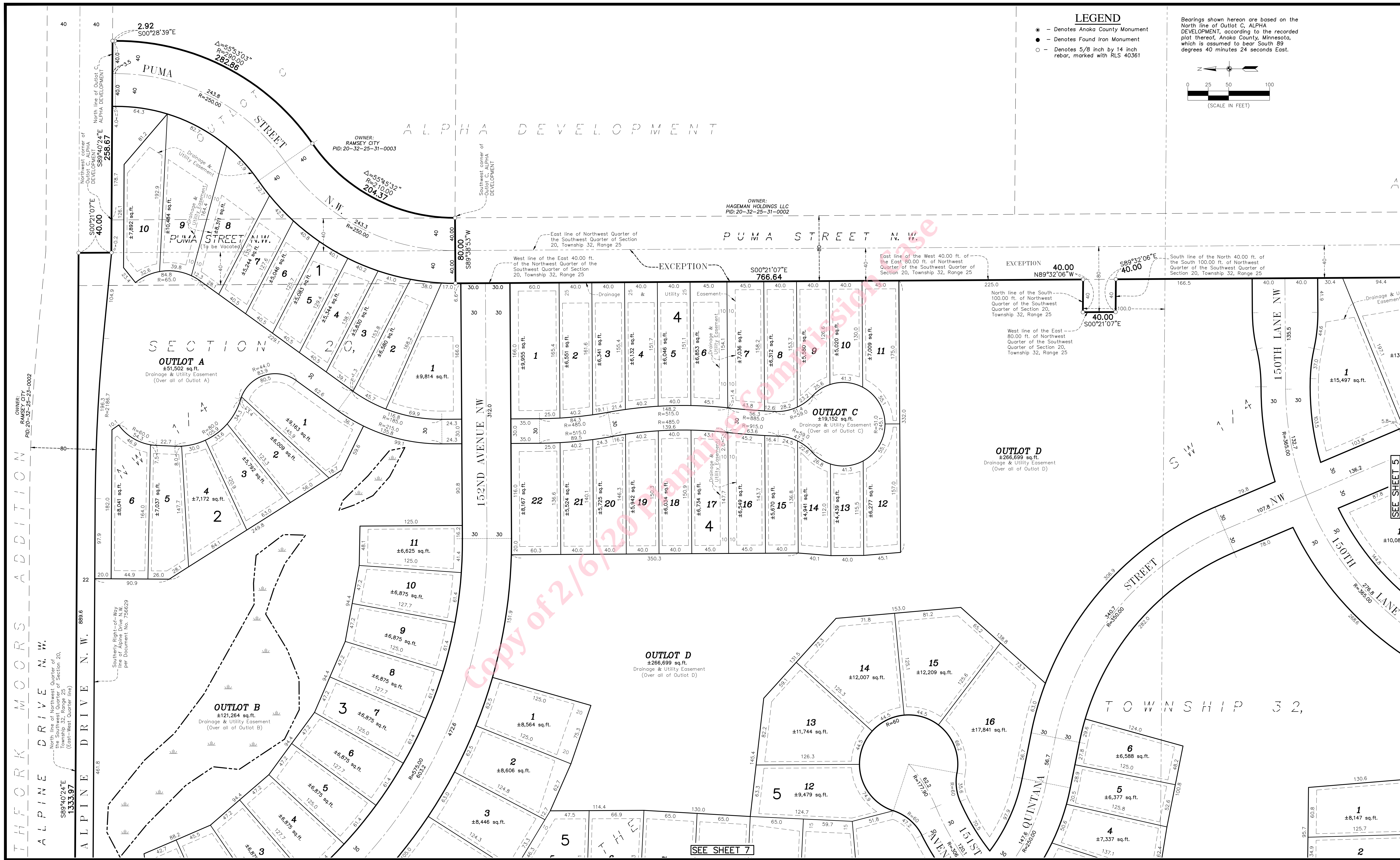
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 Ramsey, MN, 55303

RIVERSTONE
 Ramsey, MN

PRELIMINARY PLAT INDEX

3 of 16

Save Date: 12/05/19 | File: 06056421 - 64406435 - ramsey.ste/cad.c3d/survey/6435_prep.mxd



LEGEND

- - Denotes Anoka County Monument
- - Denotes Found Iron Monument
- - Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361

Bearings shown hereon are based on the North line of Outlot C, ALPHA DEVELOPMENT, according to the recorded plat thereof, Anoka County, Minnesota, which is assumed to bear South 89 degrees 40 minutes 24 seconds East.

(SCALE IN FEET)

THFORK MOORS ADDITION
 ALPINE DRIVE N.W.
 ALPINE DRIVE N.W.
 OWNER: RAMSEY CITY
 PID: 20-32-25-23-0002
 North line of Northwest Quarter of Section 20, Township 32, Range 25 (East-West Quarter line)
 S89°40'24"E
 1333.97
 Southern Right-of-Way line of Alpine Drive N.W. Per Document No. 726629
 R=2186.7
 R=40.0
 R=89.0
 R=106.6
 R=133.3
 R=166.7
 R=200.0
 R=233.3
 R=266.7
 R=300.0
 R=333.3
 R=366.7
 R=400.0
 R=433.3
 R=466.7
 R=500.0
 R=533.3
 R=566.7
 R=600.0
 R=633.3
 R=666.7
 R=700.0
 R=733.3
 R=766.7
 R=800.0
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 R=900.0
 R=933.3
 R=966.7
 R=1000.0

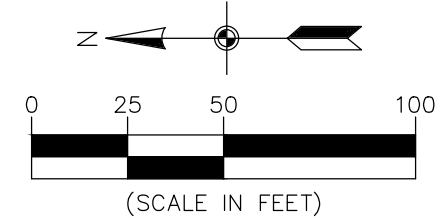
<ul style="list-style-type: none"> environmental engineering surveying 	3890 Pheasant Ridge Drive NE, Suite 100 Blaine, MN 55449 Phone: (763) 489-7900 Fax: (763) 489-7959 www.carlsonmccain.com	I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota Date: 03/08/2017 License #: 40361	Print Name: Thomas R. Balluff, L.S. Signature: <i>Thomas R. Balluff</i> Date: 03/08/2017 License #: 40361	DRAWN BY: JAB ISSUE DATE: 03/08/2017 FILE NO: 1308	Revisions: 1. 5/24/2017-Per City Comments 2. 6/23/2017-Per City Comments 3. 3/26/2018-Layout Change 4. 4/13/2018-Revise Street Names 5. 12/04/2019-Revise Layout per Owner	RIVERSTONE DEVELOPMENT, LLC 14015 Sunfish Lake B, Suite 400 Ramsey, MN, 55303	RIVERSTONE Ramsey, MN	PRELIMINARY PLAT	4 of 16
						(Scale Date: 12/05/15) F:\0605\6421 - 6440\6435 - ramsey.ste\cadd\350survey\6435_prep.dwg			

ALPHA DEVELOPMENT

OWNER:
HAGEMAN HOLDINGS LLC
PID: 20-32-25-34-0004

LEGEND

- - Denotes Anoka County Monument
- - Denotes Found Iron Monument
- - Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361



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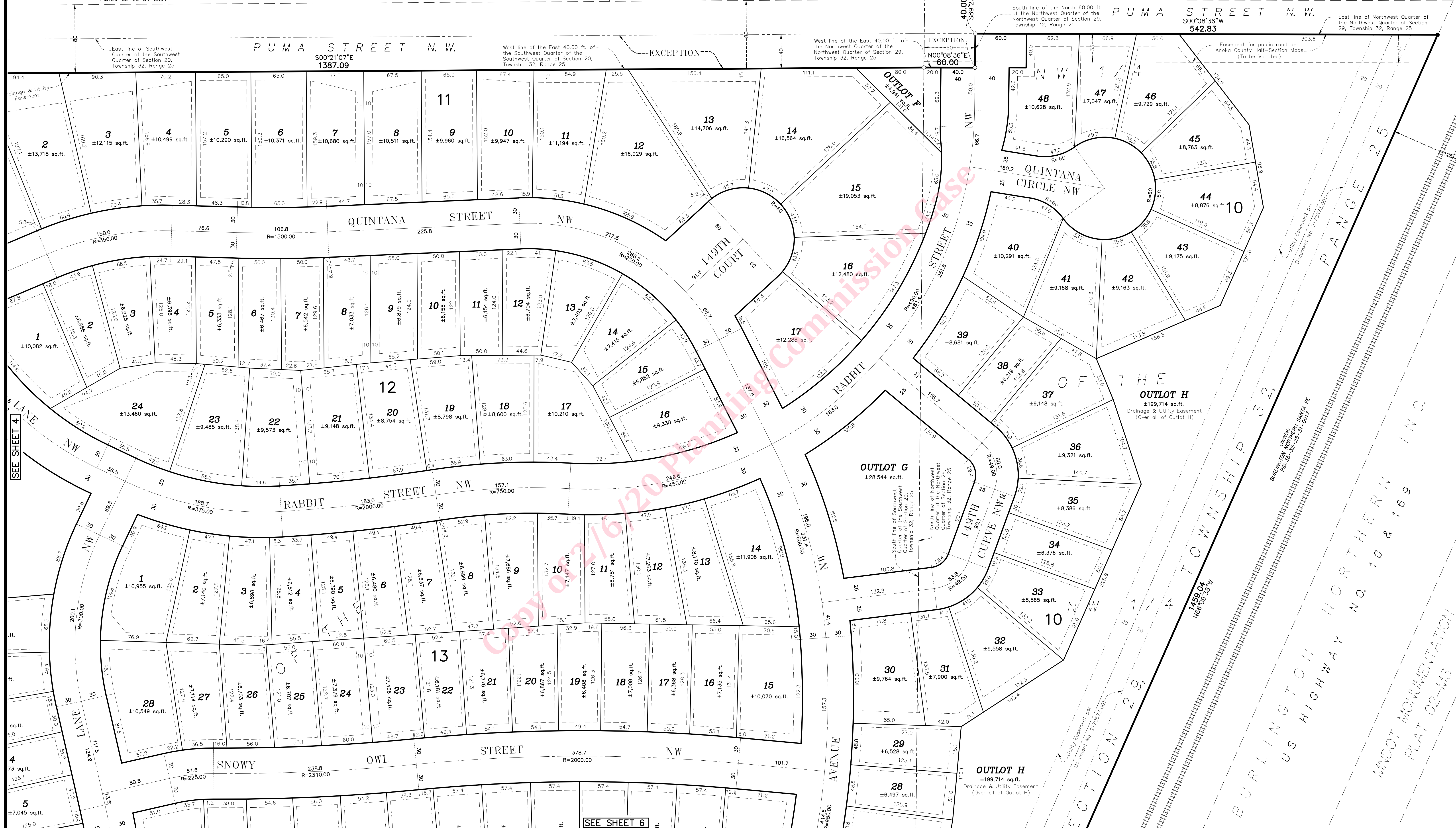
PINE SHADOWS

OWNER:
GROOTHOUSE KEVIN & MARYE L
PID: 20-32-25-34-0002

BUNKER LAKE BLVD.

ALPHA DEVELOPMENT

OWNER:
HAGEMAN HOLDINGS LLC
PID: 29-32-25-21-0003



SEE SHEET 4

SEE SHEET 6

Carlson McCain
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 • engineering
 • surveying

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 Signature: Thomas R. Balluff
 Date: 03/08/2017 License #: 40361

DRAWN BY: JAB
 ISSUE DATE: 03/08/2017
 FILE NO: 1308

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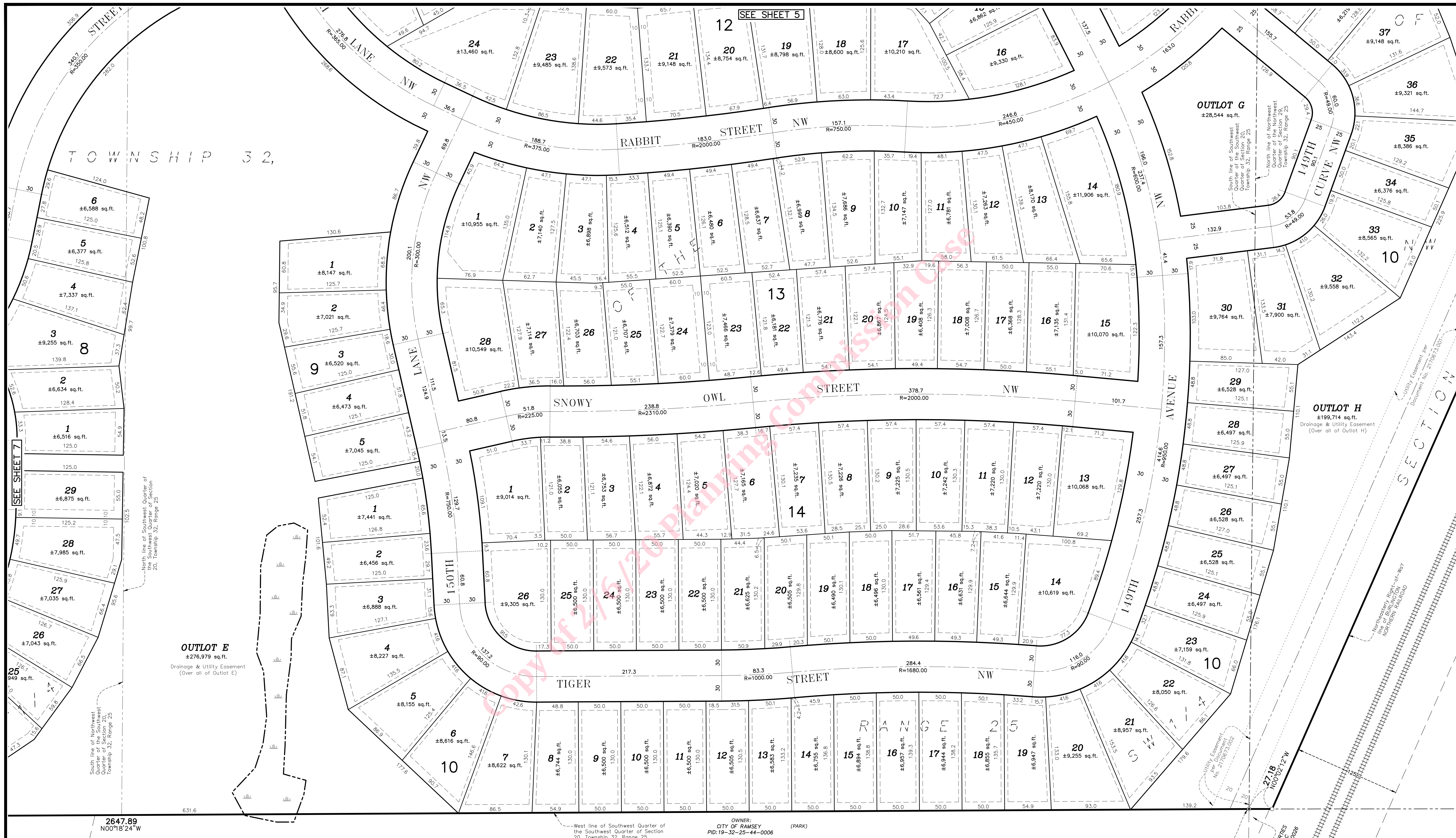
RIVERSTONE DEVELOPMENT, LLC
 14015 Sunfish Lake B, Suite 400
 Ramsey, MN, 55303

RIVERSTONE
 Ramsey, MN

PRELIMINARY PLAT

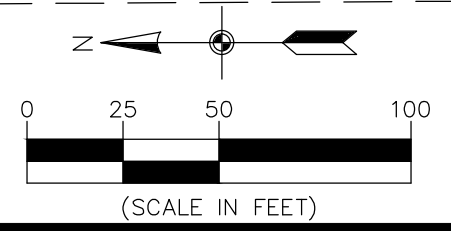
5 of 16

[Save Date: 12/05/19] F:\0605\6421 - 6440\6435 - ramsey site\cad\350survey\6435.dwg



LEGEND

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NORTH FORK LINKS ADDITION

OWNER:
CITY OF RAMSEY (PARK)
PID:19-32-25-44-0006

OWNER:
THE LINKS AT NORTH FORK GC LLC
PID:19-32-25-44-0005

Southwest corner of Southwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25, also the Northwest corner of Section 29, Township 32, Range 25



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Print Name: Thomas R. Balluff, L.S.
Signature: *Thomas R. Balluff*
Date: 03/08/2017 License #: 40361

DRAWN BY: JAB
ISSUE DATE: 03/08/2017
FILE NO: 1308

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4. 4/13/2018-Revise Street Names
5. 12/04/2019-Revise Layout per Owner

RIVERSTONE DEVELOPMENT, LLC
14015 Sunfish Lake B, Suite 400
Ramsey, MN, 55303

RIVERSTONE
Ramsey, MN

PRELIMINARY PLAT

Save Date: 12/05/19 | F:\06516421 - 6440\6435 - ramsey.ste\cadd\330survey\6435_prep.dwg

NORTH FORK MOORS

ALPINE DRIVE N.W.

ALPINE DRIVE N.W.

152ND AVENUE NW

151ST AVENUE NW

SNOWY OWL STREET NW

TIGER STREET NW

152ND AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

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151ST AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

OUTLOT B
±121,264 sq.ft.
Drainage & Utility Easement
(Over all of Outlot B)

OUTLOT D
±266,899 sq.ft.
Drainage & Utility Easement
(Over all of Outlot D)

OUTLOT E
±276,979 sq.ft.
Drainage & Utility Easement
(Over all of Outlot E)

SEE SHEET 4

SEE SHEET 6

Northwest corner of Northwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25 (West Quarter corner)

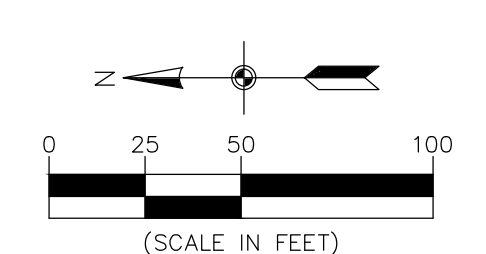
NORTH FORK

West line of Northwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25

OWNER:
NORTH FORK, INC
PID: 19-32-25-41-0004

LEGEND

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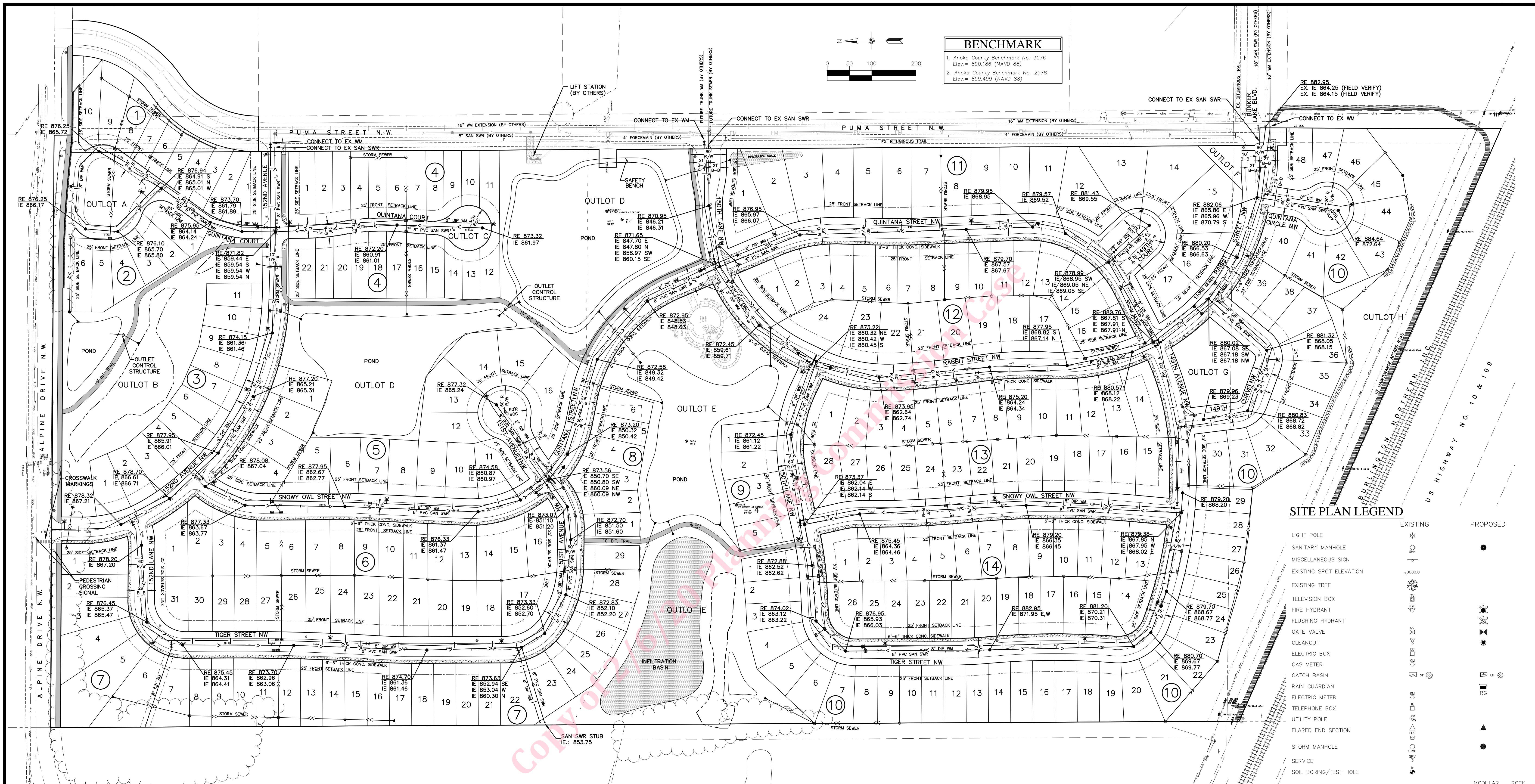
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RIVERSTONE DEVELOPMENT, LLC
14015 Sunfish Lake B, Suite 400
Ramsey, MN, 55303

RIVERSTONE
Ramsey, MN

PRELIMINARY PLAT

7 of 16

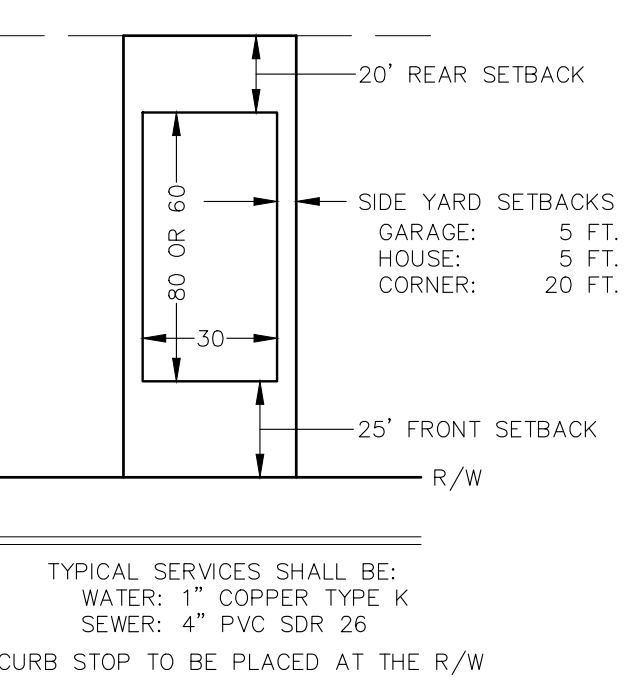


BENCHMARK
 1. Anoka County Benchmark No. 3076
 Elev. = 890.186 (NAVD 88)
 2. Anoka County Benchmark No. 2078
 Elev. = 899.499 (NAVD 88)

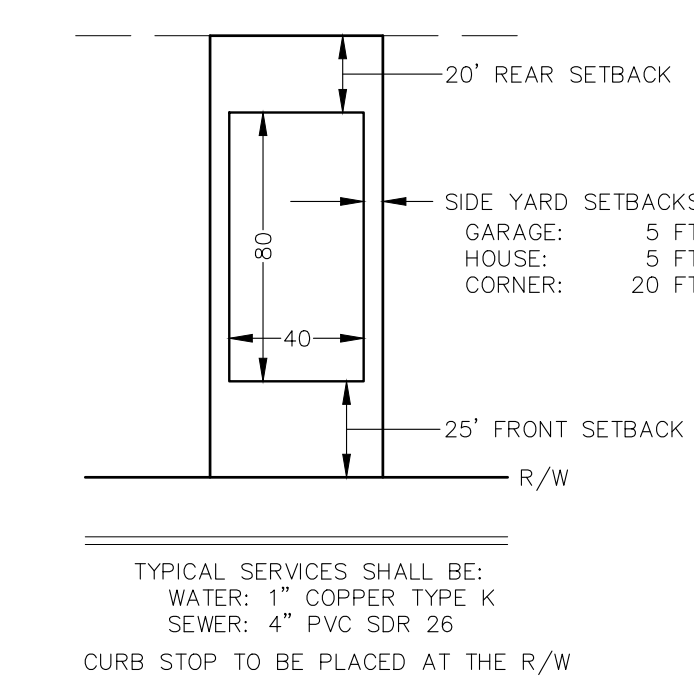
SITE PLAN LEGEND

EXISTING	PROPOSED
LIGHT POLE	●
SANITARY MANHOLE	○
MISCELLANEOUS SIGN	○
EXISTING SPOT ELEVATION	○
EXISTING TREE	○
TELEVISION BOX	○
FIRE HYDRANT	○
FLUSHING HYDRANT	○
GATE VALVE	○
CLEANOUT	○
ELECTRIC BOX	○
GAS METER	○
CATCH BASIN	○
RAIN GUARDIAN	○
ELECTRIC METER	○
TELEPHONE BOX	○
UTILITY POLE	○
FLARED END SECTION	○
STORM MANHOLE	○
SERVICE	○
SOIL BORING/TEST HOLE	○
RETAINING WALL	○
WATERMAIN	○
SANITARY SEWER	○
FORCEMAIN	○
STORM SEWER	○
PROPERTY LINE	○
SETBACK LINE	○
CURB	○
WETLAND	○
DITCH	○
UNDERGROUND TELEPHONE	○
UNDERGROUND ELECTRIC	○
UNDERGROUND GAS	○
UNDERGROUND FIBEROPTIC	○
FENCE	○
OVERHEAD ELECTRIC	○
CONCRETE SURFACE	○
BITUMINOUS SURFACE	○
MODULAR ROCK	○

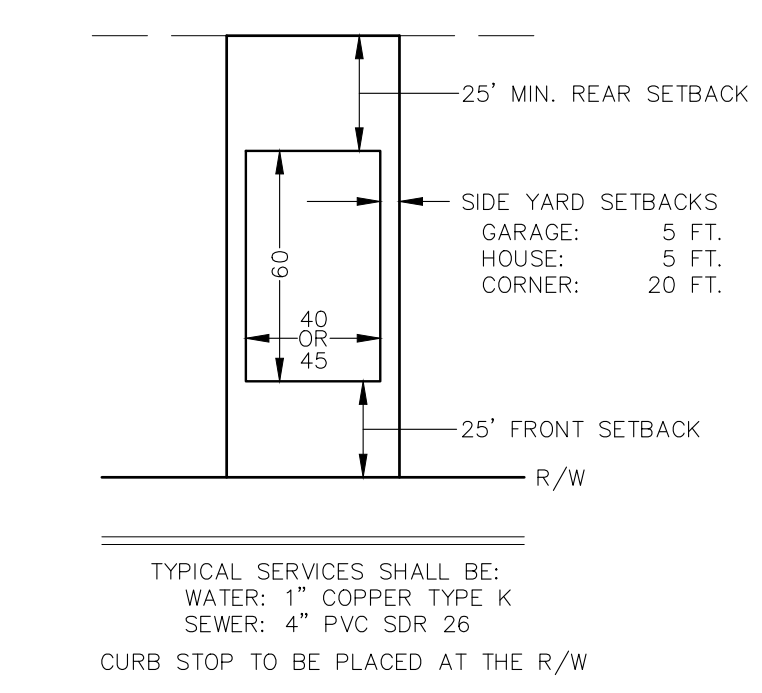
40' LOT DETAIL



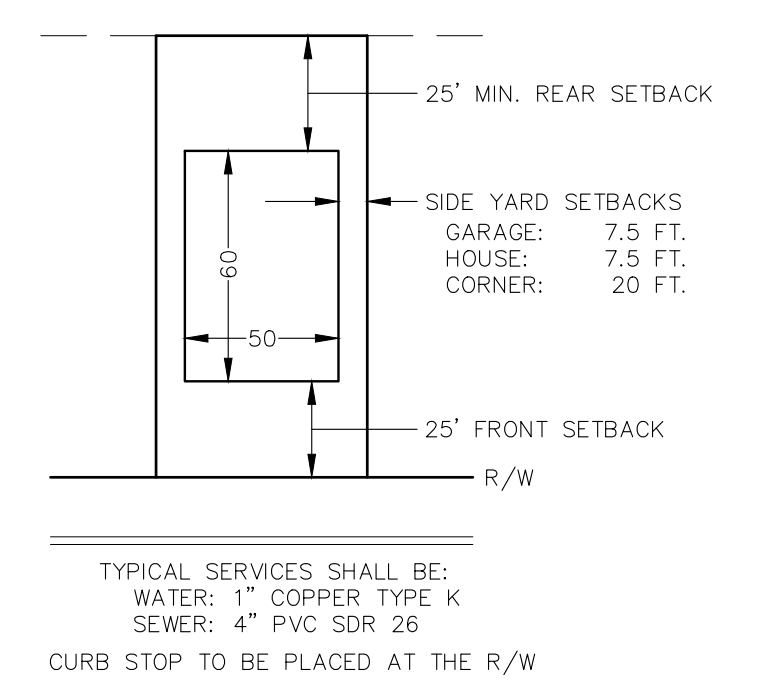
50' VILLA LOT DETAIL



50'/55' LOT DETAIL

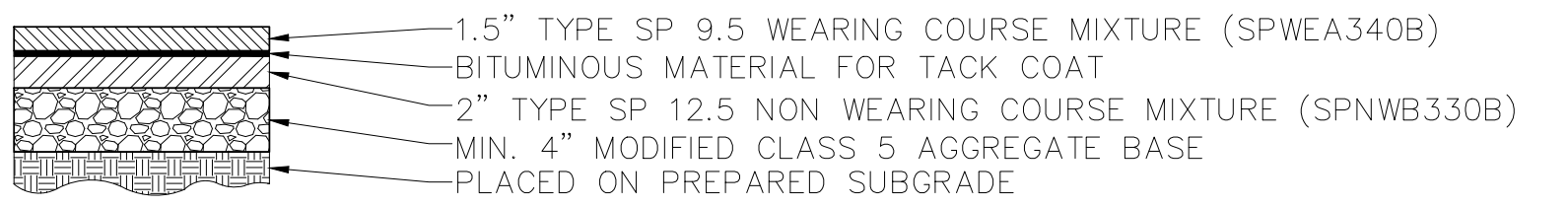


65' LOT DETAIL



PEDESTRIAN CROSSING ADVANCED WARNING SIGNAL (FINAL LOCATION/DESIGN TO BE SUBMITTED & REVISED W/FINAL PLANS PRIOR TO INSTALLATION.)

STREET SECTION



TYPICAL SERVICES SHALL BE:
 WATER: 1" COPPER TYPE K
 SEWER: 4" PVC SDR 26
 CURB STOP TO BE PLACED AT THE R/W

TYPICAL SERVICES SHALL BE:
 WATER: 1" COPPER TYPE K
 SEWER: 4" PVC SDR 26
 CURB STOP TO BE PLACED AT THE R/W

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 WATER: 1" COPPER TYPE K
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 Date: 3/08/17 License #: 25063

Print Name: Brian J. Krystoflak, P.E.
 Signature: *Brian J. Krystoflak, P.E.*
 Date: 3/08/17 License #: 25063
 Drawn: ADB
 Designed: BJK
 Date: 3/08/17

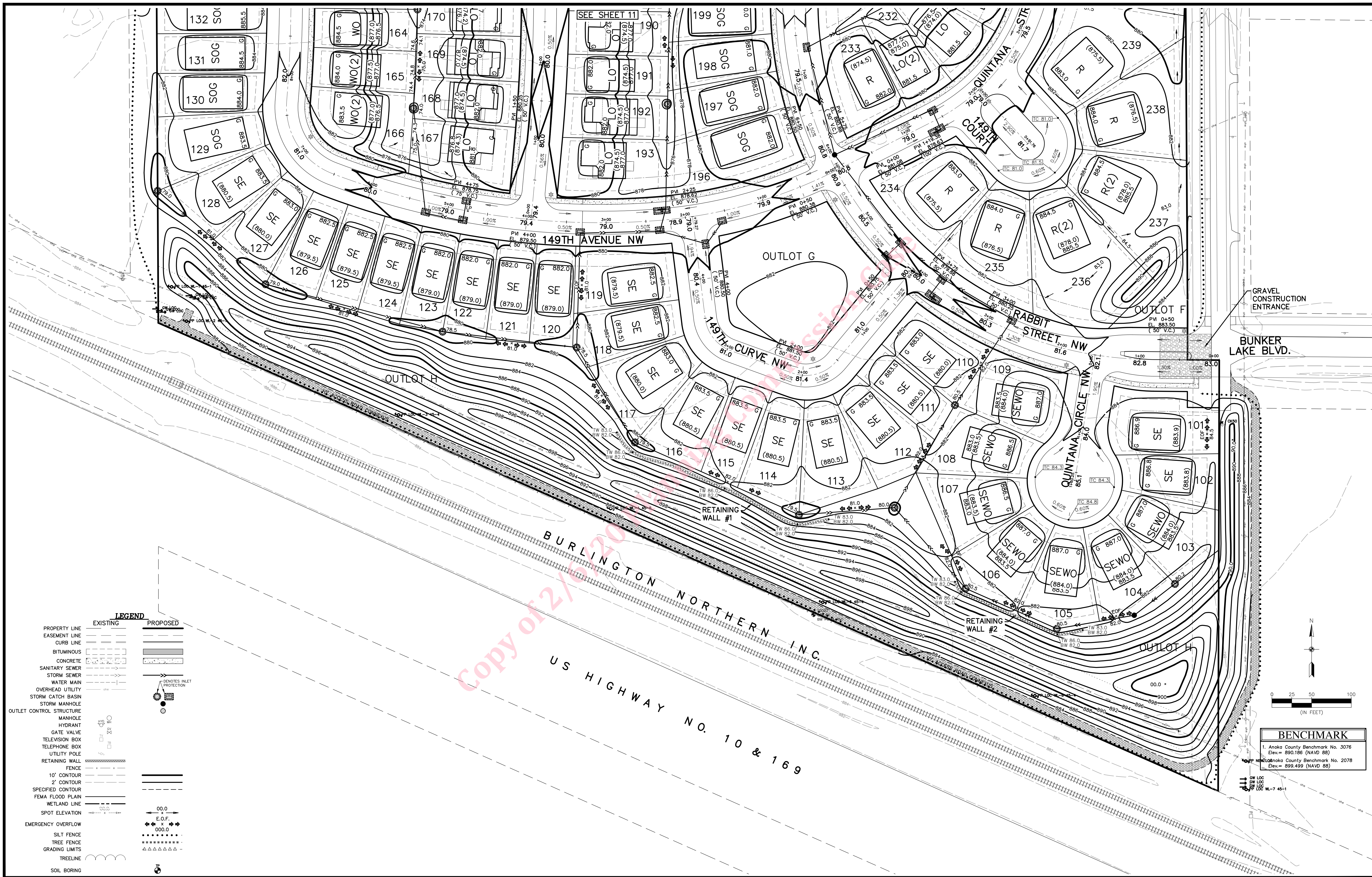
Revisions:
 1. 5/24/17 Per City Comments
 2. 6/23/17 Per City Comments
 3. 4/13/18 Revise Street names, B12L15-28 & B13L1-13 & add NE Trail
 4. 6/13/18 Per City Comments
 5. 12/4/19 Revise Layout Per Owner

6. 1/13/20 Per City Comments

RIVERSTONE DEVELOPMENT, LLC.
 14015 Sunfish Lake B, Suite 400
 Ramsey, MN 55303

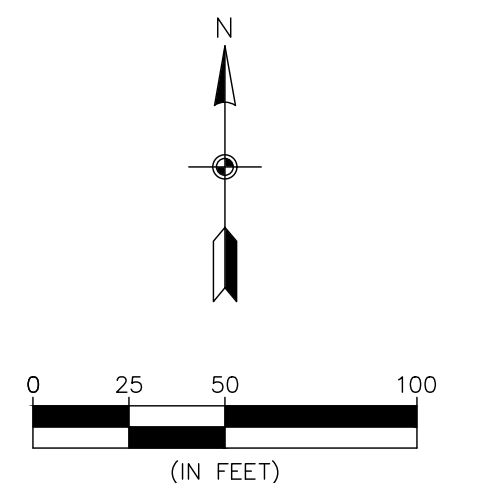
RIVERSTONE
 Ramsey, MN

PRELIMINARY SITE & UTILITY PLAN



GRAVEL CONSTRUCTION ENTRANCE

BUNKER LAKE BLVD.



BENCHMARK
 1. Anoka County Benchmark No. 3076
 Elev. = 890.186 (NAVD 88)
 2. Nicollet County Benchmark No. 2078
 Elev. = 899.499 (NAVD 88)

LEGEND

EXISTING	PROPOSED
PROPERTY LINE	PROPERTY LINE
EASEMENT LINE	EASEMENT LINE
CURB LINE	CURB LINE
BITUMINOUS	BITUMINOUS
CONCRETE	CONCRETE
SANITARY SEWER	SANITARY SEWER
STORM SEWER	STORM SEWER
WATER MAIN	WATER MAIN
OVERHEAD UTILITY	OVERHEAD UTILITY
STORM CATCH BASIN	STORM CATCH BASIN
STORM MANHOLE	STORM MANHOLE
OUTLET CONTROL STRUCTURE	OUTLET CONTROL STRUCTURE
MANHOLE	MANHOLE
HYDRANT	HYDRANT
GATE VALVE	GATE VALVE
TELEVISION BOX	TELEVISION BOX
TELEPHONE BOX	TELEPHONE BOX
UTILITY POLE	UTILITY POLE
RETAINING WALL	RETAINING WALL
10' CONTOUR	10' CONTOUR
2' CONTOUR	2' CONTOUR
SPECIFIED CONTOUR	SPECIFIED CONTOUR
FEMA FLOOD PLAIN	FEMA FLOOD PLAIN
WETLAND LINE	WETLAND LINE
SPOT ELEVATION	SPOT ELEVATION
EMERGENCY OVERFLOW	EMERGENCY OVERFLOW
SILT FENCE	SILT FENCE
TREE FENCE	TREE FENCE
GRADING LIMITS	GRADING LIMITS
TREELINE	TREELINE
SOIL BORING	SOIL BORING

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Print Name: Brian J. Krystoflak, P.E.
 Signature: *Brian J. Krystoflak*
 Date: 3/08/17 License #: 25063

Drawn: LC
 Designed: BJK
 Date: 3/08/17

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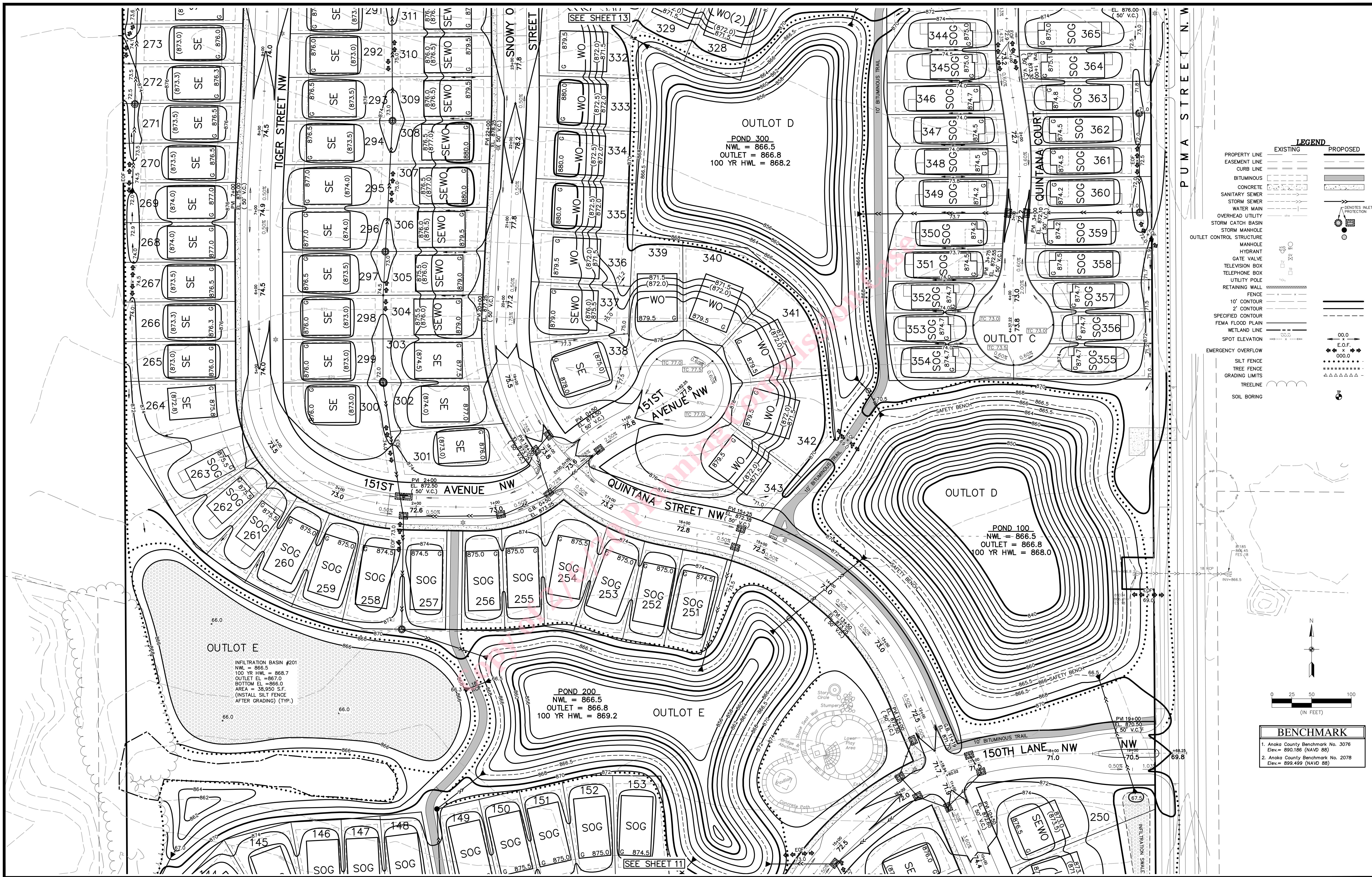
RIVERSTONE DEVELOPMENT, LLC.
 14015 Sunfish Lake B, Suite 400
 Ramsey, MN 55303

RIVERSTONE
 Ramsey, MN

PRELIMINARY GRADING & EROSION CONTROL PLAN

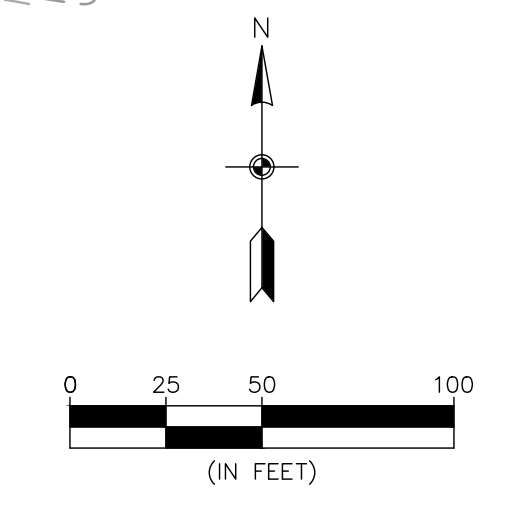
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LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	[Symbol]	[Symbol]
EASEMENT LINE	[Symbol]	[Symbol]
CURB LINE	[Symbol]	[Symbol]
BITUMINOUS	[Symbol]	[Symbol]
CONCRETE	[Symbol]	[Symbol]
SANITARY SEWER	[Symbol]	[Symbol]
STORM SEWER	[Symbol]	[Symbol]
WATER MAIN	[Symbol]	[Symbol]
OVERHEAD UTILITY	[Symbol]	[Symbol]
STORM CATCH BASIN	[Symbol]	[Symbol]
STORM MANHOLE	[Symbol]	[Symbol]
OUTLET CONTROL STRUCTURE	[Symbol]	[Symbol]
MANHOLE	[Symbol]	[Symbol]
HYDRANT	[Symbol]	[Symbol]
GATE VALVE	[Symbol]	[Symbol]
TELEVISION BOX	[Symbol]	[Symbol]
TELEPHONE BOX	[Symbol]	[Symbol]
UTILITY POLE	[Symbol]	[Symbol]
RETAINING WALL	[Symbol]	[Symbol]
FENCE	[Symbol]	[Symbol]
10' CONTOUR	[Symbol]	[Symbol]
2' CONTOUR	[Symbol]	[Symbol]
SPECIFIED CONTOUR	[Symbol]	[Symbol]
FEMA FLOOD PLAIN	[Symbol]	[Symbol]
WETLAND LINE	[Symbol]	[Symbol]
SPOT ELEVATION	[Symbol]	[Symbol]
EMERGENCY OVERTOP	[Symbol]	[Symbol]
SILT FENCE	[Symbol]	[Symbol]
TREE FENCE	[Symbol]	[Symbol]
GRADING LIMITS	[Symbol]	[Symbol]
TREELINE	[Symbol]	[Symbol]
SOIL BORING	[Symbol]	[Symbol]



BENCHMARK

- Anoka County Benchmark No. 3076
Elev. = 890.186 (NAVD 88)
- Anoka County Benchmark No. 2078
Elev. = 899.499 (NAVD 88)

OUTLET E
 INFILTRATION BASIN #201
 NWL = 866.5
 100 YR HWL = 868.7
 OUTLET EL = 867.0
 BOTTOM EL = 866.0
 AREA = 38,950 S.F.
 (INSTALL SILT FENCE AFTER GRADING) (TYP.)

POND 200
 NWL = 866.5
 OUTLET = 866.8
 100 YR HWL = 869.2

POND 100
 NWL = 866.5
 OUTLET = 866.8
 100 YR HWL = 868.0

OUTLET D
 POND 300
 NWL = 866.5
 OUTLET = 866.8
 100 YR HWL = 868.2

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 Date: 3/08/17

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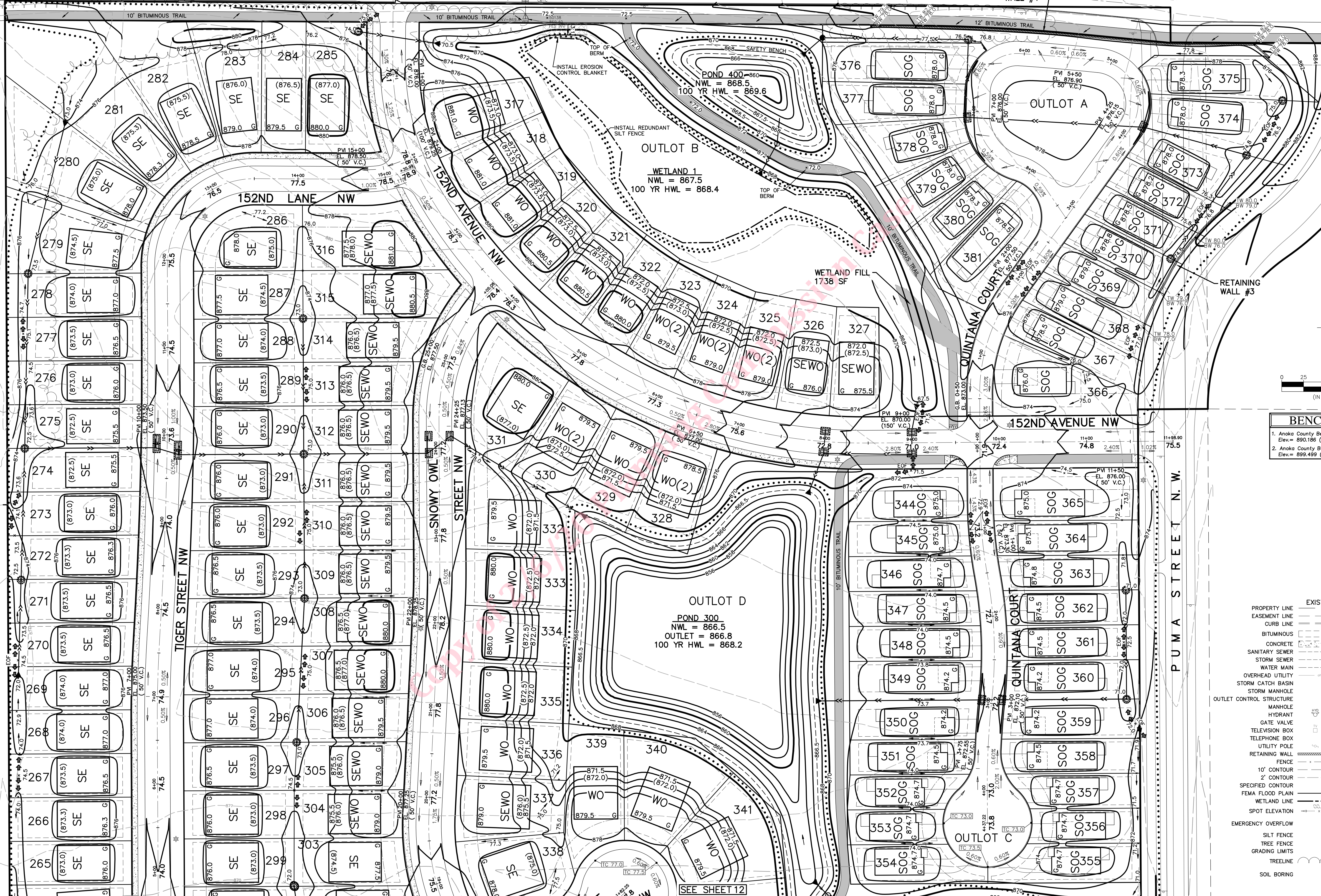
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 14015 Sunfish Lake B, Suite 400
 Ramsey, MN 55303

RIVERSTONE
 Ramsey, MN

PRELIMINARY GRADING & EROSION CONTROL PLAN

ALPINE DRIVE N.W.

ALPINE DRIVE N.W. RETAINING WALL #4



BENCHMARK

- Anoka County Benchmark No. 3076
Elev. = 890.186 (NAVD 88)
- Anoka County Benchmark No. 2078
Elev. = 899.499 (NAVD 88)

LEGEND

EXISTING	PROPOSED
PROPERTY LINE	PROPERTY LINE
EASEMENT LINE	EASEMENT LINE
CURB LINE	CURB LINE
BITUMINOUS	BITUMINOUS
CONCRETE	CONCRETE
SANITARY SEWER	SANITARY SEWER
STORM SEWER	STORM SEWER
WATER MAIN	WATER MAIN
OVERHEAD UTILITY	OVERHEAD UTILITY
STORM CATCH BASIN	STORM CATCH BASIN
STORM MANHOLE	STORM MANHOLE
OUTLET CONTROL STRUCTURE	OUTLET CONTROL STRUCTURE
MANHOLE	MANHOLE
HYDRANT	HYDRANT
GATE VALVE	GATE VALVE
TELEVISION BOX	TELEVISION BOX
TELEPHONE BOX	TELEPHONE BOX
UTILITY POLE	UTILITY POLE
RETAINING WALL	RETAINING WALL
FENCE	FENCE
1' CONTOUR	1' CONTOUR
2' CONTOUR	2' CONTOUR
SPECIFIED CONTOUR	SPECIFIED CONTOUR
FEMA FLOOD PLAIN	FEMA FLOOD PLAIN
WETLAND LINE	WETLAND LINE
SPOT ELEVATION	SPOT ELEVATION
EMERGENCY OVERFLOW	EMERGENCY OVERFLOW
SILT FENCE	SILT FENCE
TREE FENCE	TREE FENCE
GRADING LIMITS	GRADING LIMITS
TREELINE	TREELINE
SOIL BORING	SOIL BORING

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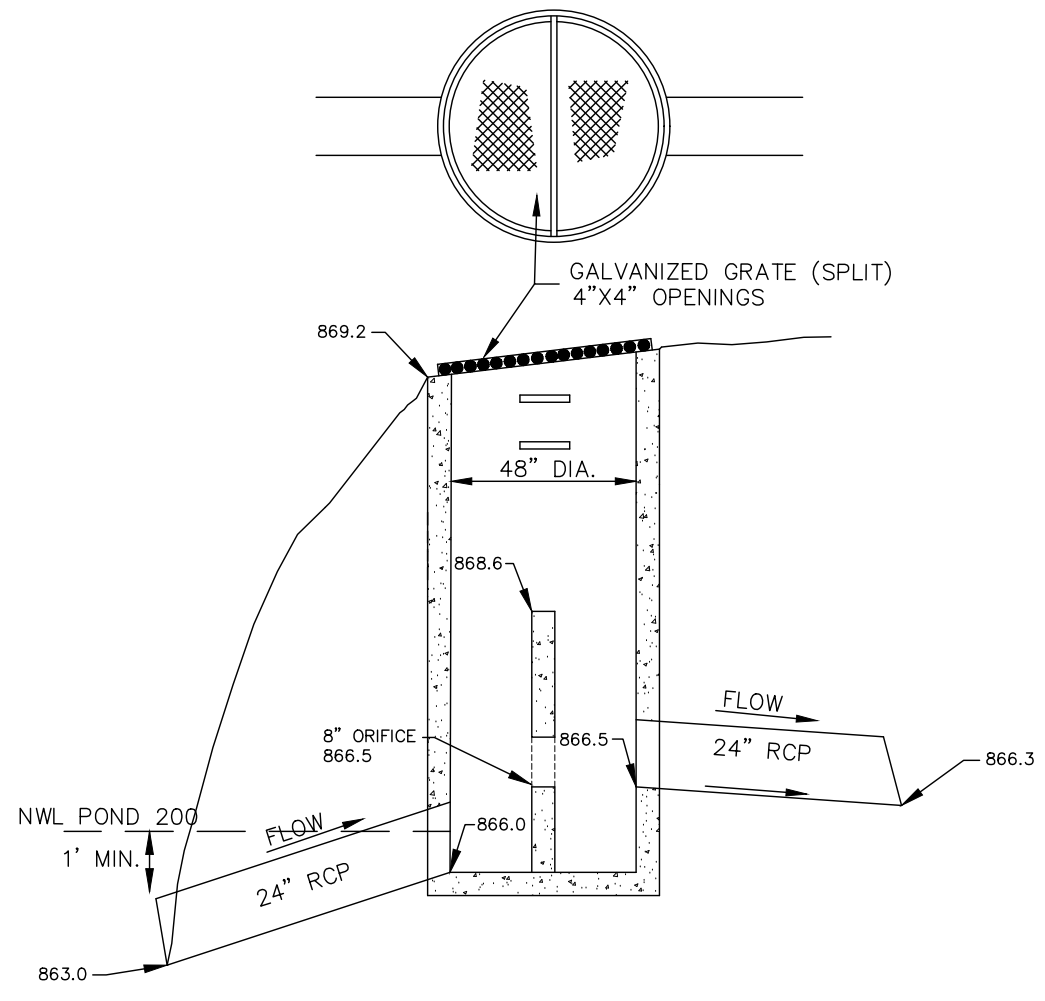
6. 1/13/20 Per City Comments

RIVERSTONE DEVELOPMENT, LLC.
 14015 Sunfish Lake B, Suite 400
 Ramsey, MN 55303

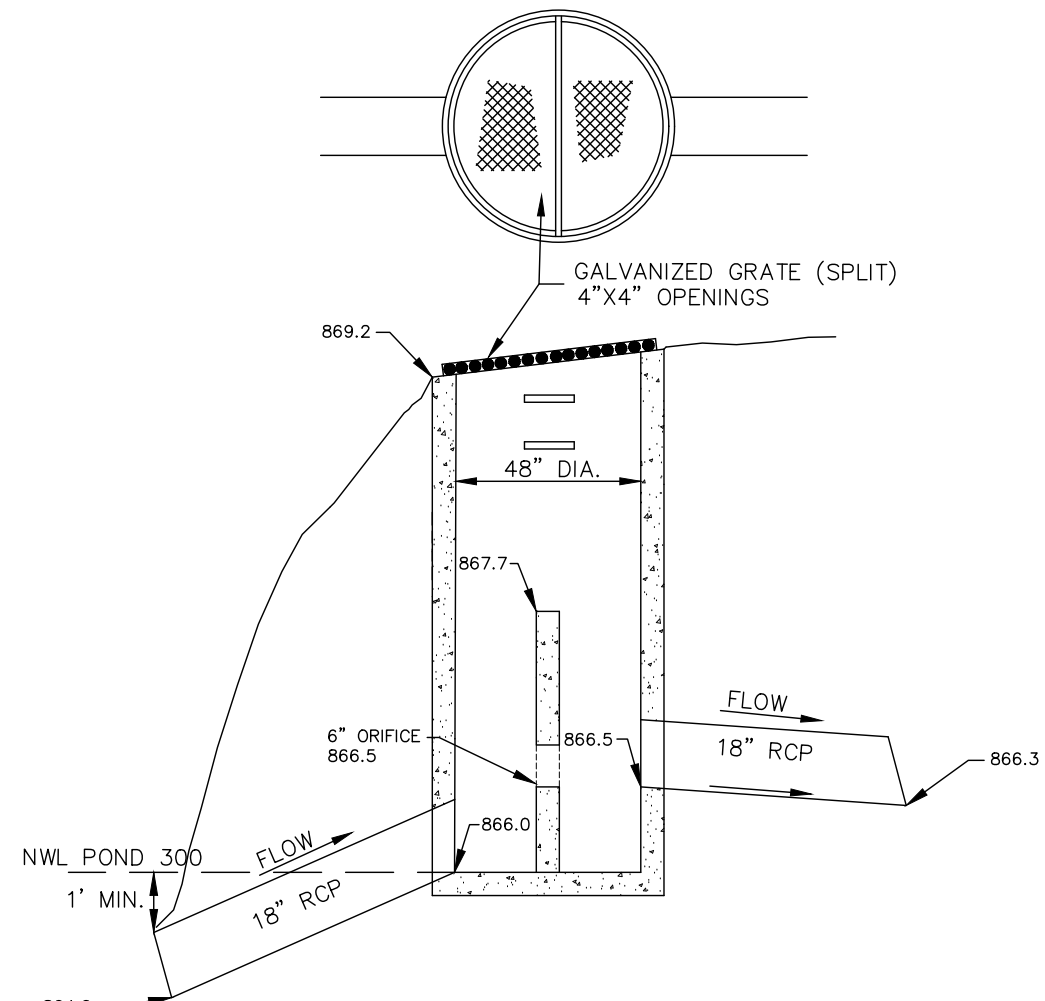
RIVERSTONE
 Ramsey, MN

PRELIMINARY GRADING & EROSION CONTROL PLAN

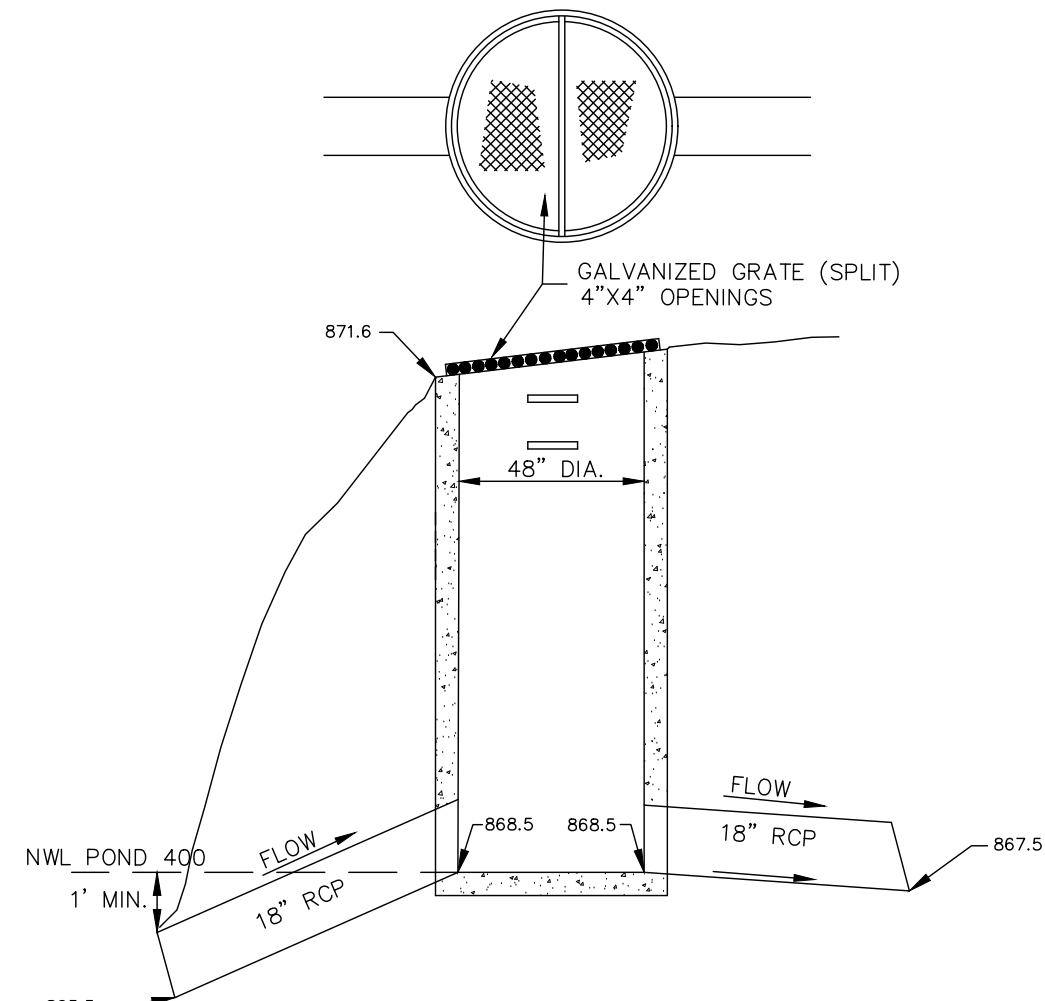
OUTLET CONTROL STRUCTURE POND 200



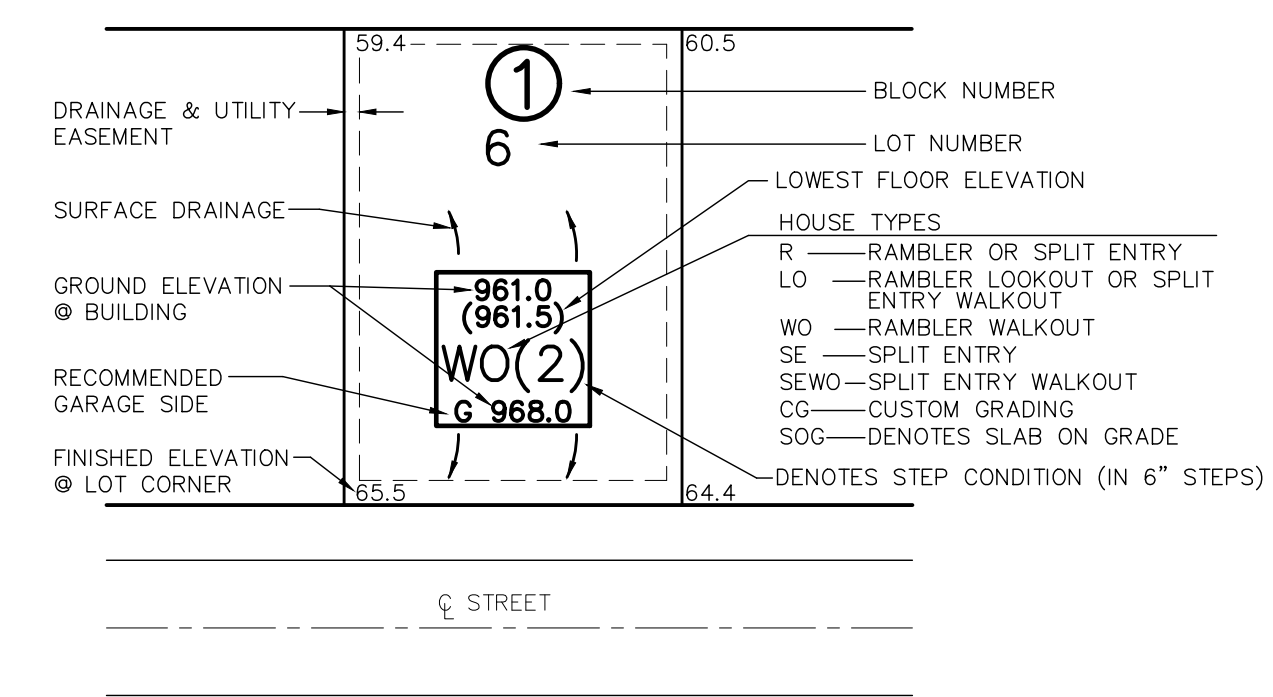
OUTLET CONTROL STRUCTURE POND 300



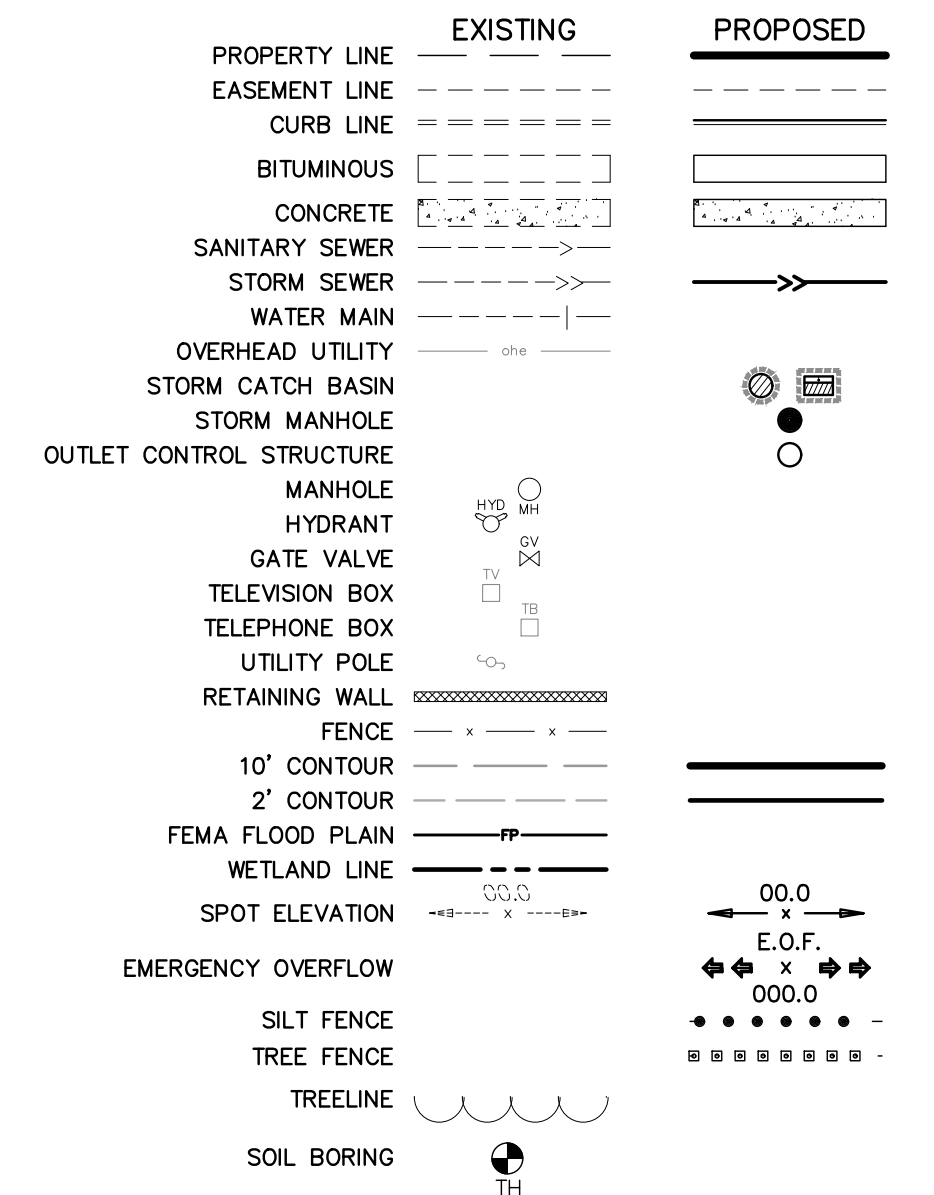
OUTLET CONTROL STRUCTURE POND 400



GRADING PLAN LOT KEY

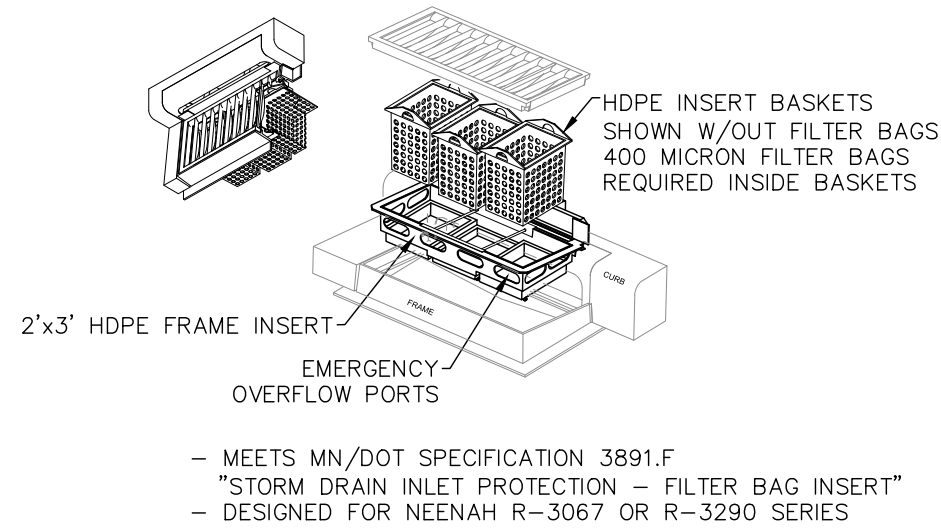


LEGEND



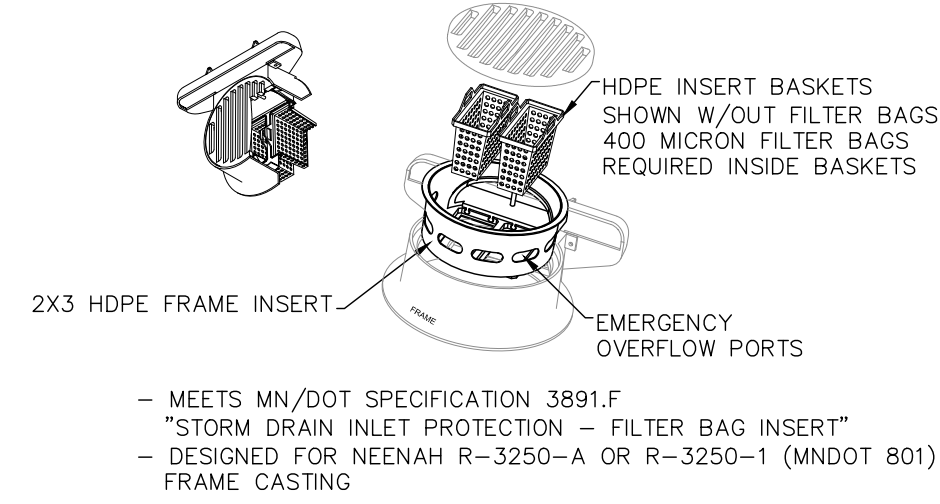
INFRA SAFE - 2'x3' DEBRIS COLLECTION DEVICE

AS MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS



INFRA SAFE - 27" DEBRIS COLLECTION DEVICE

AS MANUFACTURED BY ROYAL ENVIRONMENTAL SERVICES



**TABLE A
MODIFIED CLASS 5
SPECIFICATIONS**

% PASSING

1"	100
3/4"	90 - 100
3/8"	50 - 80
No. 4	35 - 70
No. 10	20 - 60
No. 40	10 - 35
No. 200	5 - 10

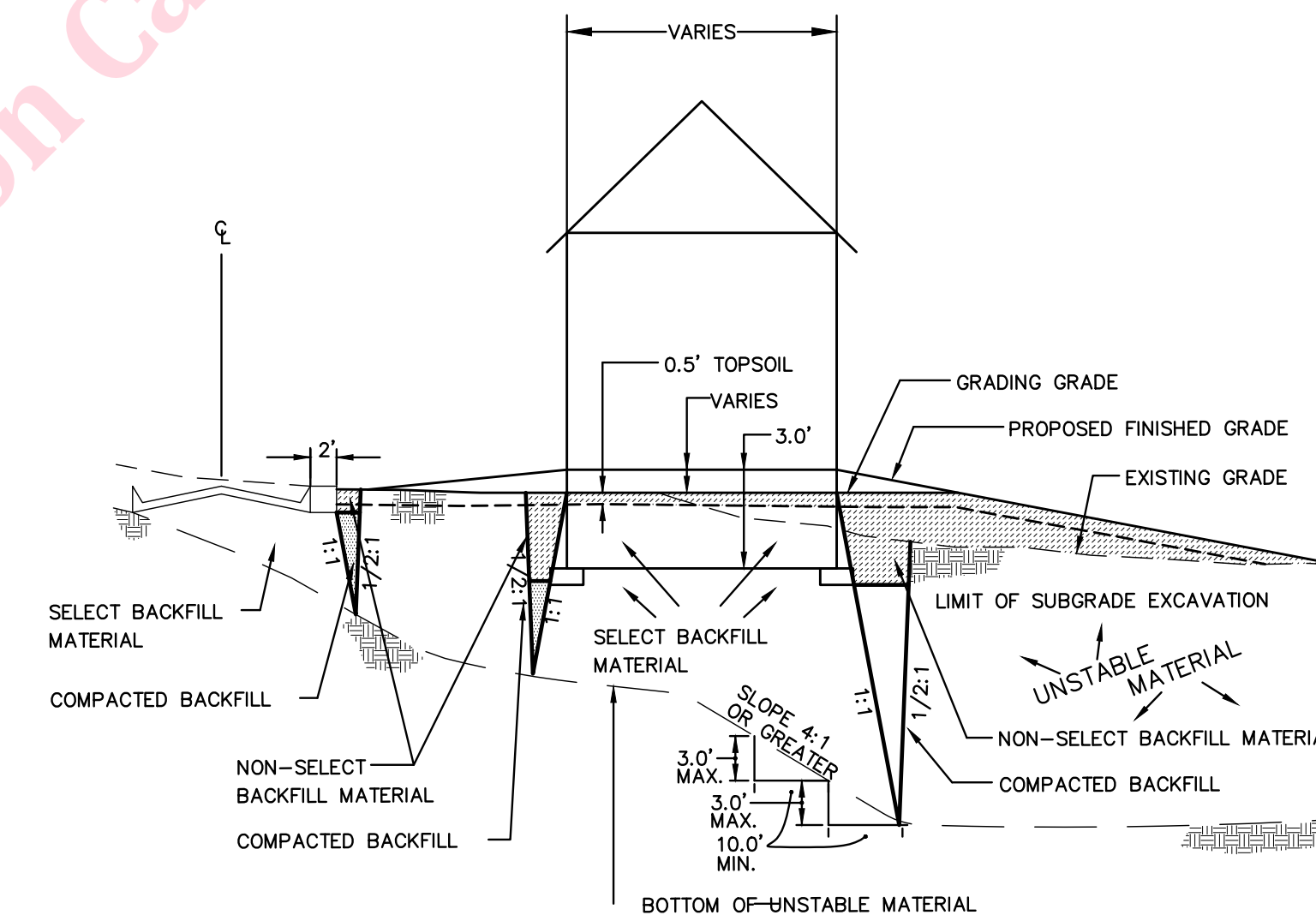
NOTES:
1. THE AGGREGATE BASE CONSTRUCTION WILL BE ACCEPTED FOR PAYMENT IN ACCORDANCE WITH THE PROVISIONS IN TABLE A.
2. IF THE AGGREGATE BASE FAILS TO MEET THE REQUIREMENTS OF TABLE A THE MATERIAL CAN BE CORRECTED IN PLACE OR REMOVED AND REPLACED WITH MATERIAL THAT MEET THE REQUIREMENTS OF TABLE A.
3. IN THE EVENT THAT RECYCLED MATERIAL IS USED IT MUST MEET MNDOT REQUIREMENTS FOR RECYCLED BASE.

APPROVED: 2 - 2003

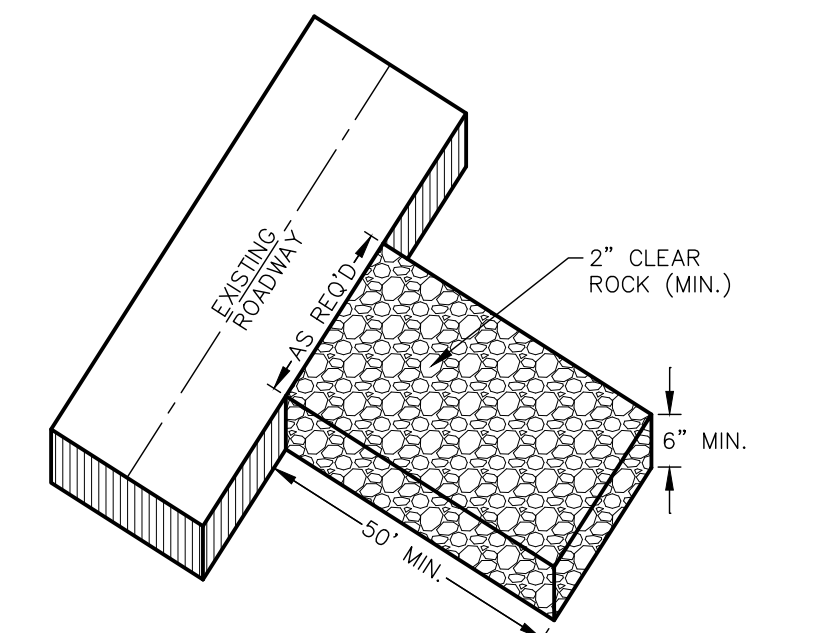
CITY OF RAMSEY
CITY PLAT. No. STR-26

STANDARD DETAILS:
MODIFIED CLASS 5
SPECIFICATIONS

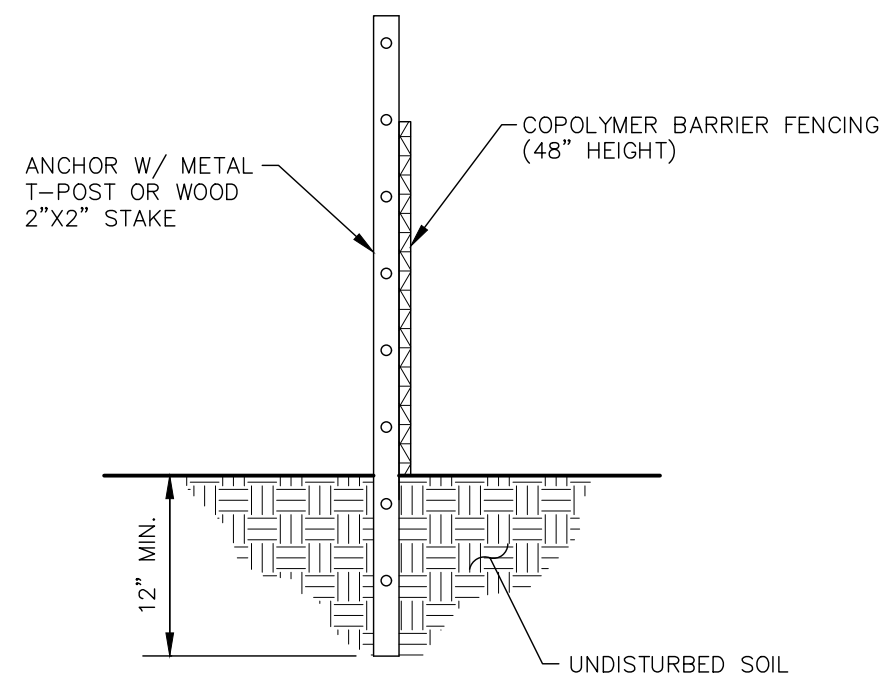
SUBGRADE CORRECTION



ROCK CONSTRUCTION ENTRANCE



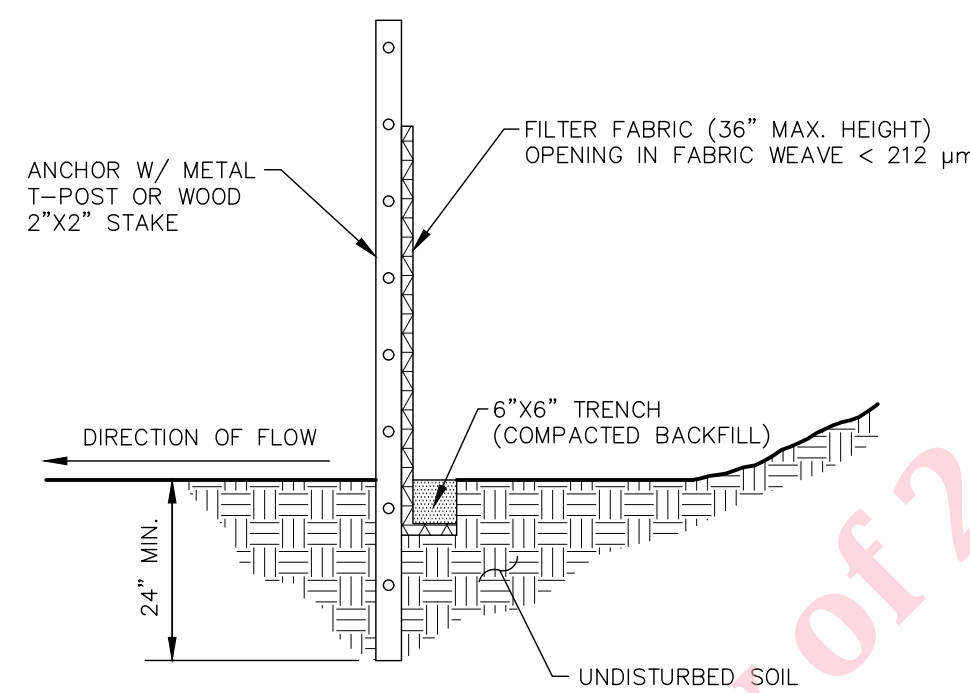
TREE FENCE



NOTES:

- TREE FENCING SHALL BE PLACED A MINIMUM OF 1 FOOT PER CALIPER INCH OF TREE DIAMETER FROM TREE(S) THAT IS/ARE TO BE SAVED.
- ANCHOR POST MAY BE SPACED UP TO 10 FEET APART.
- SECURELY ATTACH TREE FENCE TO ANCHOR POSTS W/ MINIMUM OF TWO ATTACHMENTS PER POST.
- SEE MNDOT SPECIFICATION 2572.

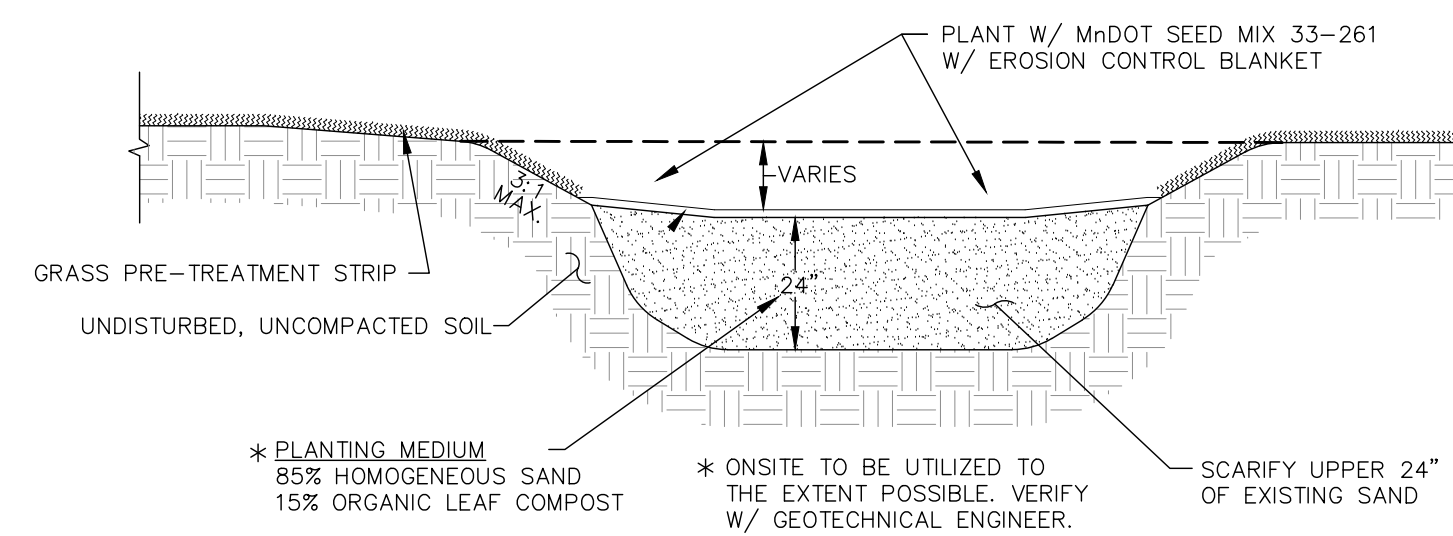
SILT FENCE



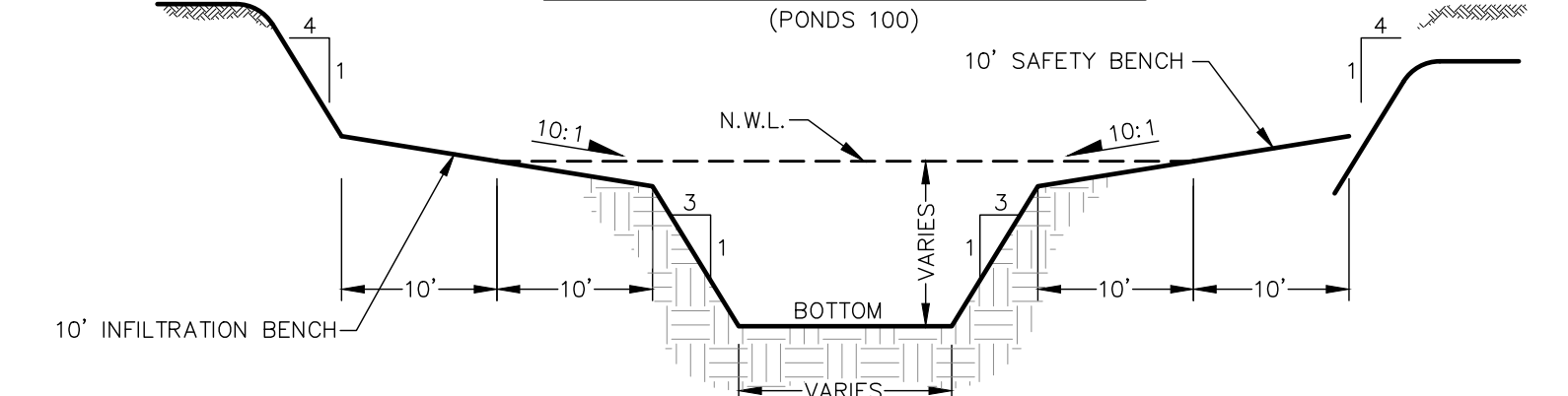
NOTES:

- DIG A 6"x6" TRENCH ALONG THE INTENDED SILT FENCE LINE.
- DRIVE ALL ANCHOR POSTS INTO THE GROUND AT THE DOWNHILL SIDE OF THE TRENCH.
- POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART.
- LAY OUT SILT FENCE ALONG THE UPHILL SIDE OF THE ANCHOR POSTS AND BACK FILL 6"x6" TRENCH.
- SECURELY ATTACH SILT FENCE TO ANCHOR POSTS W/ MINIMUM OF THREE ATTACHMENTS PER POST.
- SEE MNDOT SPECIFICATIONS 2573 & 3886.

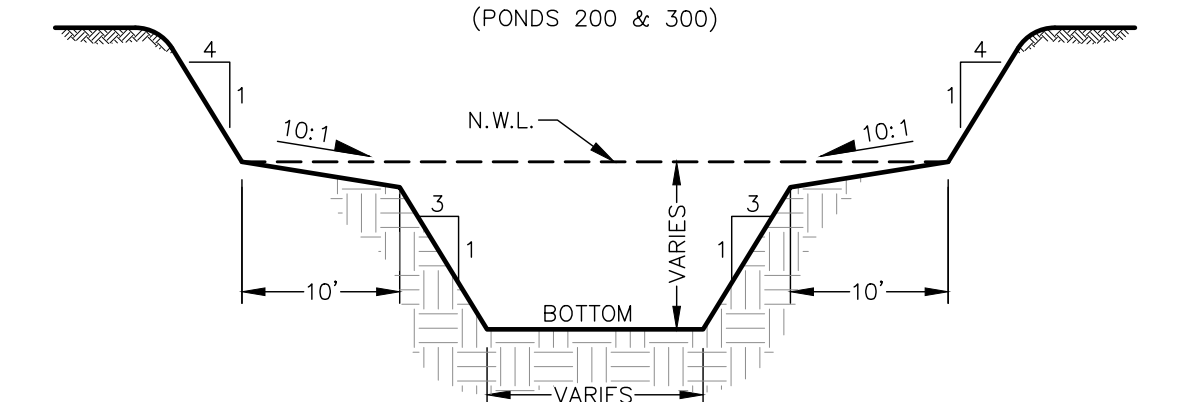
INFILTRATION BASIN



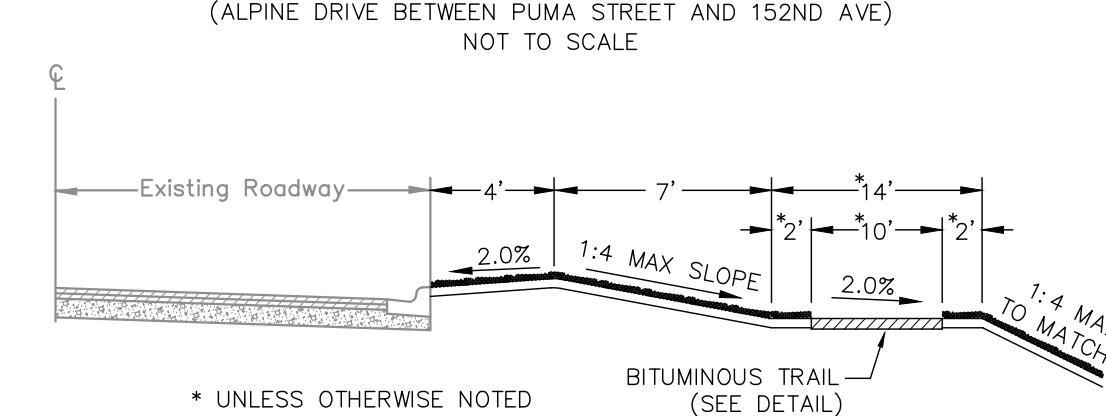
TYPICAL POND SECTION (PONDS 100)



TYPICAL POND SECTION (PONDS 200 & 300)



TYPICAL TRAIL SECTION



TURF ESTABLISHMENT

TURF ESTABLISHMENT SHALL APPLY TO ALL DISTURBED AREAS AND SHALL BE ACCORDING TO MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (LATEST EDITION) EXCEPT AS MODIFIED BELOW.

TURF ESTABLISHMENT SHALL OCCUR AS SOON AS POSSIBLE BUT IN NO CASE MORE THAN 7 DAYS.

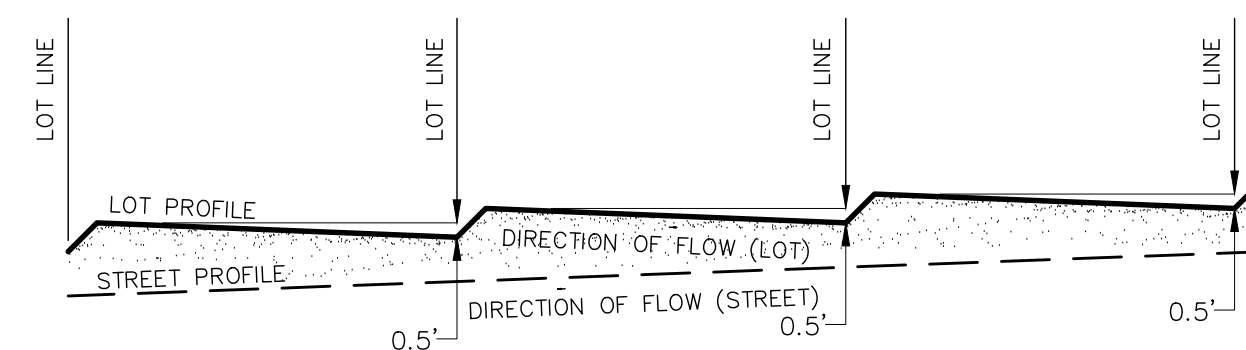
SEED: MNDOT MIXTURE 25-141 AT 60 POUNDS PER ACRE.

DORMANT SEED: SHALL BE APPLIED AT TWICE THE NORMAL RATE AFTER NOVEMBER 1ST.

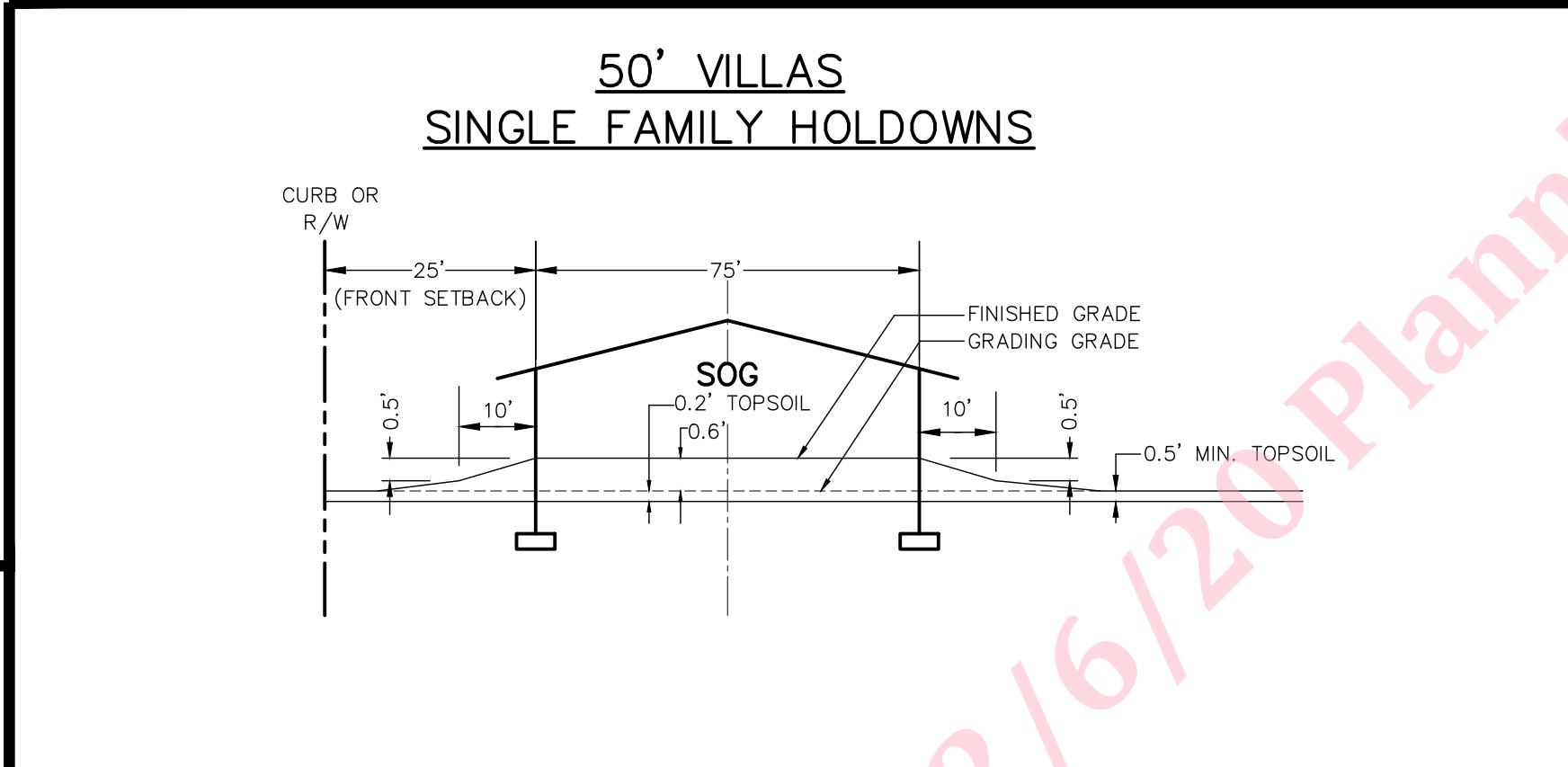
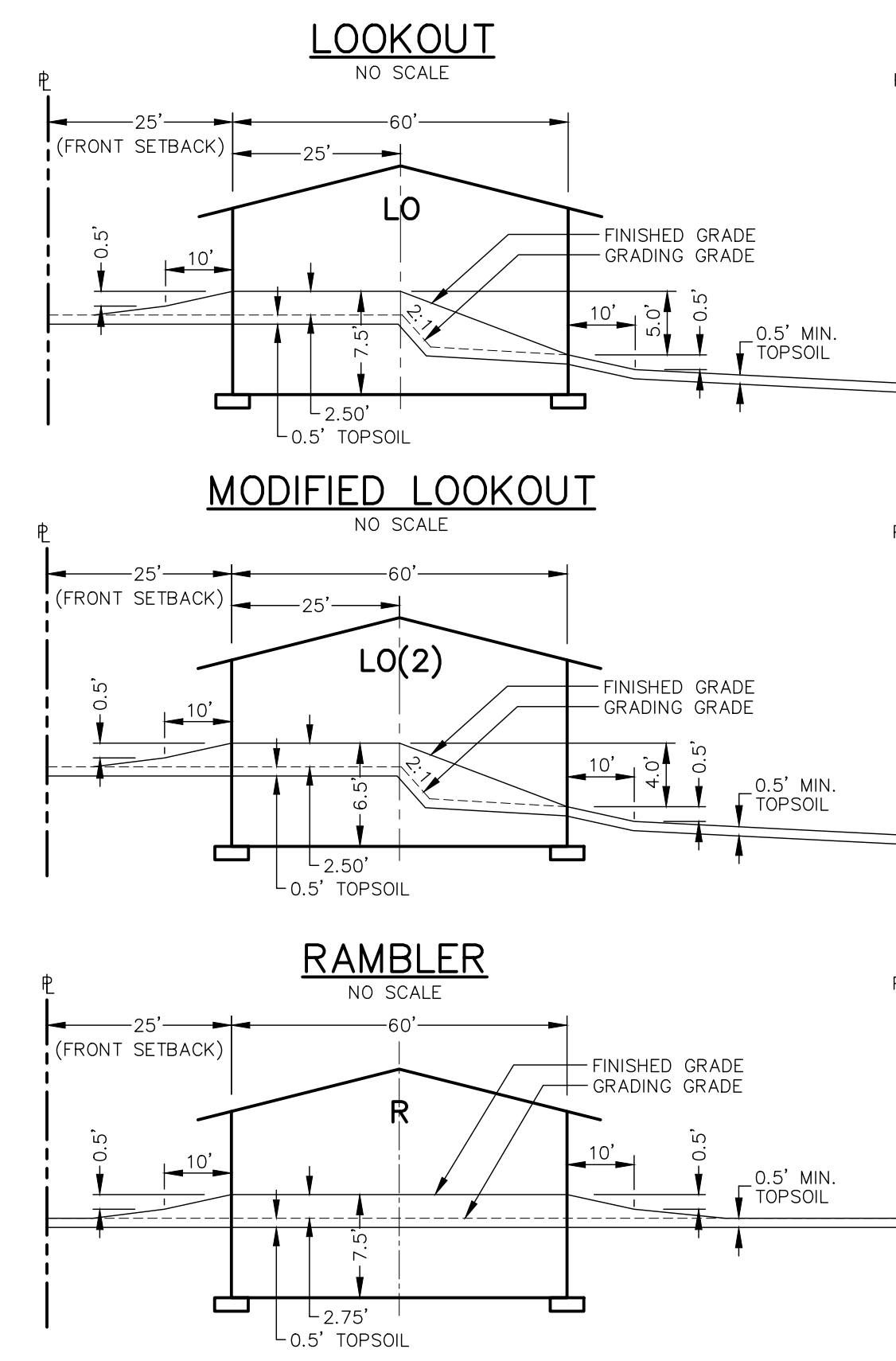
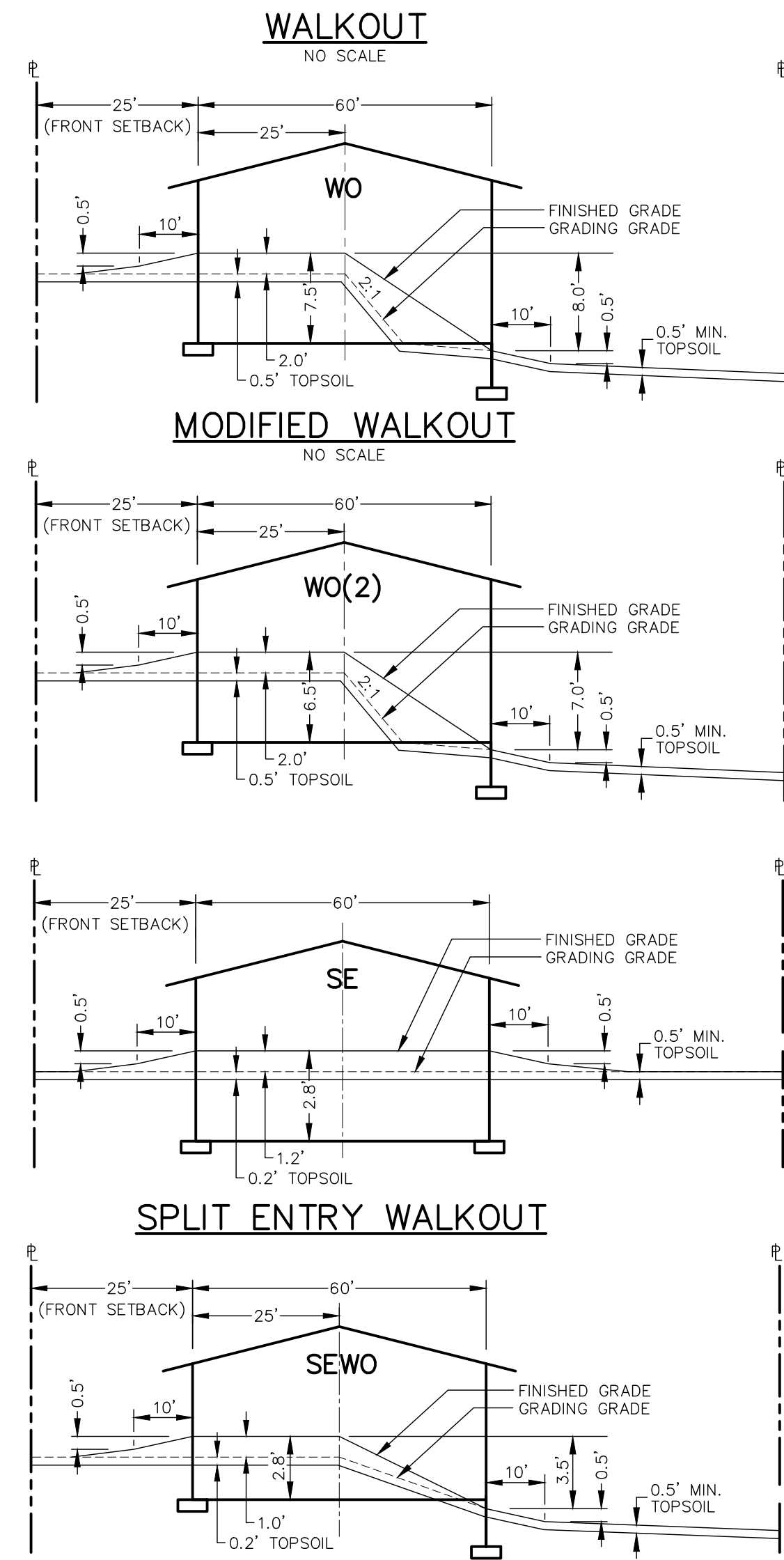
MULCH: TYPE 1 AT 2 TONS PER ACRE (DISK ANCHORED).

FERTILIZER: TYPE 1 10-10-10 AT 200 POUNDS PER ACRE.

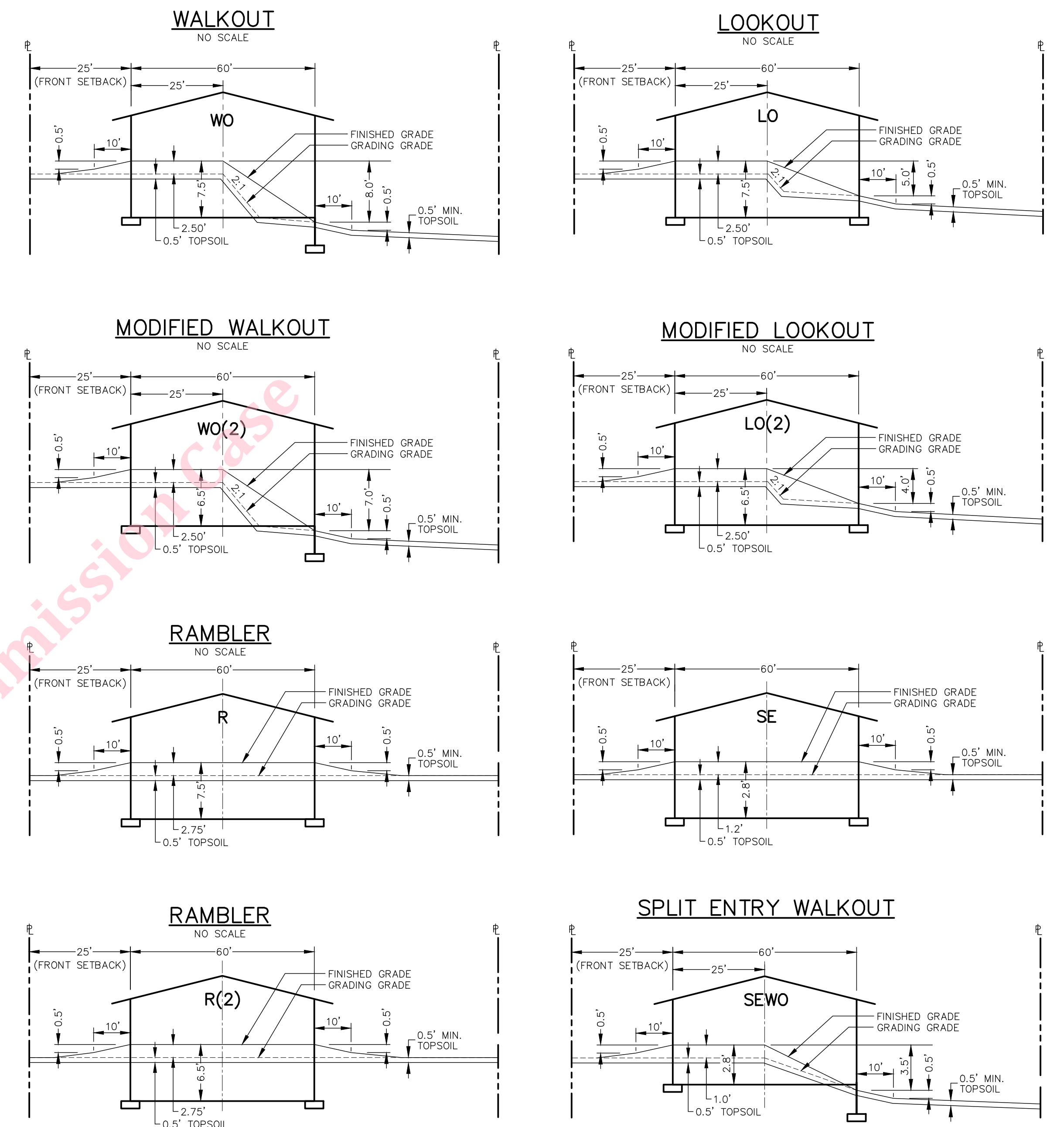
LOT BENCHING DETAIL



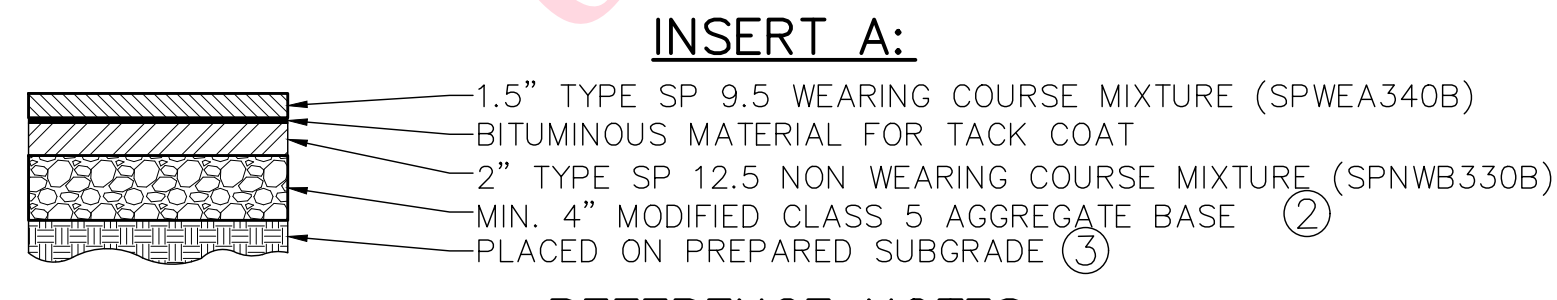
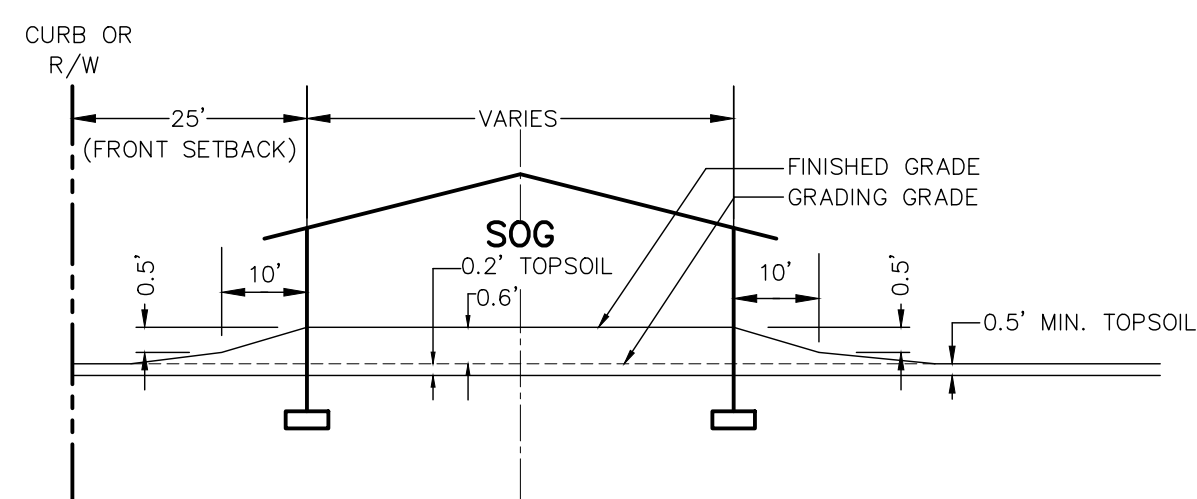
65' LOTS



50' LOTS

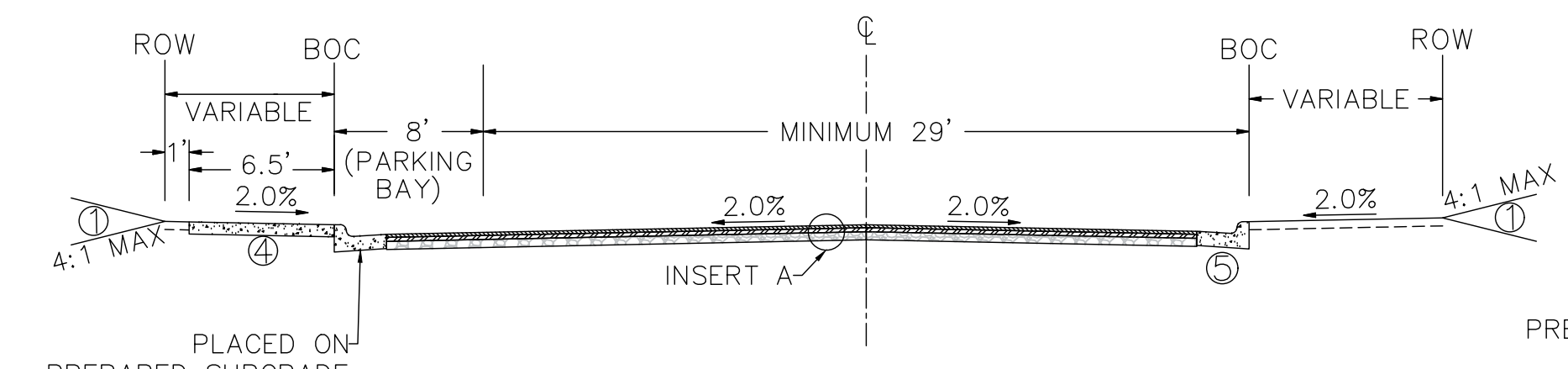


40' LOTS
DETACHED TOWNHOME HOLDDOWNS

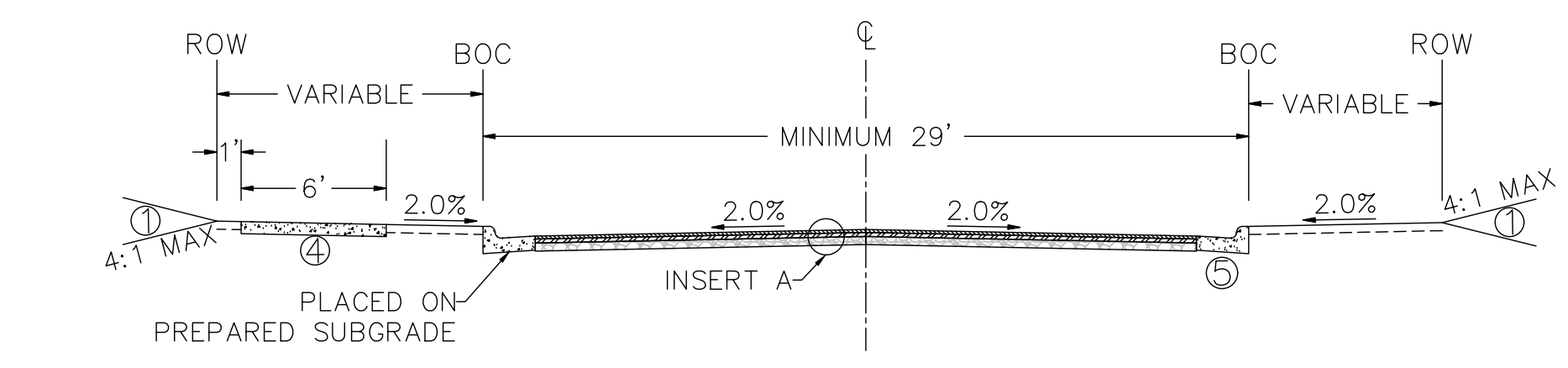


- REFERENCE NOTES:**
- GRADE TO MATCH EXISTING SURFACE MINIMUM 4" COMMON TOPSOIL BORROW IN BOULEVARDS. SEE CITY PLATE No. ERO-6
 - CLASS 5 GRADATION IS MODIFIED PER CITY PLATE No. STR-26
 - CONTRACTOR SHALL SCARIFY AND COMPACT, ACCORDING TO THE SPECIFIED DENSITY METHOD, THE TOP 12 INCHES OF MATERIAL PRIOR TO PLACING ANY FILL MATERIALS OR CLASS 5 AGGREGATE BASE.
 - ALL SIDEWALKS SHALL BE 6" THICK, 6' WIDE, PLACED ON PREPARED SUBGRADE.
 - CONCRETE CURB AND GUTTER PER PLAN. SEE CITY PLATE No. STR-1.

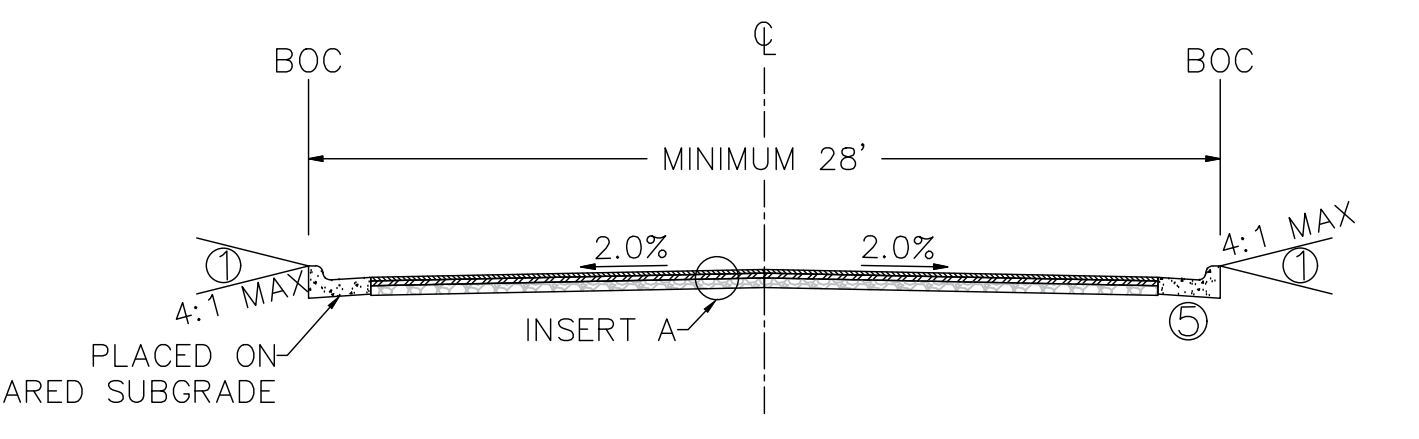
29' - URBAN STREET
W/ PARKING BAY



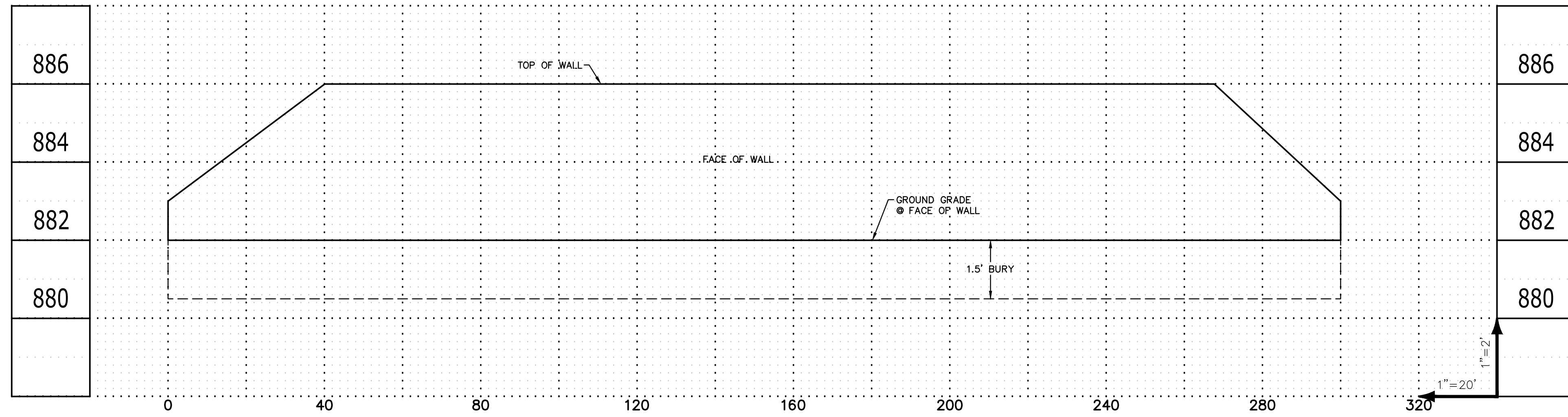
29' - URBAN STREET



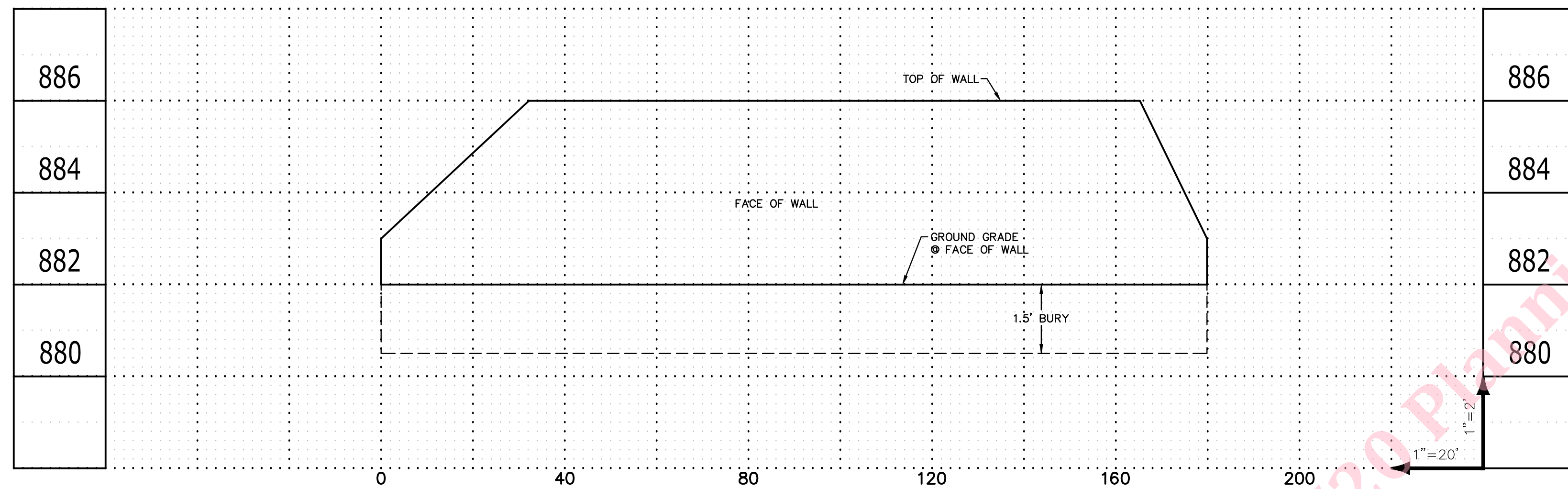
28' - PRIVATE STREET



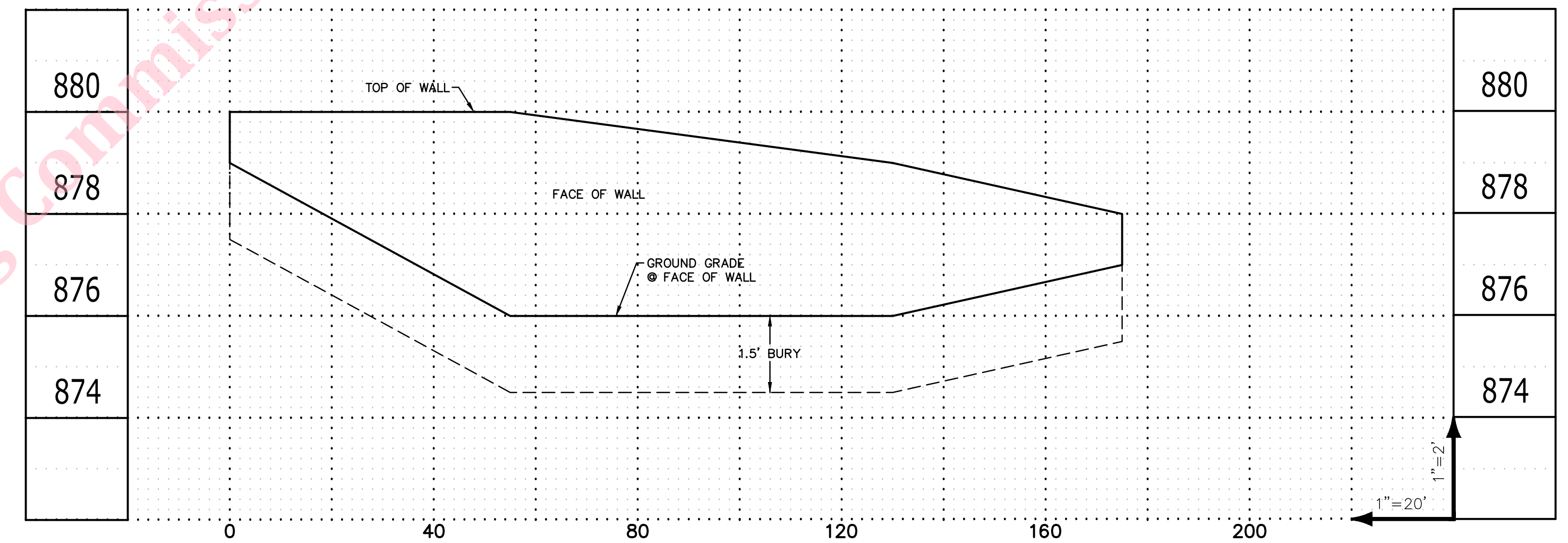
MODULAR RETAINING WALL #1
(1542 SF)



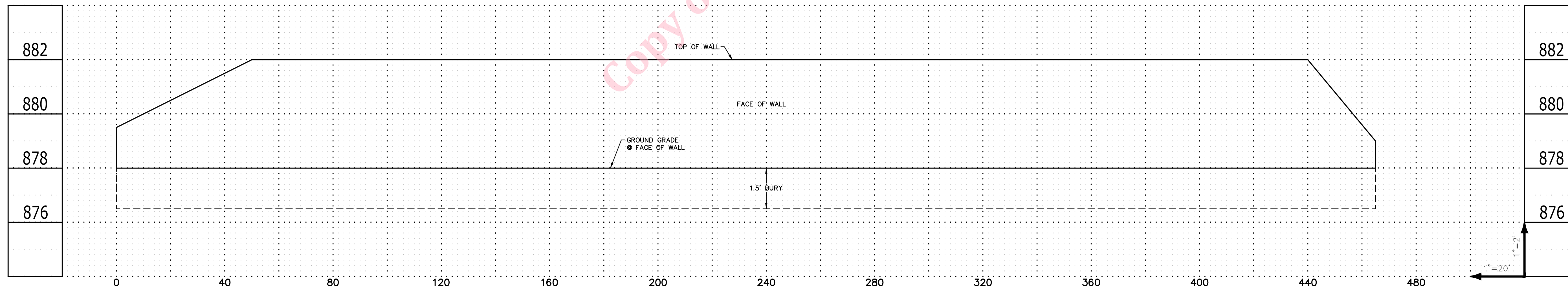
MODULAR RETAINING WALL #2
(919 SF)

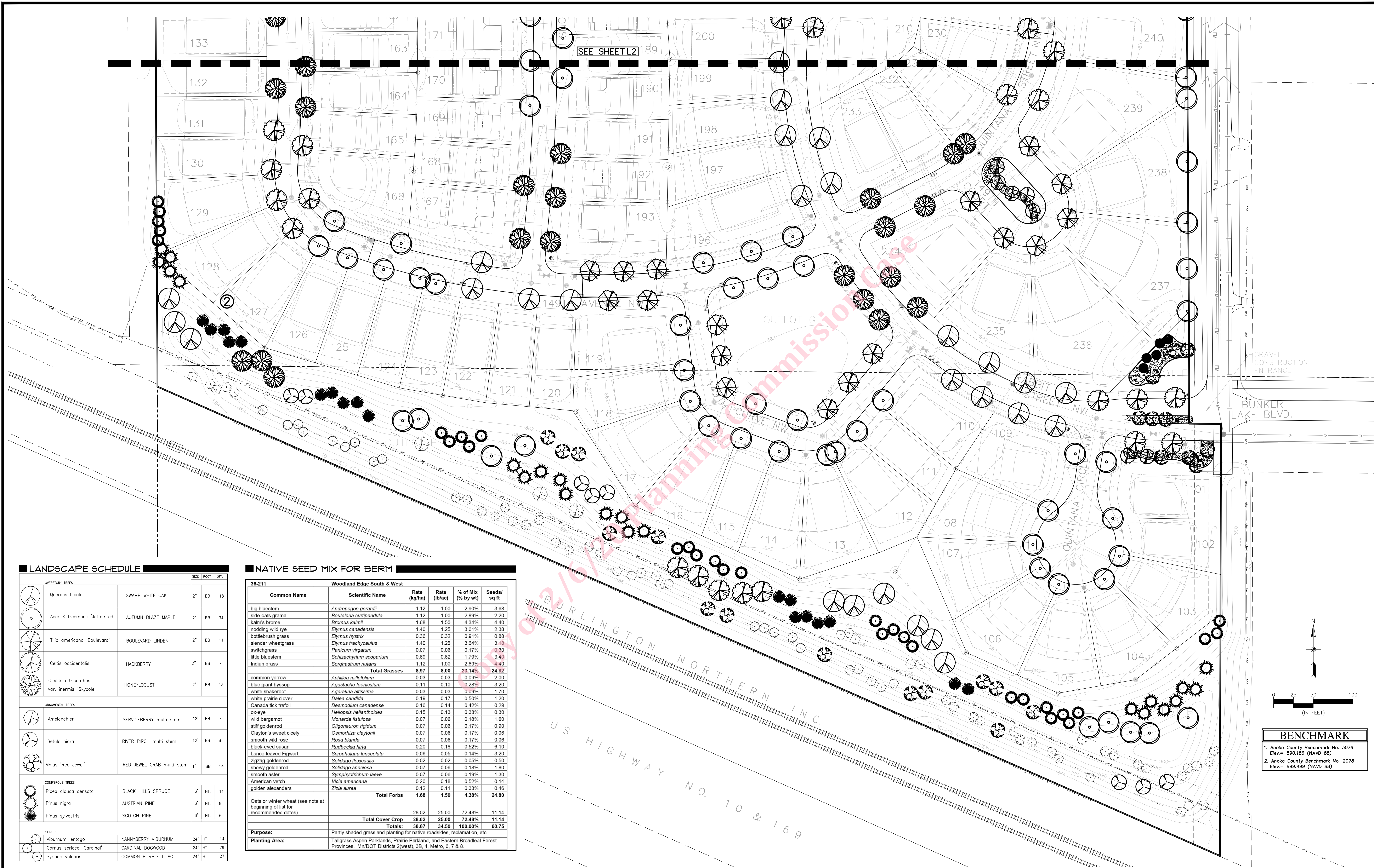


MODULAR RETAINING WALL #3
(755 SF)



MODULAR RETAINING WALL #4
(2475 SF)





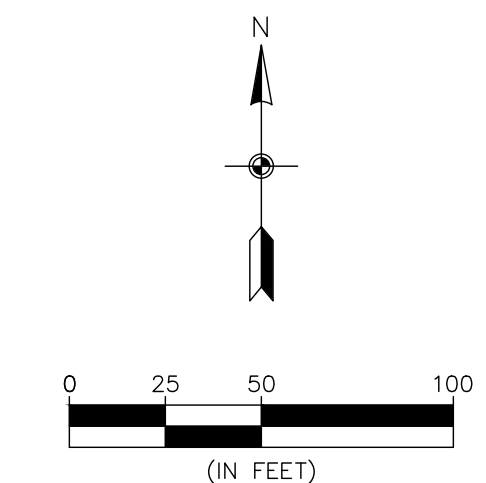
LANDSCAPE SCHEDULE

OVERSTORY TREES	SIZE	ROOT	QTY.
Quercus bicolor	2"	BB	18
Acer X freemanii 'Jeffersred'	2"	BB	34
Tilia americana 'Boulevard'	2"	BB	11
Celtis occidentalis	2"	BB	7
Gleditsia tricanthos var. inermis 'Skycole'	2"	BB	13
ORNAMENTAL TREES	SIZE	ROOT	QTY.
Amelanchier	12"	BB	7
Betula nigra	12"	BB	8
Malus 'Red Jewel'	1"	BB	14
CONIFEROUS TREES	SIZE	ROOT	QTY.
Picea glauca densata	6"	HT.	11
Pinus nigra	6"	HT.	9
Pinus sylvestris	6"	HT.	6
SHRUBS	SIZE	ROOT	QTY.
Viburnum lentago	24"	HT.	14
Cornus sericea 'Cardinal'	24"	HT.	29
Syringa vulgaris	24"	HT.	27

NATIVE SEED MIX FOR BERM

Common Name	Scientific Name	Rate (kg/ha)	Rate (lb/ac)	% of Mix (% by wt)	Seeds/sq ft
big bluestem	Andropogon gerardii	1.12	1.00	2.90%	3.68
side-oats grama	Bouteloua curtipendula	1.12	1.00	2.89%	2.20
kalm's brome	Bromus kalmii	1.68	1.50	4.34%	4.40
nodding wild rye	Elymus canadensis	1.40	1.25	3.61%	2.38
bottlebrush grass	Elymus hystrix	0.36	0.32	0.91%	0.88
slender wheatgrass	Elymus trachycaulus	1.40	1.25	3.64%	3.18
switchgrass	Panicum virgatum	0.07	0.06	0.17%	0.30
little bluestem	Schizachyrium scoparium	0.69	0.62	1.79%	3.49
Indian grass	Sorghastrum nutans	1.12	1.00	2.89%	4.40
Total Grasses		8.97	8.00	23.14%	24.82
common yarrow	Achillea millefolium	0.03	0.03	0.09%	2.00
blue giant hyssop	Agastache foeniculum	0.11	0.10	0.28%	3.20
white snakeroot	Ageratina altissima	0.03	0.03	0.09%	1.70
white prairie clover	Dalea candida	0.19	0.17	0.50%	1.20
Canada tick trefoil	Desmodium canadense	0.16	0.14	0.42%	0.29
ox-eye	Helopsis helianthoides	0.15	0.13	0.38%	0.30
wild bergamot	Monarda fistulosa	0.07	0.06	0.18%	1.60
stiff goldenrod	Oligoneuron rigidum	0.07	0.06	0.17%	0.90
Clayton's sweet cicely	Osmorhiza claytonii	0.07	0.06	0.17%	0.06
smooth wild rose	Rosa blanda	0.07	0.06	0.17%	0.06
black-eyed susan	Rudbeckia hirta	0.20	0.18	0.52%	6.10
lance-leaved Figwort	Scrophularia lanceolata	0.06	0.05	0.14%	3.20
zigzag goldenrod	Solidago flexicaulis	0.02	0.02	0.05%	0.50
showy goldenrod	Solidago speciosa	0.07	0.06	0.18%	1.80
smooth aster	Symphotrichum laeve	0.07	0.06	0.19%	1.30
American vetch	Vicia americana	0.20	0.18	0.52%	0.14
golden alexanders	Zizia aurea	0.12	0.11	0.33%	0.46
Total Forbs		1.68	1.50	4.38%	24.80
Oats or winter wheat (see note at beginning of list for recommended dates)		28.02	25.00	72.48%	11.14
Total Cover Crop		28.02	25.00	72.48%	11.14
Totals		38.67	34.50	100.00%	60.75

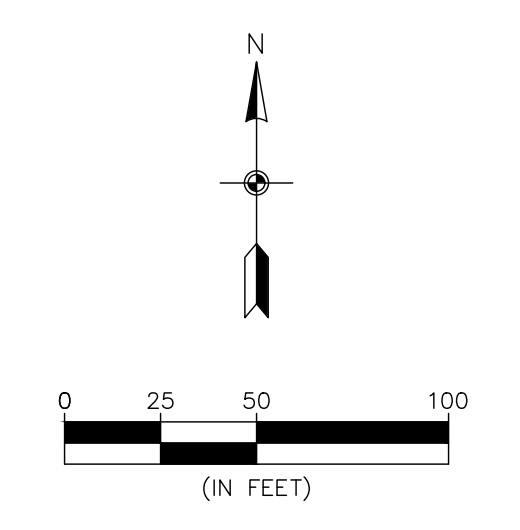
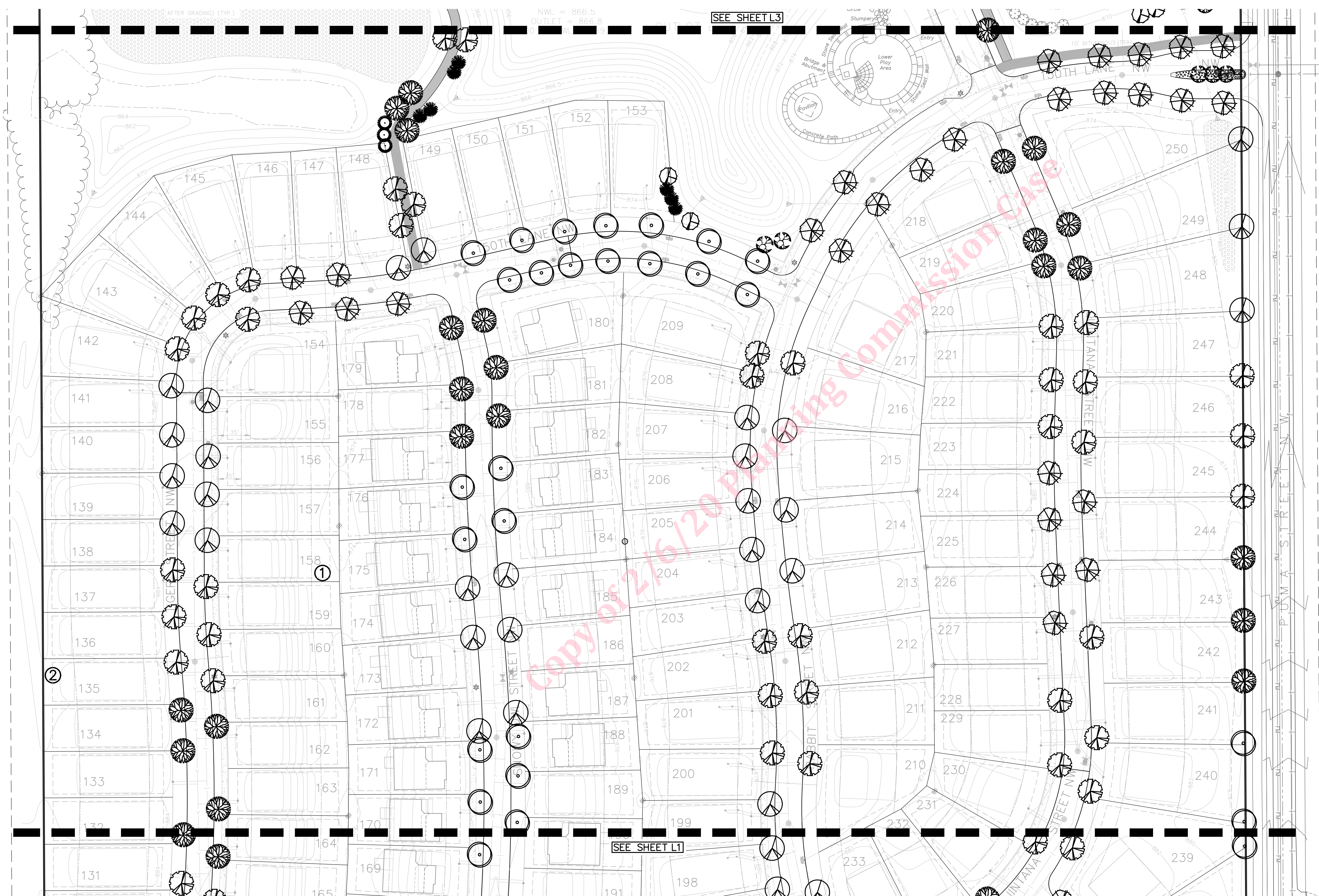
Purpose: Partly shaded grassland planting for native roadsides, reclamation, etc.
Planting Area: Tallgrass Aspen Parklands, Prairie Parkland, and Eastern Broadleaf Forest Provinces. Mn/DOT Districts 2(west), 3B, 4, Metro, 6, 7 & 8.



BENCHMARK
 1. Anoka County Benchmark No. 3076
 Elev. = 890.186 (NAVD 88)
 2. Anoka County Benchmark No. 2078
 Elev. = 899.499 (NAVD 88)

LANDSCAPE SCHEDULE

		SIZE	ROOT	QTY.
OVERSTORY TREES				
	Quercus bicolor	SWAMP WHITE OAK	2"	BB 28
	Acer X freemanii 'Jeffersred'	AUTUMN BLAZE MAPLE	2"	BB 24
	Tilia americana 'Boulevard'	BOULEVARD LINDEN	2"	BB 27
	Celtis occidentalis	HACKBERRY	2"	BB 39
	Gleditsia tricanthos var. inermis 'Skycole'	HONEYLOCUST	2"	BB 22
ORNAMENTAL TREES				
	Amelanchier	SERVICEBERRY multi stem	12'	BB 2
	Betula nigra	RIVER BIRCH multi stem	12'	BB -
	Malus 'Red Jewel'	RED JEWEL CRAB multi stem	1"	BB 5
CONIFEROUS TREES				
	Picea glauca densata	BLACK HILLS SPRUCE	6'	HT. 3
	Pinus nigra	AUSTRIAN PINE	6'	HT. -
	Pinus sylvestris	SCOTCH PINE	6'	HT. 7
SHRUBS				
	Viburnum lentago	NANNYBERRY VIBURNUM	24"	HT -
	Cornus sericea 'Cardinal'	CARDINAL DOGWOOD	24"	HT -
	Syringa vulgaris	COMMON PURPLE LILAC	24"	HT -



BENCHMARK

- Anoka County Benchmark No. 3076
Elev. = 890.186 (NAVD 88)
- Anoka County Benchmark No. 2078
Elev. = 899.499 (NAVD 88)

Carlson McCain
 • environmental
 • engineering
 • surveying

3890 Pheasant Ridge Drive NE,
 Suite 100
 Blaine, MN 55449
 Phone: (763) 489-7900
 Fax: (763) 489-7959
 www.carlsonmccain.com

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota

Print Name: Ryan J. Rutger
 Signature:
 Date: 12/04/19 License #: 56346

Drawn: SDB
 Designed: SDB
 Date: 04/13/18

Revisions:
 1. 5/24/17 Per City Comments
 2. 6/23/17 Per City Comments
 3. 4/13/18 Revise Street names, B12L15-28 & B13L1-13 & add NE Trail
 4. 6/13/18 Per City Comments
 5. 12/4/19 Revise Layout Per Owner

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 Ramsey, MN 55303

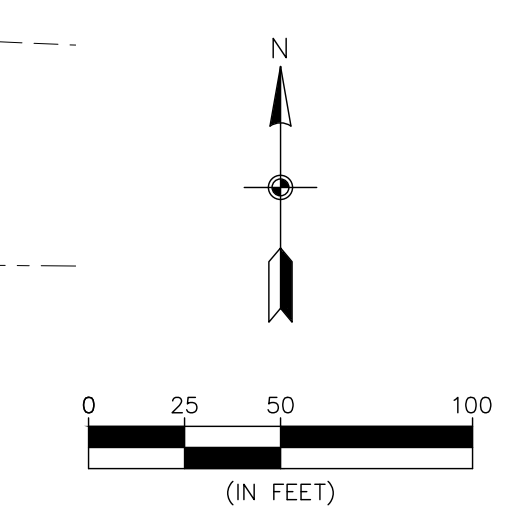
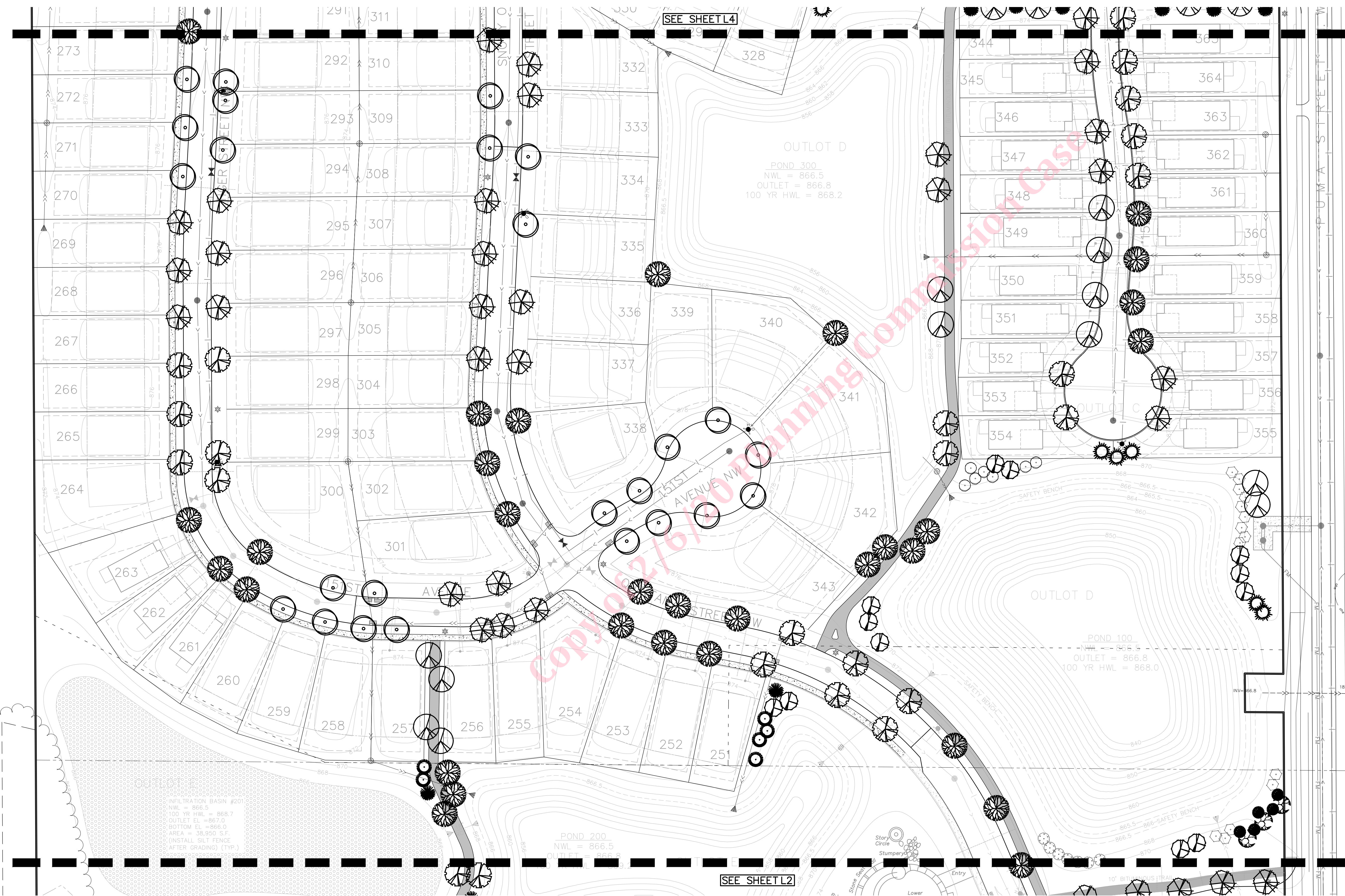
RIVERSTONE
 Ramsey, MN

LANDSCAPE PLAN

L2 of 5

LANDSCAPE SCHEDULE

			SIZE	ROOT	QTY.
OVERSTORY TREES					
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	Acer X freemanii 'Jeffersred'	AUTUMN BLAZE MAPLE	2"	BB	25
	Tilia americana 'Boulevard'	BOULEVARD LINDEN	2"	BB	27
	Celtis occidentalis	HACKBERRY	2"	BB	20
	Gleditsia tricanthos var. inermis 'Skycole'	HONEYLOCUST	2"	BB	30
ORNAMENTAL TREES					
	Amelanchier	SERVICEBERRY multi stem	12"	BB	12
	Betula nigra	RIVER BIRCH multi stem	12"	BB	-
	Malus 'Red Jewel'	RED JEWEL CRAB multi stem	1"	BB	3
CONIFEROUS TREES					
	Picea glauca densata	BLACK HILLS SPRUCE	6"	HT.	6
	Pinus nigra	AUSTRIAN PINE	6"	HT.	5
	Pinus sylvestris	SCOTCH PINE	6"	HT.	2
SHRUBS					
	Viburnum lentago	NANNYBERRY VIBURNUM	24"	HT	7
	Cornus sericea 'Cardinal'	CARDINAL DOGWOOD	24"	HT	7
	Syringa vulgaris	COMMON PURPLE LILAC	24"	HT	14



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Elev = 890.186 (NAVD 88)
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Carlson McCain

- environmental
- engineering
- surveying

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I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota

Print Name: Ryan J. Rutger
 Signature:

Date: 12/04/19 License #: 56346

Drawn: SDB
 Designed: SDB
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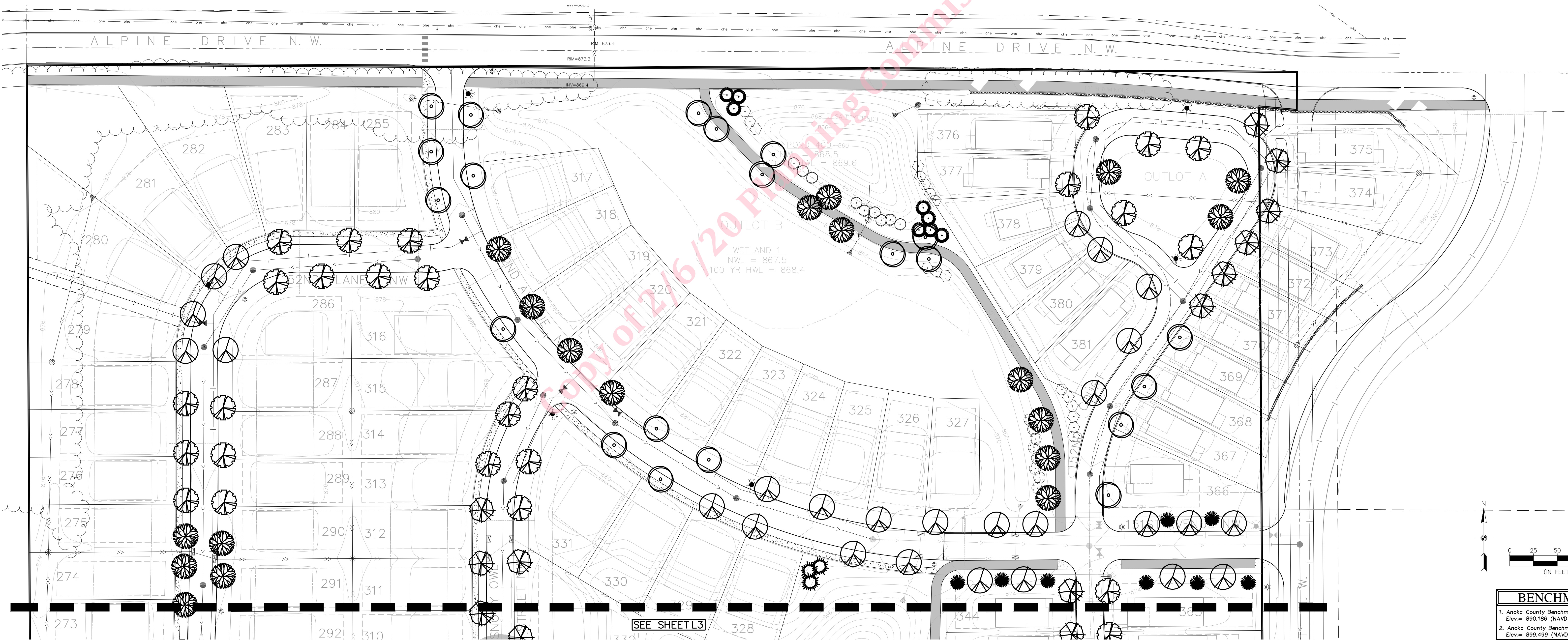
RIVERSTONE DEVELOPMENT, LLC.
 14015 Sunfish Lake B, Suite 400
 Ramsey, MN 55303

RIVERSTONE
 Ramsey, MN

PRELIMINARY LANDSCAPE PLAN

LANDSCAPE SCHEDULE

			SIZE	ROOT	QTY.
OVERSTORY TREES					
	Quercus bicolor	SWAMP WHITE OAK	2"	BB	27
	Acer X freemanii 'Jeffersred'	AUTUMN BLAZE MAPLE	2"	BB	21
	Tilia americana 'Boulevard'	BOULEVARD LINDEN	2"	BB	10
	Celtis occidentalis	HACKBERRY	2"	BB	25
	Gleditsia tricanthos var. inermis 'Skycole'	HONEYLOCUST	2"	BB	19
ORNAMENTAL TREES					
	Amelanchier	SERVICEBERRY multi stem	12'	BB	-
	Betula nigra	RIVER BIRCH multi stem	12'	BB	-
	Malus 'Red Jewel'	RED JEWEL CRAB multi stem	1"	BB	-
CONIFEROUS TREES					
	Picea glauca densata	BLACK HILLS SPRUCE	6'	HT.	8
	Pinus nigra	AUSTRIAN PINE	6'	HT.	3
	Pinus sylvestris	SCOTCH PINE	6'	HT.	8
SHRUBS					
	Viburnum lentago	NANNYBERRY VIBURNUM	24"	HT	-
	Cornus sericea 'Cardinal'	CARDINAL DOGWOOD	24"	HT	17
	Syringa vulgaris	COMMON PURPLE LILAC	24"	HT	17

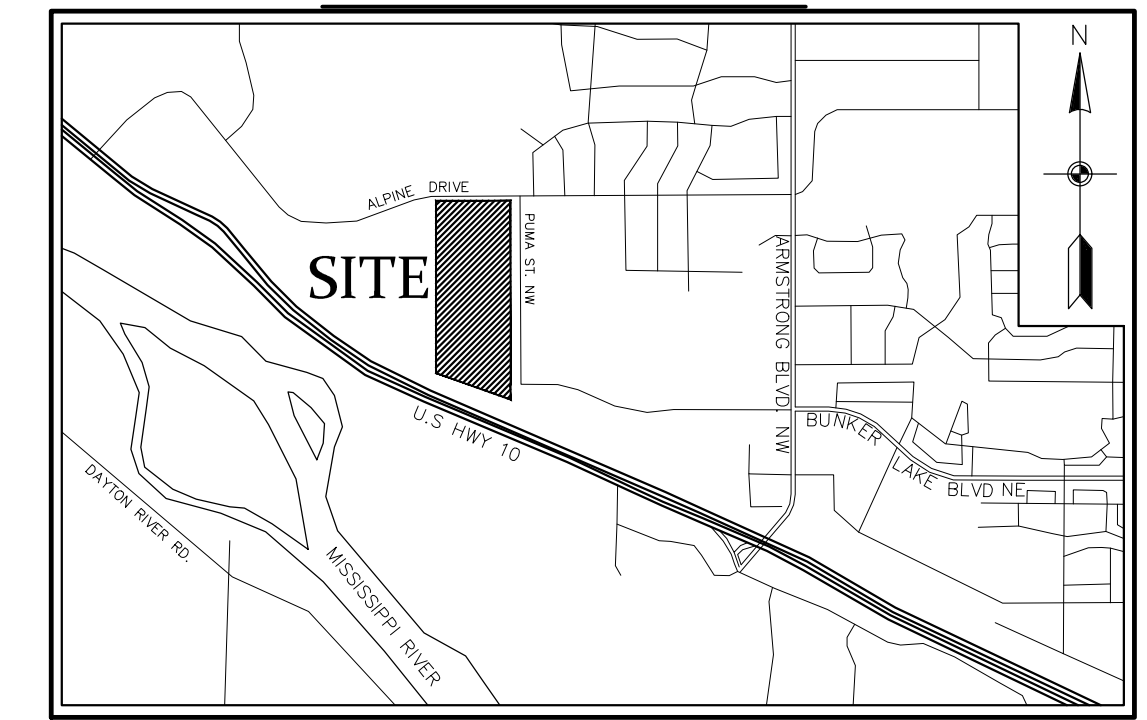


RIVERSTONE

TREE PRESERVATION PLAN

RAMSEY, MINNESOTA

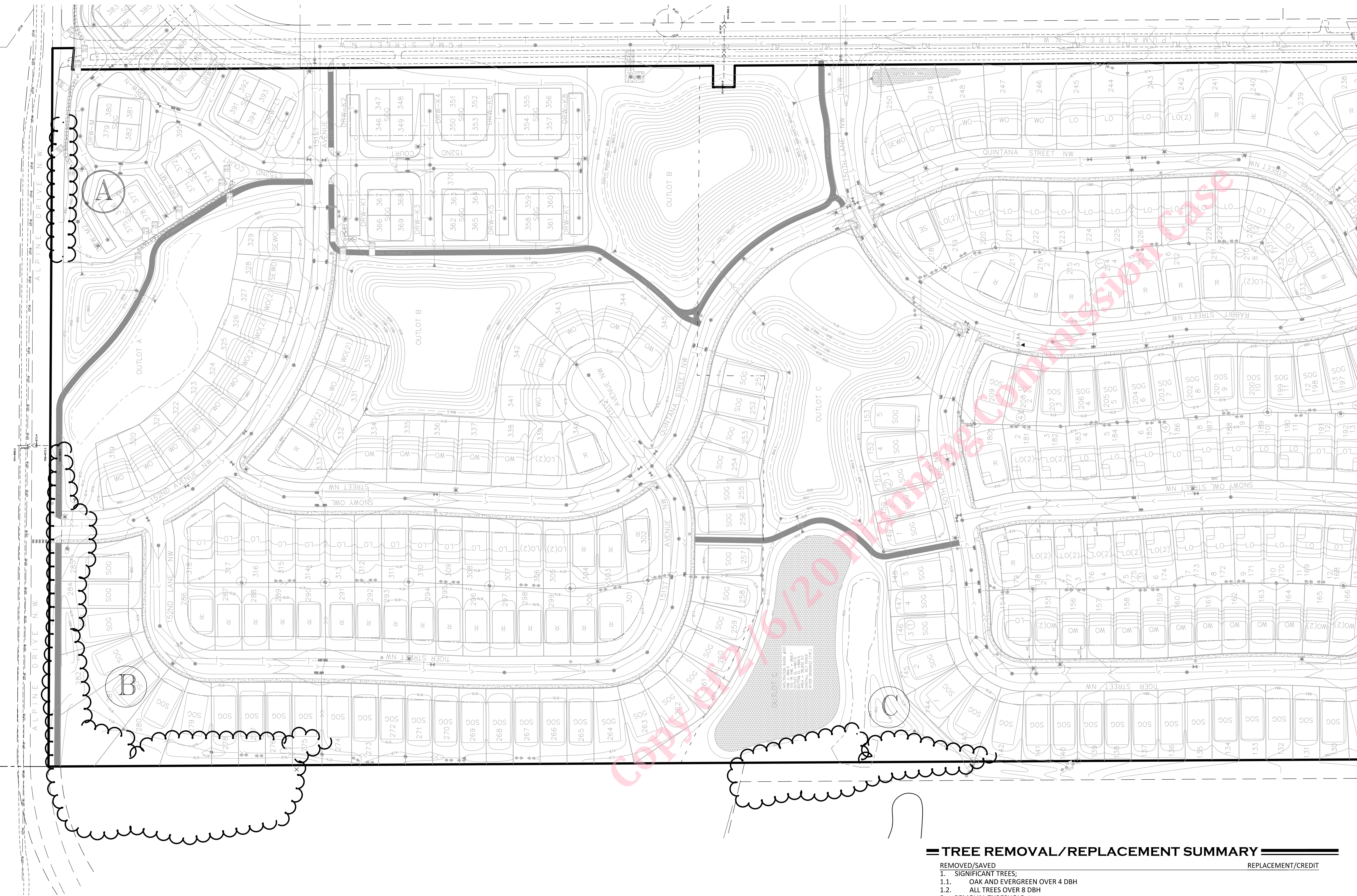
VICINITY MAP



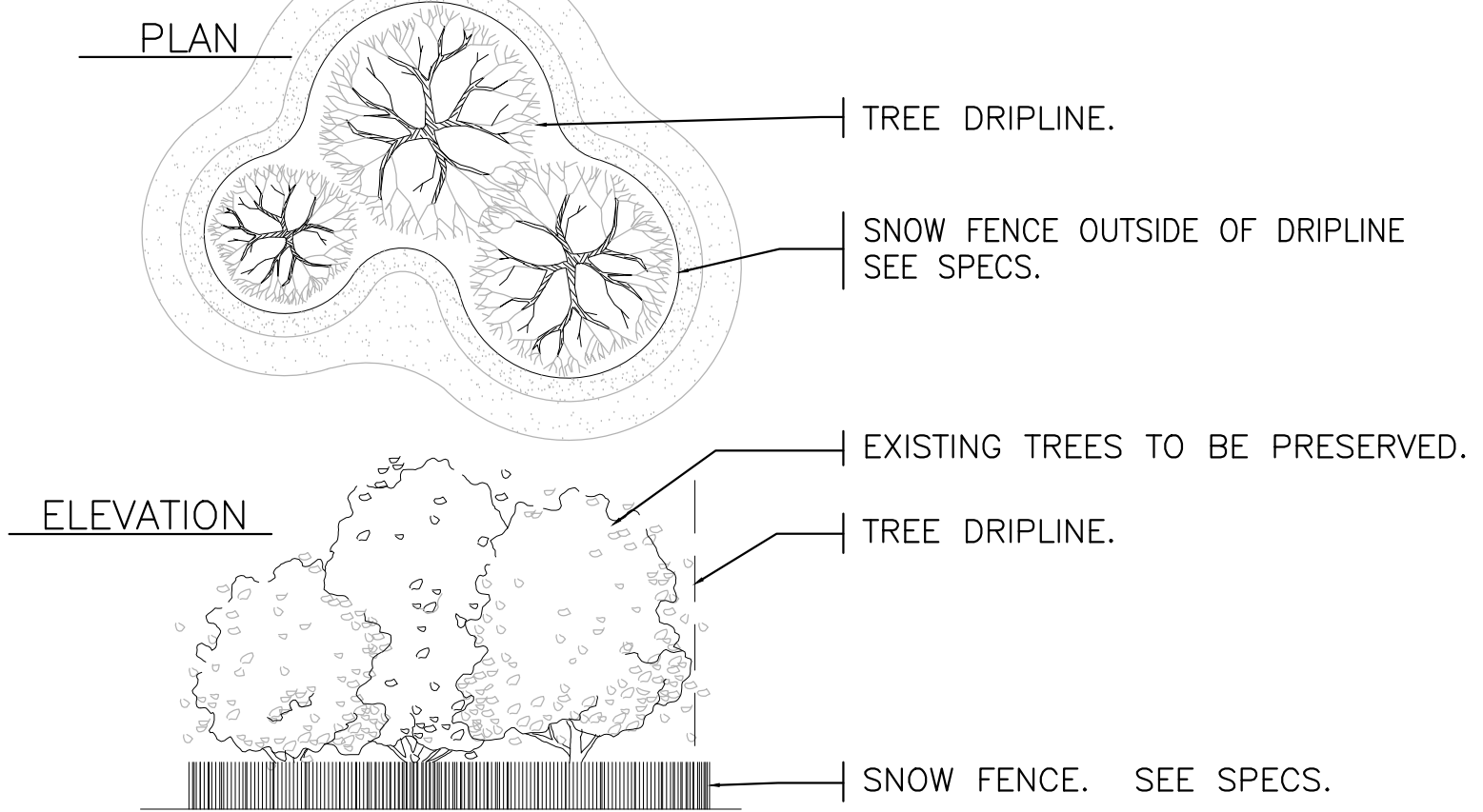
NOT TO SCALE

SHEET INDEX

1. COVER
2. TREE PRESERVATION PLAN & TREE TABLES



TREE PROTECTION FENCE



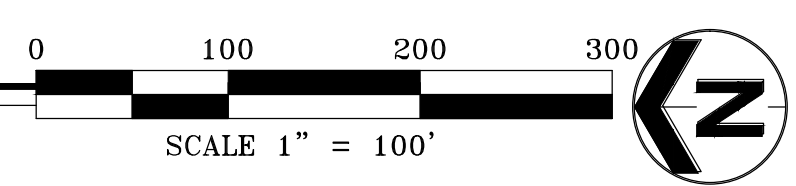
ERECT PROTECTIVE SNOW FENCE PRIOR TO ANY CONSTRUCTION ACTIVITY. DO NOT STORE ANY EQUIPMENT OR MATERIALS WITHIN PROTECTIVE AREA. REMOVE THE PROTECTIVE SNOW FENCE ONLY AFTER CONSTRUCTION OPERATIONS ARE COMPLETED.

BENCHMARK	
1. Anoka County Benchmark No. 3076	Elev. = 890.186 (NAVD 88)
2. Anoka County Benchmark No. 2078	Elev. = 899.499 (NAVD 88)

TREE REMOVAL/REPLACEMENT SUMMARY	
REMOVED/SAVED	REPLACEMENT/CREDIT
1. SIGNIFICANT TREES;	
1.1. OAK AND EVERGREEN OVER 4 DBH	
1.2. ALL TREES OVER 8 DBH	
2. REMOVAL THRESHOLD	
2.1. AT LEAST 40% OF THE EXISTING SIGNIFICANT TREE DBH SHALL BE RETAINED ON-SITE	
2.2. FOR EVERY SIGNIFICANT DBH REMOVED ABOVE THE 40%, REPLACE AT 1.25%	
SIGNIFICANT TREES (OAK / EVERGREEN)	374 dbh
SIGNIFICANT TREES (ALL OTHERS)	1884 dbh
TOTAL DBH ON SITE -	2258 dbh
TOTAL (2258 TOTAL- 882 EXEMPT TREES = 1376DBH)	1376 DBH
EXEMPT TREES	862 dbh
40% TO REMAIN ON-SITE	550 dbh
60% ALLOWABLE REMOVAL	826 dbh
TREES REMOVED FOR GRADING	939 dbh
TOTAL REPLACEMENT REQUIRED	113 dbh
REPLACE TREES @ 125%	141 dbh
REPLACEMENT TREES @ 2.5 DBH	57 ADDITIONAL TREES

1 TREE PRESERVATION PLAN

TP1



3890 Pheasant Ridge Drive NE,
Suite 100
Blaine, MN 55449
Phone: (763) 489-7900
Fax: (763) 489-7959
www.carlsonmccain.com

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota

Print Name: James A. Kalkes
Signature: *James A. Kalkes*
Date: 06/19/18 License #: 45071

Drawn: JAK
Designed: JAK
Date: 06/19/18

Revisions:
1.

RIVERSTONE DEVELOPMENT, LLC.
14015 Sunfish Lake B, Suite 400
Ramsey, MN 55303

RIVERSTONE
Ramsey, MN

COVER

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

DATE	12/30/19	PROJECT ADDRESS	RIVERSTONE DEVELOPMENT
PROJECT. TITLE	RIVERSTONE ADDITION (PRELIMINARY PLAT REVISION)		
PROJECT #	17-106		
DEPARTMENT:	Community Development – Planning Division		
TECHNICAL REVIEWER:	Name: Tim Gladhill, Community Development Director Phone: 763-433-9826 Email: tgladhill@cityoframsey.com		

This preliminary plat phase is the most significant approval step in the overall process. Preliminary Plat gives entitlement to the project, in which the City cannot reverse overall layout. The last step in the phase, Final Plat, simply approves construction documents and the Final Plat Sheet for recording and legal subdivision. **Please see last page for list of contingencies of approval.**

Changes from the originally approved preliminary plat include:

Lot Changes:

- Changes from quad units to detached townhome units in the NE corner
 - o Requested change = 7.4 acres, Block 1, 2, 4, Outlots A & C; 38 total lots
 - o Density of NE Corner: 5.14 lots per acre
 - o **Requires comprehensive plan amendment to medium density residential (from HDR)**
- Lot line changes on northwestern portion of site (Blocks 6 and 7)

Utility Changes:

- SSWR depth changed to serve parcel directly to west between Block 6 and 8
- STM changes across Blocks 1, 2, 4, 6 & 7
- WM stubbed west to serve parcel directly to west through block 7

2017 PUD Approved

The four (4) different types of housing proposed previously the project included:

1. 65-foot-wide traditional single-family lot (Traditional Single-Family/Small-Lot Single Family Lots)
2. 50-foot-wide traditional single-family lot (Traditional Single-Family/Small-Lot Single Family Lots)
3. 50-foot-wide ‘villa’ lot (association maintained lawn care and snow removal) (Detached Townhomes)
4. 4-unit townhome building

The proposed changes to the preliminary plat entirely remove the 4-unit townhome buildings and 40 foot wide lots in the NE and NW sections of the plat. The PUD would now include:

1. 65-foot-wide traditional single-family lot (Traditional Single-Family/Small-Lot Single Family Lots)
2. 50-foot-wide traditional single-family lot (Traditional Single-Family/Small-Lot Single Family Lots)
3. ~~50-~~ 40-foot-wide 'villa' lot (association maintained lawn care and snow removal) (Detached Townhomes)
4. ~~4 unit townhome building~~

Please note: Previous approval in 2017 required that the lots meet the 50 foot wide requirement set forth by City Code for medium density residential units. (Capstone had proposed 45 foot wide units in 2017.) According to Capstone, the demand for these narrow lots has increased.

Architectural Standards

Attached are proposed architectural renderings of the different models. Please note that with approval of the Preliminary Plat, the City is approving the following models as 'master plans'. So long as the models are in substantial compliance with the approved models. The Community Development Department will make a final determination on 'substantial compliance'. Models that are not in substantial compliance shall require the approval of the Planning Commission.





Please note that Staff will need updated architectural plans for any home with a 3-stall garage and 40-foot wide lots.

Street Widths and Design

The proposed street widths are shown at twenty-nine (29) feet. Traditional City Streets in Ramsey are measured at thirty-two (32) foot widths. The Planning Commission recommends approval of twenty-nine (29) foot road widths with parking restricted on one (1) side of the road. This width was previously approved with the original preliminary plat.

Pedestrian Safety

2017 Action Item: Amend the plans to include pedestrian crossings at Alpine Drive as indicated above.

2017 Action Item: Amend the plan set to modify Street B as outlined above.

2017 Action Item: Amend the plan set to add a trail connection along Alpine Drive from Street H to Puma Street.

Staff needs:

- **Additional information on the pedestrian crossing mechanisms.**

Changes Required:

- **Trail needs to be continued along Alpine Drive (entirely of Alpine Drive).**

Development Fees

Standard Development Fees are due on the plat at time of recording of the Final Plat. The fees will be collected at the rate in effect at time of recording of the plat for buildable lots.

- Park Dedication
- Trail Development
- Water Trunk/Connection
- Sanitary Sewer Trunk/Connection
- Stormwater Management

Park Dedication Credit was provided as outlined in the Resolution approving the Preliminary Plat.

Environmental Review

Action Item from 2017: Amend the Preliminary Plat to extend the berm around the impacted lot and provide landscaping or fencing that demonstrates reasonable measure to mitigate the decibel exceedances.

Ensure this change was made.

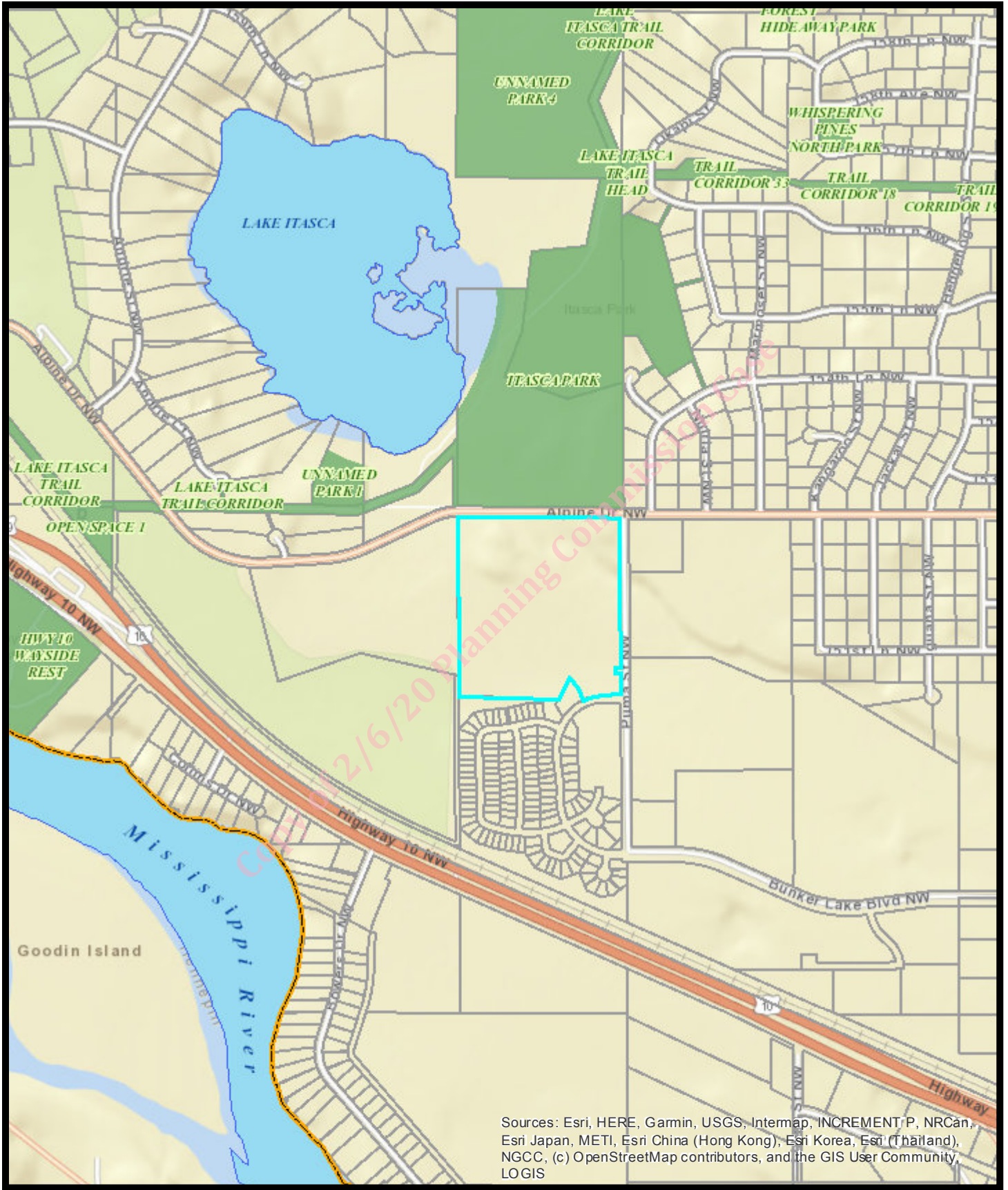
2017 Contingencies

1. Amend the lot widths for the quad/townhomes to fifty (50) feet.
2. A pedestrian crossing at the intersection of Street H (edited: 152nd Ave) and Alpine Drive must be added to a plan set. The crossing must be designed more than just a painted cross walk and a single-light pedestrian signal. These details must be finalized prior to Preliminary Plat approval by the City Council.
3. Street B (edited: Snowy Owl) shall be modified to a more pedestrian-friendly design given the adjacent parks and recreation space. Please propose a design based on recent discussions with City Staff.
4. A Master Park Dedication and Trail Development Fee Agreement Policy Framework must be approved along with City Council approval of the Preliminary Plat. The final agreement shall be approved with the Final Plat.

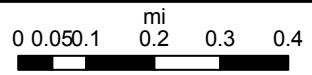
2019/2020 Contingencies

1. City Council must approve reduction to 40 foot wide lots.
2. Comprehensive Plan Amendment required for change from HDR (quads) to detached townhomes (40 foot wide lots) in NE corner.
3. City Engineer must approve crossing at 152nd Ave and Alpine Drive. Plan sheets required for advanced warning crossing and detail sheets.
4. Trail must be extended along Alpine Drive (entirety of street).
5. Architectural renderings need to be approved by City Council for 3-stall garages and 40 foot wide lots.

Site Location Map



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



Print Date:

CAPSTONE

— H O M E S —

November 14, 2019

Mr. Tim Gladhill
Community Development Director
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Mr. Gladhill:

Per our conversation earlier this week to modify Riverstone's preliminary plat to include detached townhomes instead of quad townhomes, we are requesting a Comprehensive Plan Amendment for Riverstone.

Attached is a site plan exhibit of the area. As approved, there are 48 attached townhomes. The revised plan would have 38 detached townhomes. The density would change from 6.5 units per acre to 5.15 units per acre.

Thank you in advance for considering our request. We look forward to working with the City to begin developing the next phase of Riverstone in 2020.

Regards,

Heather Lorch

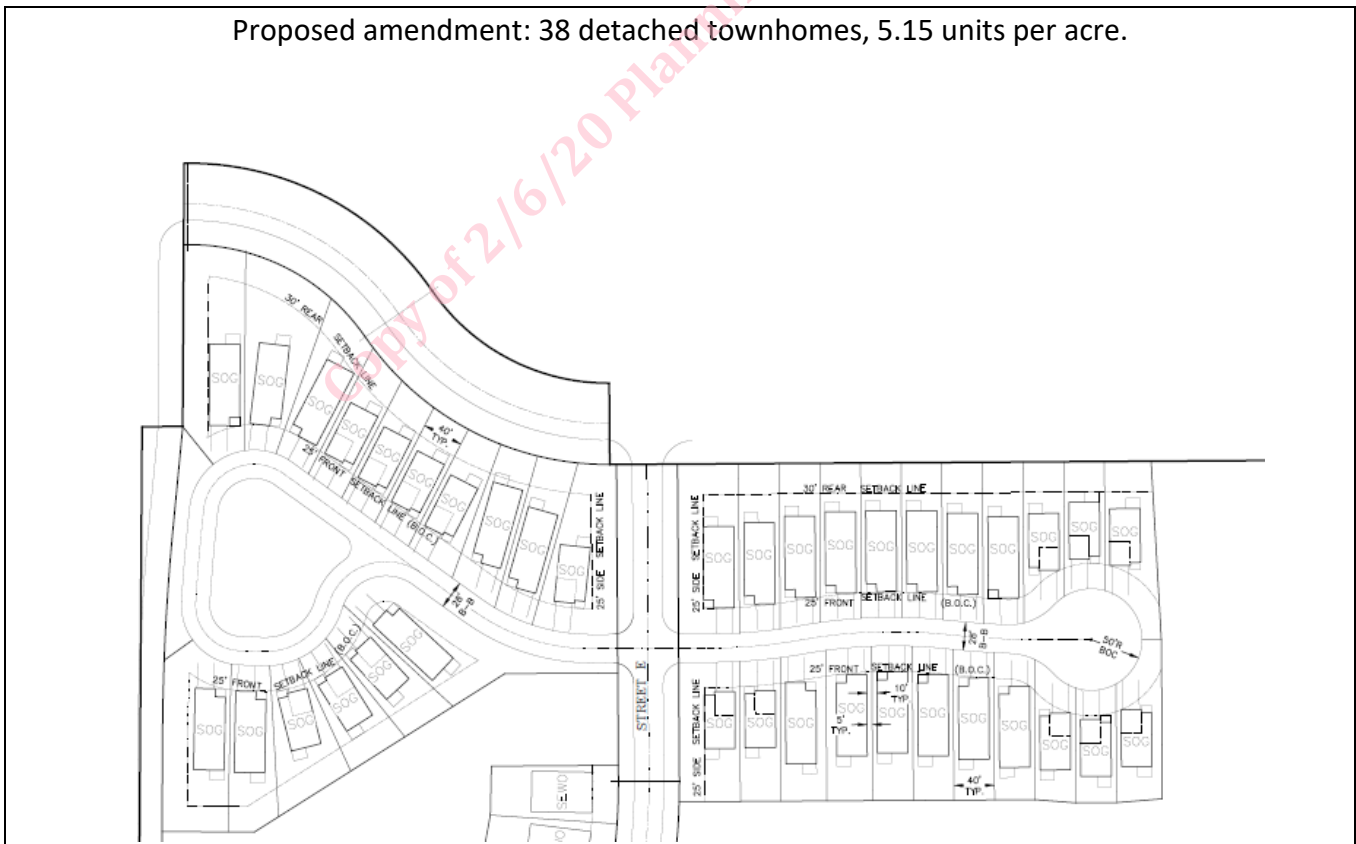
Heather Lorch
Land Manager

Riverstone Comprehensive Plan Change Exhibit
11/14/19

Currently approved: 48 attached townhomes, 6.5 units per acre.



Proposed amendment: 38 detached townhomes, 5.15 units per acre.



CAPSTONE

— H O M E S —

January 21, 2020

Tim Gladhill
Deputy City Administrator
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

RE: Road Connection to North Fork

Dear Tim –

Thank you for bringing to our attention last week that the City would like the developer to consider revising the Riverstone Preliminary Plat to include a through street to the proposed new North Fork neighborhood to the west.

After careful consideration, we do not feel the change would benefit Riverstone or North Fork for the following reasons:

- Both neighborhoods flow well without the connection.
- It would benefit very few homeowners in either neighborhood to provide access to Alpine.
- Both neighborhoods offer a unique setting, adding a connection would minimize that uniqueness.
- The Developer would be willing to provide a sidewalk connection in the location where the utilities will be extended as highlighted below. This will not significantly impact the current design of the neighborhood.
- Finally, the road layout was previously approved as it stands today. This consideration was not a contingency of the previously approved Riverstone Preliminary Plat.

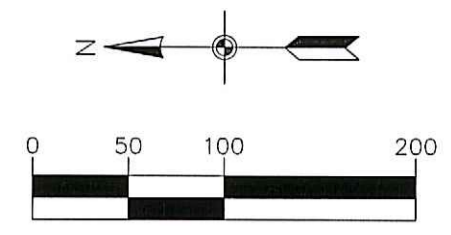
As we've mentioned previously, we are grateful to the City of Ramsey for its continued partnership with Capstone Homes to bring high quality housing to the residents for Ramsey.

Regards,

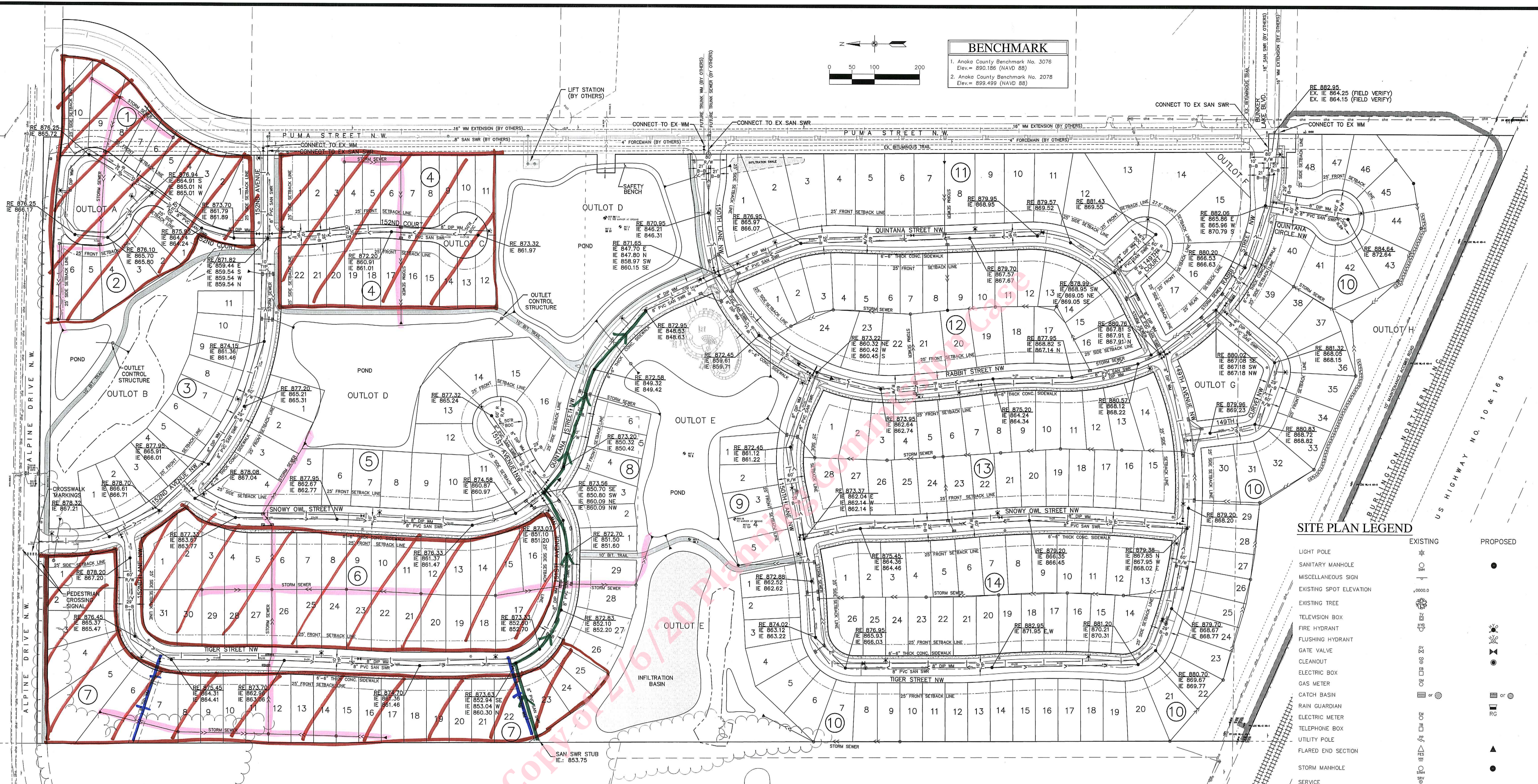
Heather Lorch

Heather Lorch
Land Manager

CAPSTONE HOMES, INC.
14015 SUNFISH LAKE BLVD, SUITE 400 | RAMSEY, MN 55303
O: 763-427-3090 | F: 763-712-9060



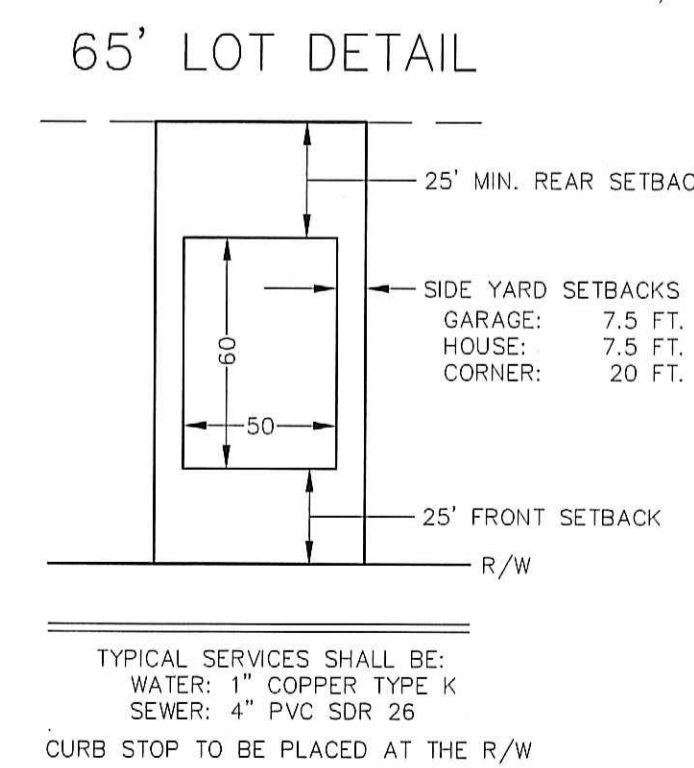
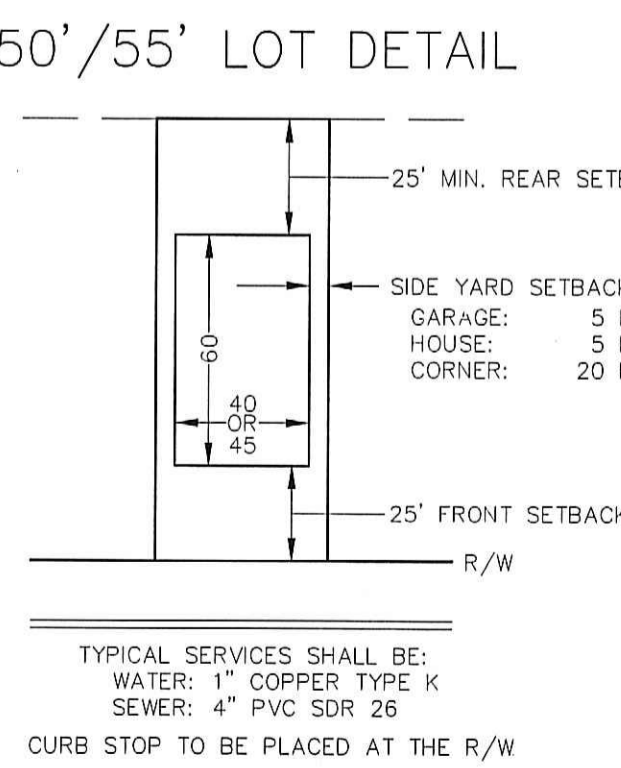
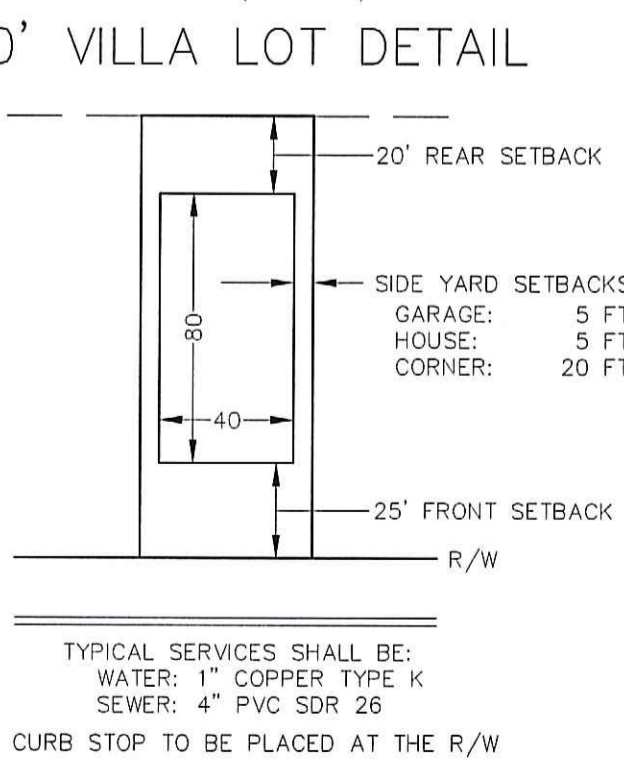
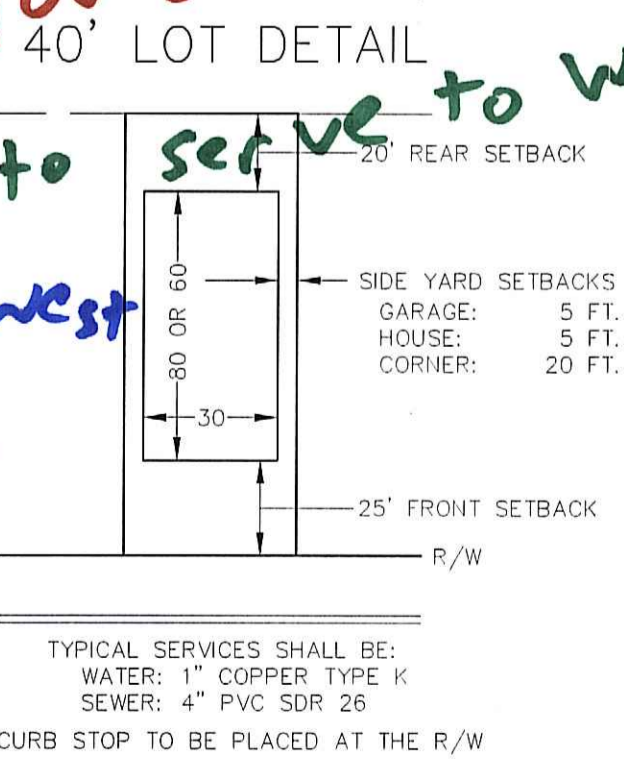
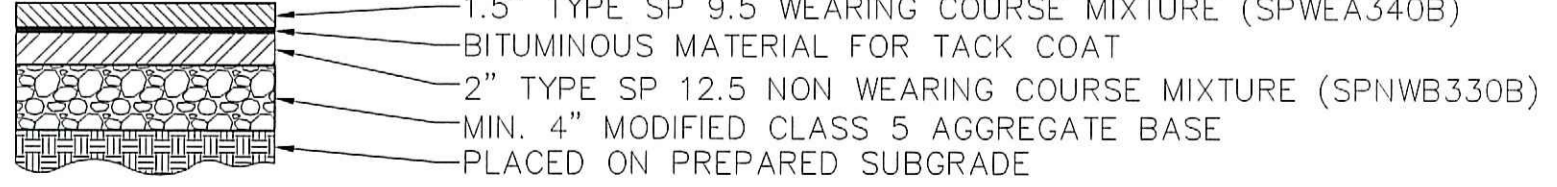
BENCHMARK	
1.	Anoka County Benchmark No. 3076 Elev. = 890.186 (NAVD 88)
2.	Anoka County Benchmark No. 2078 Elev. = 899.499 (NAVD 88)



SITE PLAN LEGEND	
EXISTING	PROPOSED

Lot lines Moved
SSWR Depth to serve to West
WM STUB West
STM Change

STREET SECTION



Carlson McCain
 • environmental engineering
 • surveying
 3890 Pheasant Ridge Drive NE, Suite 100
 Blaine, MN 55449
 Phone: (763) 489-7900
 Fax: (763) 489-7959
 www.carlsonmccain.com

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Print Name: Brian J. Krystofiak, P.E.
 Drawn: ADB
 Signature: *Brian J. Krystofiak*
 Designed: BJK
 Date: 3/08/17 License #: 25063
 Date: 3/08/17

Revisions:
 1. 5/24/17 Per City Comments
 2. 6/23/17 Per City Comments
 3. 4/13/18 Revise Street names, B12L15-28 & B13L1-13 & add NE Trail
 4. 6/13/18 Per City Comments
 5. 12/4/19 Revise Layout Per Owner

RIVERSTONE DEVELOPMENT, LLC.
 14015 Sunfish Lake B, Suite 400
 Ramsey, MN 55303

RIVERSTONE
 Ramsey, MN

PRELIMINARY SITE & UTILITY PLAN

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

RESOLUTION #20-028

RESOLUTION APPROVING AMENDED PRELIMINARY PLAT OF RIVERSTONE ADDITION

WHEREAS, Riverstone Development LLC, hereafter referred to as “Developer”, properly applied for a revision to their Preliminary Plat approval of the following described property located in the City of Ramsey generally described as Riverstone Addition and legally described as:

Lots 1-10, Block 1 (inclusive),
Lots 1-6, Block 2 (inclusive),
Lots 1-11, Block 3 (inclusive),
Lots 1-22, Block 4 (inclusive),
Lots 1-16, Block 5 (inclusive),
Lots 1-31, Block 6 (inclusive),
Lots 1-29, Block 7 (inclusive),
Lots 1-6, Block 8 (inclusive),
Lots 1-5, Block 9 (inclusive),
Lots 1-48, Block 10 (inclusive),
Lots 1-17, Block 11 (inclusive),
Lots 1-24, Block 12 (inclusive),
Lots 1-28, Block 13 (inclusive),
Lots 1-14, Block 14 (inclusive),
and Outlots A-H (inclusive), Riverstone Addition, Anoka County, Minnesota

(the ‘Subject Property’);

WHEREAS, the City approved Riverstone Addition in 2017 via Resolution 17-06-144 with the following contingencies:

- a. Compliance with City Staff Review Letter dated June 9, 2017 [standard contingency].
- b. The Developer entering into a Development Agreement with the City [standard contingency].
- c. Metropolitan Council approving the request for a Comprehensive Plan Amendment [standard contingency].
- d. Revising the Preliminary Plat to add pedestrian crossings on Alpine Drive at Puma Street and Street H [unique contingency].
- e. Revising the Preliminary Plat to modify Street B as outlined in the Staff Review Letter [unique contingency].
- f. Vacating Road Easement for former Puma Street south of Bunker Lake Boulevard [standard contingency].
- g. Revising the Landscape Plan to increase planting to better mitigation noise decibel exceedances, subject to approval of the City Planner [unique contingency]; and

WHEREAS, the Subject Property is zoned Planned Unit Development (PUD) and the proposed amended bulk standards are shown in Exhibit A; and

WHEREAS, the City has received an Application for a Revised Preliminary Plat for Riverstone Addition, which includes up to 267 detached units; and

WHEREAS, the City held a public workshop on January 2, 2020 regarding the proposed changes to the preliminary plat and the neighbors were generally supportive of the proposed changes; and

WHEREAS, the Planning Commission reviewed the preliminary plat plan on February 6, 2020; and

WHEREAS, the City Council reviewed the preliminary plat on February 25, 2020.

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

1. That the Ramsey City Council hereby grants preliminary plat approval of Riverstone Addition in accordance with relevant City Codes, subject to the following conditions:
 - a. Compliance with City Staff Review Letter and ProjectDox comments.
 - b. The Developer entering into a Development Agreement with the City.
 - c. Metropolitan Council approving the request for a Comprehensive Plan Amendment for northeast project area.
 - d. Revising the Preliminary Plat to add pedestrian crossings on Alpine Drive at Puma Street and Street H, including showing the chosen crossing signals (beacons) on the preliminary plan sheets.

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 _____ day of _____, 2020.

Mayor

RESOLUTION #20-028

Page 2 of 4

ATTEST:

City Clerk

Copy of 2/6/20 Planning Commission Case

Exhibit A: Bulk Standards

Traditional Single-Family/Small Lot Single-Family and Villa Lots

Standards	Requirement
Lot size	None
Minimum density (net)	3.0
Maximum density (net)	7.0
Lot width	None
Building setback from public street right-of-way	25 feet
Building setback from private street measured from back of curb	25 feet
Building setback from exterior development boundary line	25 feet (detached)
Minimum separation between buildings, including any appurtenances thereto (i.e., patios, decks)	10 feet (detached)*
Parking node setback from exterior development boundary line	30 feet
Parking node setback from structure	15 feet
Maximum lot coverage	35%
Maximum building height (measured from mean ground level to mean gable)	35 feet
Accessory structure setback (measured from the development boundary line)	30 feet
Maximum number of units per structure	81 (detached)
Open space required	40% general open space 10% of which must be identifiable community space

Note: The only changes to the bulk standards from the original PUD approval include the removal of townhome/quad unit bulk standards.



Real People. Real Solutions.

7533 Sunwood Drive NW
Suite 206
Ramsey, MN 55303-5119

Ph: (763) 433-2851
Fax: (763) 427-0833
Bolton-Menk.com

December 18, 2019

Mr. Bruce Westby, P.E.
City Engineer
City of Ramsey
7550 Sunwood Drive NW
Ramsey, Minnesota 55303

RE: Proposal for Engineering Services
Puma Street Improvement Project

Dear Mr. Westby:

We appreciate the opportunity to present this scope of services for the Puma Street Improvement project. Our scope and fees were prepared based on our understanding of the project and our previous experience in delivering State Aid projects.

The following proposal is based on our December 13, 2019 discussion related to the project as well as the Future Business Park study and the recently constructed Bunker Lake Boulevard and Puma Street Improvements project.

SCOPE

The improvements will be generally as described in our December 3, 2015 report for the Future Business Park. The phasing will be as generally described in our March 2017 Update Report. The improvements will consist of the following items as presented in the above reports, depicted on the attached figures, and as constructed in 2018:

- Puma Street construction will include the Phase 2 area identified in the Business Park Study Update, which includes street and utility improvements from the Puma Street lift station to Alpine Drive.
- A 10-foot bituminous trail will be constructed along the west side of Puma Street.
- 10-inch sanitary sewer and 16-inch watermain will extend the entire length of the project.
- The Alpine Drive and Puma Street intersection will be relocated to line up with Okapi Street NW.

Project scope assumptions used in creating this fee proposal include the following:

- A full topographic survey was previously completed. Only verification survey is required.
- The Developer will design the storm pond and provide an easement to the City. We will coordinate discharge of the street stormwater into this pond.
- No additional turn lanes will be added to Alpine Drive at this time. Additional development and traffic may warrant turn lanes in the future.
- The Right-of-Way plat for the road realignment will be provided by the City.

- State Aid formatted plans, including plan review checklist and spread calculations are required.
- Street lighting will be completed separately by the City.
- Geotechnical borings will extend 5-feet below the anticipated sanitary sewer depth.
- The anticipated plan set will include the following 34 sheets:
 - Title (1 sheet)
 - Legend (1 sheet)
 - Details & MnDOT Standard Plan Sheets (10 sheets)
 - Tables & SEQ (3 sheets)
 - Existing Conditions & Removals (1 sheet)
 - Erosion Control Plan & SWPPP (5 sheets)
 - Traffic Control Plan (1 sheet)
 - Sanitary Sewer & Water Plan & Profiles (2 sheets)
 - Street & Storm Sewer Plan & Profiles (2 sheets)
 - Storm Sewer Leads (1 sheet)
 - Intersection Detail (1 sheet)
 - Signage & Striping (1 sheet)
 - Cross-Sections (5 sheets)

Construction costs associated with the improvements described above are estimated at approximately \$990,000, which includes a 10 percent construction contingency. We will create a detailed engineer's estimate based on actual design quantities.

SCHEDULE Schedule has changed and will be updated based on discussion.

The proposed schedule for these improvements is as follows:

<u>Task</u>	<u>Date</u>
City Council Action (Authorize Plans)	January 14, 2020
City Council Approves Plans and Orders Bids	February 25, 2020
Public Bid Opening	March 31, 2020
City Council Accepts Bids / Awards Contracts	April 14, 2020
Begin Construction	May 18, 2020
Substantial Completion	September 18, 2020
Final Completion	October 23, 2020

PERMITTING AND APPROVALS

The work associated with the roadway improvements will require the following permits:

- State Aid Approvals
- Lower Rum River Watershed Management Organization (Stormwater and Erosion Control)
- MPCA (NPDES – Construction Stormwater General Permit)
- MPCA (Sanitary Sewer Extension Permit)
- MDH (Watermain Installation Permit)

FEES

We have attached a fee spreadsheet depicting hours, rates, and total compensation on a per task basis. We are proposing to enlist Northern Technologies for geotechnical services.

Our proposed fees for the work are as follows:

<u>Design Task</u>	<u>Fees</u>
Design, Permitting, and Bidding	\$ 47,625
Geotechnical Evaluation (NTI)	\$ 5,500
Total Not-to-Exceed Fee	\$ 53,125
<u>Construction Task</u>	<u>Fees</u>
Construction Staking & Administration	\$ 8,930

If there are any questions related to the scope and/or fee portion of this submittal, please call me at (651) 968-7760.

Sincerely,

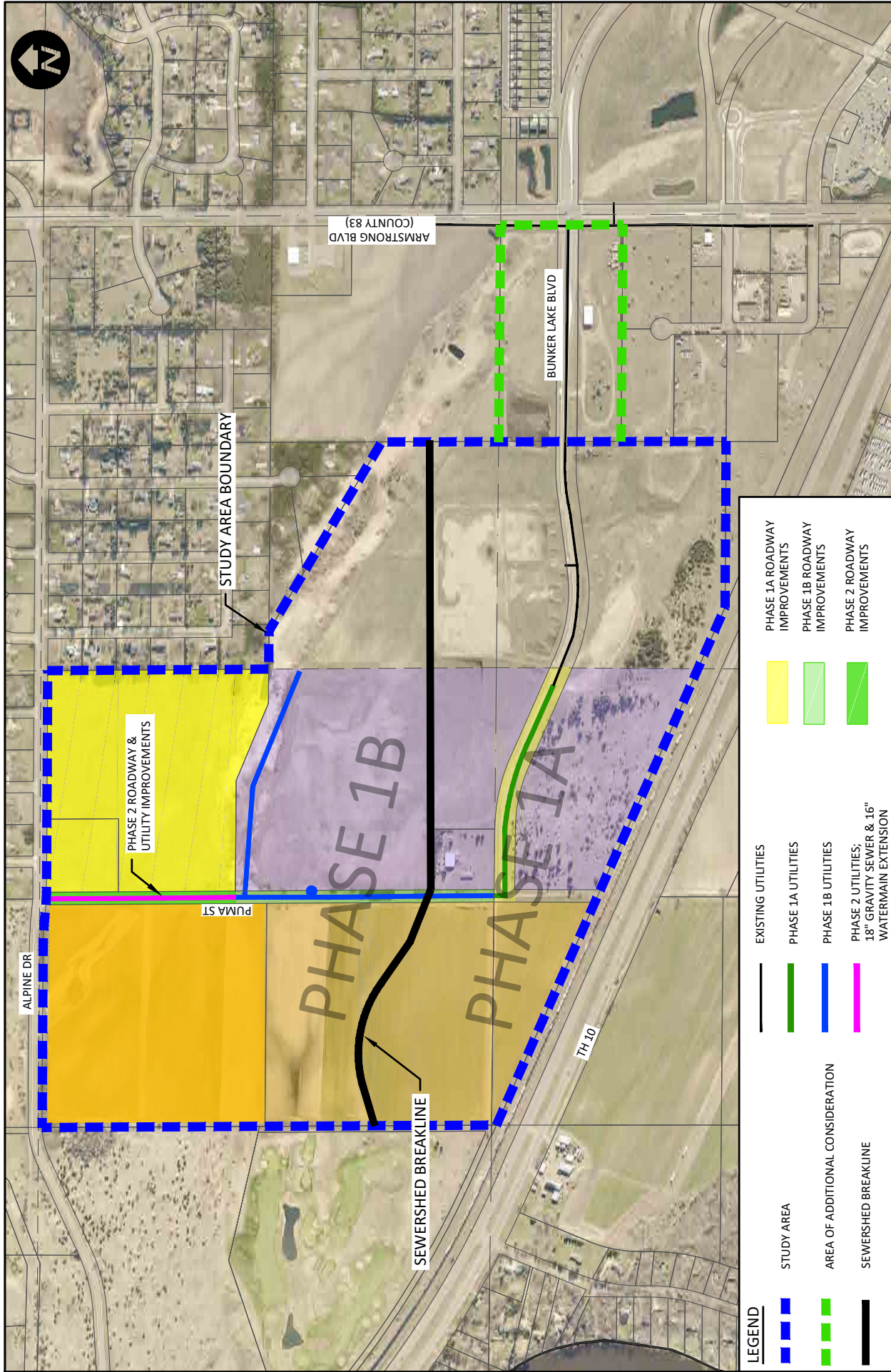
Bolton & Menk, Inc.



Kevin P. Kielb, P.E.
Project Manager

ATTACHMENTS:

- Improvements Exhibits
- Detailed Fee Spreadsheet



LEGEND

	STUDY AREA		EXISTING UTILITIES
	AREA OF ADDITIONAL CONSIDERATION		PHASE 1A UTILITIES
	SEWERSHED BREAKLINE		PHASE 1B UTILITIES
			PHASE 2 UTILITIES; 18" GRAVITY SEWER & 16" WATERMAIN EXTENSION
			PHASE 1A ROADWAY IMPROVEMENTS
			PHASE 1B ROADWAY IMPROVEMENTS
			PHASE 2 ROADWAY IMPROVEMENTS

ALPINE DR



PUMA ST

POTENTIAL ROW VACATION



NOTES

CONSIDER LEFT TURN LANES AND RIGHT TURN LANES ON ALPINE DRIVE BASED ON FUTURE TRAFFIC DEMANDS.

LEGEND



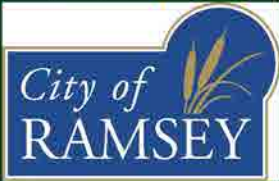
TRAVEL LANES



CONCRETE MEDIAN OR CURB & GUTTER



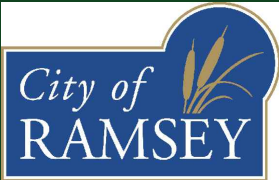
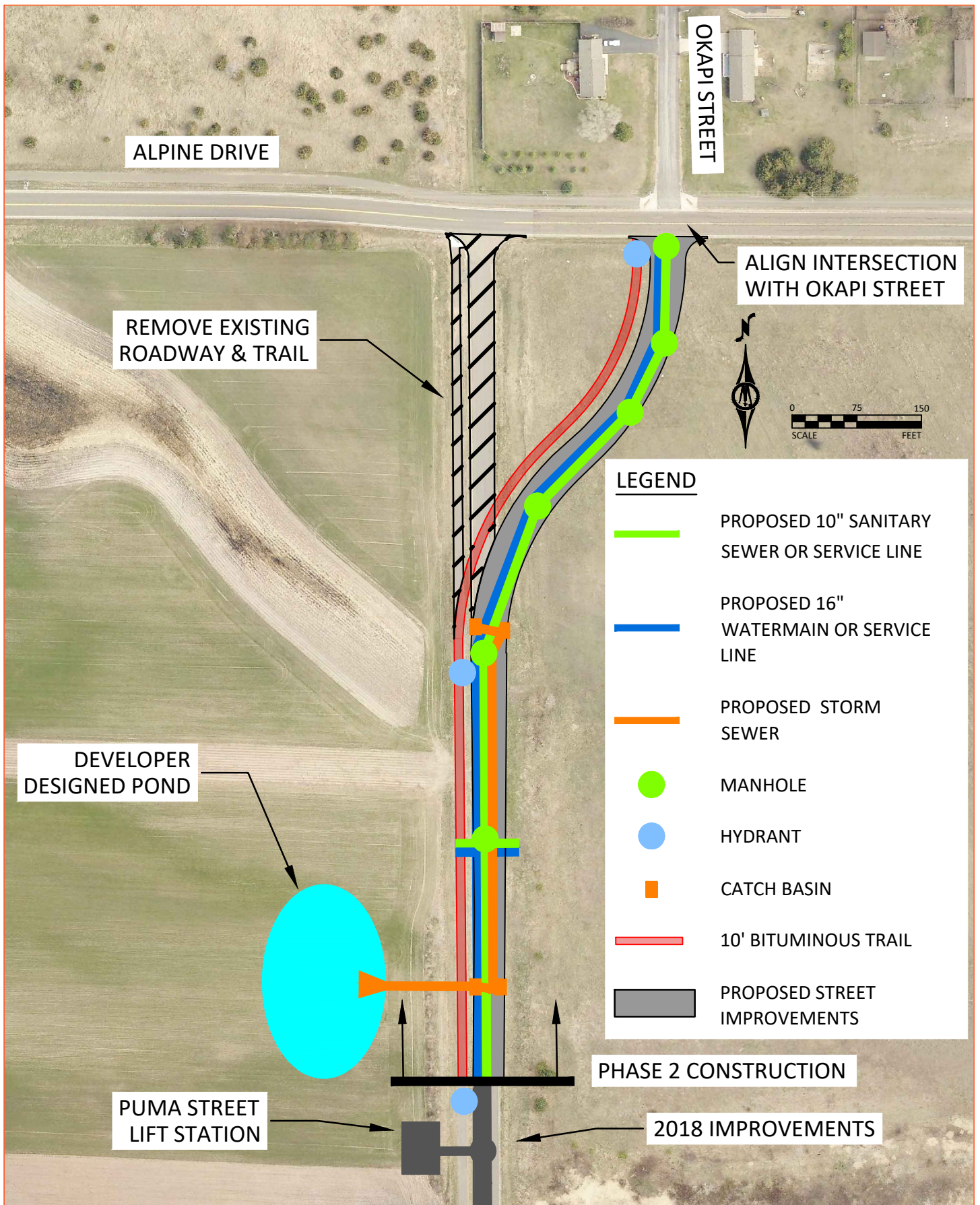
BITUMINOUS TRAIL



**FUTURE BUSINESS PARK
CITY OF RAMSEY, MINNESOTA**

FIGURE 12 - PUMA STREET & ALPINE DRIVE
ALTERNATIVE CONCEPT

July, 2015



**PUMA STREET IMPROVEMENTS
CITY OF RAMSEY, MINNESOTA**

FIGURE 1
DECEMBER 2019

Fee Proposal

CLIENT: City of Ramsey	BOLTON & MENK, INC.
PROJECT: Puma Street Improvements	

WORK TASK DESCRIPTION	Project Manager	Senior Designer	Designer	Surveyor	Clerical	Total Hours	Cost
-----------------------	-----------------	-----------------	----------	----------	----------	-------------	------

Topographic Survey, Final Design and Construction Staking

1.0 Roadway Design (Includes Topo and State Aid Plan Development)	4	45	98	10	2	159	\$19,265
2.0 Trunk Utility Design (Sanitary Sewer and Water)	2	8	34	0	0	44	\$5,220
4.0 Storm Water Management and Storm Sewer Design	2	24	36	0	0	62	\$7,760
5.0 Reviews and Approvals	2	8	16	0	2	28	\$3,410
6.0 Permitting	2	24	40	0	2	68	\$8,370
7.0 Bidding Services (Questions & Addenda)	4	12	8	0	4	28	\$3,600
Subtotal Bolton & Menk	16	121	232	10	10	389	\$47,625

SUBCONSULTANT - Northern Technologies \$5,500

TOTAL for Design through Bidding	\$53,125
---	-----------------

Construction Services

1.0 Construction Administration (Shop Drawings, Pay Requests, As Builts)	4	16	12	0	2	34	\$4,450
2.0 Construction Staking	0	4	2	32	0	38	\$4,480

Meeting Date: 02/11/2020

Information

Title:

Discuss Policy Direction on Pearson South/Riverstone South Subdivision; Case of Capstone Homes

Purpose/Background:

Staff has been approached by Capstone Homes regarding a potential residential subdivision on the south side of Highway 10 on property owned by Pearson Properties of Ramsey, LLC. Generally speaking, this project would be a repeat of the Riverstone Neighborhood currently under construction on the north side of Highway 10/169 north of this project site.

Staff suggests limiting conversation to the following high-level policy questions. The City is simply reacting to a development proposal at this time. Nothing in this case should be construed as the City is considering any particular project. No formal recommendations have been offered regarding this project at this time. This case is to help Staff prepare a work plan to review moving forward.

- Is the land use plan appropriate for the surrounding area?
- Is a secondary public road connection to Bowers Drive near the south end of the site appropriate?
- Is a City Contribution to the Riverdale Drive extension appropriate?

Riverdale Drive Talking Points

The Riverdale Drive Extension is part of long-range Highway 10/169 Planning. The City has already determined that this collector road connection is warranted and necessary. Pertaining to specifically frontage on the Pearson Property, Staff would like to discuss a three-way cost split for this extension as this road would serve multiple future developments, existing residential neighborhoods and existing business districts as well as providing important safety and congestion improvements for Highway 10/169. Additionally, Staff plans applying for MnDOT Grant Funds to aid in this connection (up to \$710,000 grant). The total Riverdale Drive Extension is estimated at \$2 Million. The Pearson Property segment is just over half of this frontage. The remaining frontage is owned by Anoka County (former River Crossing Corridor, current location of Connexus Energy Solar Farm).

Timeframe:

30 minutes

Funding Source:

This case is being handled as part of normal Staff duties as part of Pre-Application review.

Responsible Party(ies):

Deputy City Administrator

Outcome:

Staff is seeking broad policy direction on the following.

1. Land Use Plan/Concept Layout
 2. Bowers Drive Connection
 3. Riverdale Drive Cost Share
-

Attachments

Proposed Land Use Plan

Proposed Lot Layout

Riverdale Drive Extension

Form Review

Inbox

Kurt Ulrich

Form Started By: Tim Gladhill

Final Approval Date: 02/06/2020

Reviewed By

Kurt Ulrich

Date

02/06/2020 11:21 AM

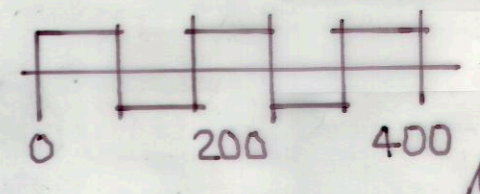
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CAPSTONE
— HOMES —

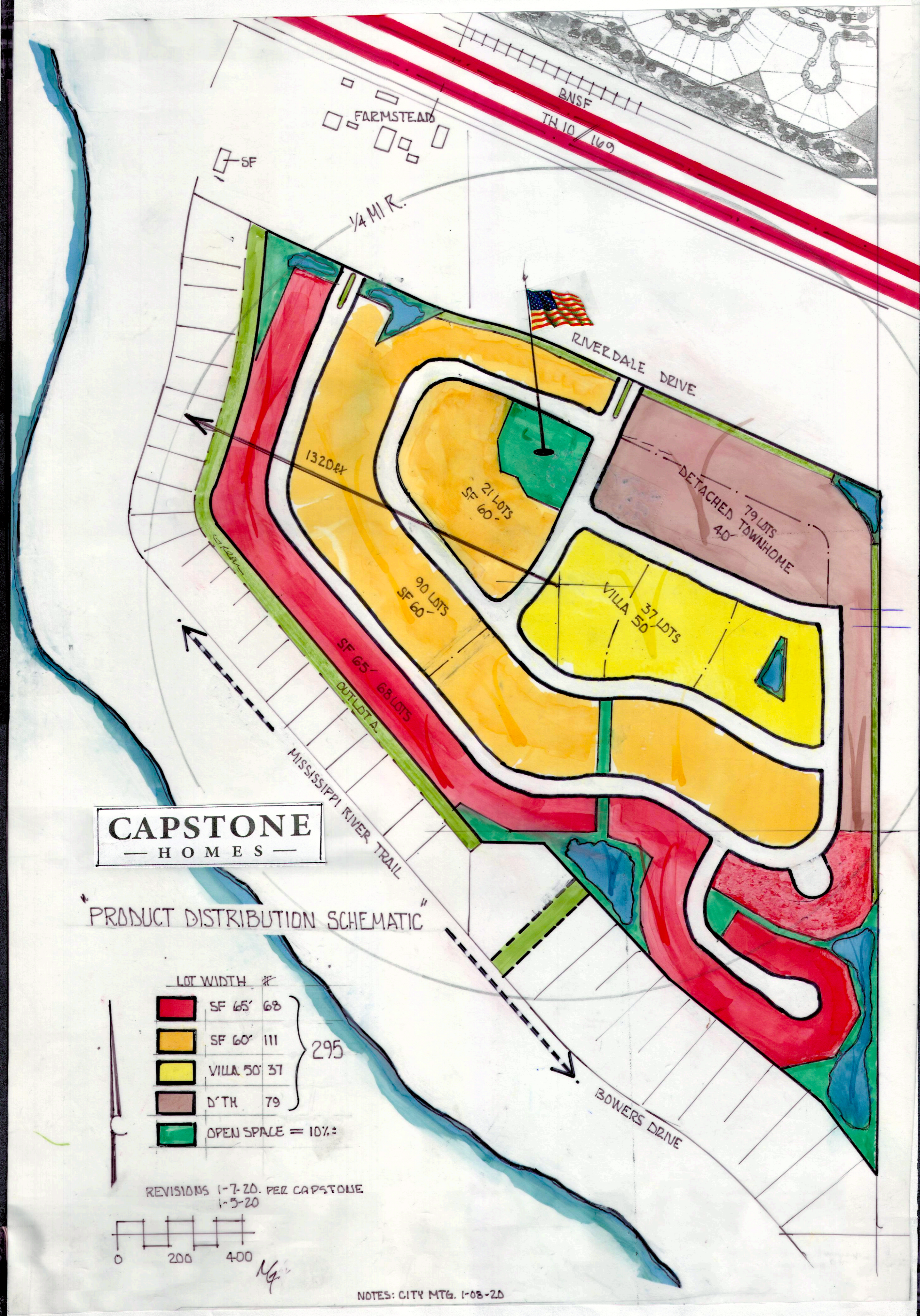
PRODUCT DISTRIBUTION SCHEMATIC

LOT WIDTH	#
SF 65' 68	} 295
SF 60' 111	
VILLA 50' 37	
D'TH 79	
OPEN SPACE = 10%:	

REVISIONS 1-7-20. PER CAPSTONE
1-3-20



NOTES: CITY MTG. 1-08-20





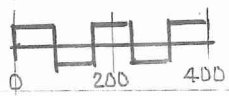
CAPSTONE
— HOMES —

SITE DEVELOPMENT SUMMARY:

PRODUCT	PROVIDED	ACTUAL
• RED SF	6584	68 SF — 25%
• BLUE SF	6044	111 SF — 38%
• ORANGE	5082	57 VILLA — 12%
• GREEN	4044	79 DET. TH — 27%
• TOTAL	2998	100%
• GROSS DENSITY:	2.7 UN/AC	
• OPEN SPACE:	7.9 AC (EXCL. PROVIDER TERRACE)	
• NET DENSITY:	4.1 UN/AC	

PREPARED: 1/14/20 REVISIONS 1-7-20

CONCEPT PLAN
TIGHTEN LOT DESIGN VIS-A-VIS
CAPSTONE PRODUCT PROPORTIONS



1-6-20 REVISION CENTRAL PARK PER CAPSTONE
1-3-20 *Ng* NOTES CITY STAFF MTG. 1-08-20

FUTURE BRIDGE TO 142ND



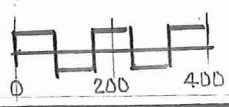
CAPSTONE — HOMES —

SITE DEVELOPMENT SUMMARY:

PRODUCT	PROVIDED	ACTUAL
• RED SF	6584	68 SF — 23%
• BLUE SF	6044	111 SF — 38%
• ORANGE	5044	37 VILLA — 12%
• GREEN	4044	79 DET. TH — 27%
• TOTAL	2295	100%
• GRASS DENSITY:	3.7 u/acre	
• OPEN SPACE:	7.3 AC (PARK POOLING TRAILS)	
• NET DENSITY:	4.1 u/acre	

PREPARED: 1/04/20 REVISIONS 1-7-20

CONCEPT PLAN
TIGHTEN LOT DESIGN VIS-A-VIS
CAPSTONE PRODUCT PROPORTIONS



1-6-20 REVISION CENTRAL PARK PER CAPSTONE
1-3-20 *Mg* NOTES CITY STAFF MTG. 1-08-20

FUTURE PAVED TO 142ND



Riverdale Dr Extension

(Bowers Dr to Llama St)

Highway 10 Access Planning Study



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

Priority: Development Driven

Cost: \$2.0M

• Local Street Extension

Meeting Date: 02/11/2020

Information

Title:

REVISED: Discuss Policy Direction on Outlot C, Northfork Development Proposal; Case of BK Land Development

Purpose/Background:

Note: this case was updated on February 10 to add additional attachments from the Developer.

The purpose of this case is to discuss the appropriate land use transition for development of Outlot C, Northfork. The Planning Commission and City Council have both reviewed this concept plan. There is not yet full consensus on support for this project, largely centered on the mix of lot sizes.

Primary Policy Question

- What is the appropriate balance of Low Density Residential (quarter-acre lots, 80 foot wide) and Detached Medium Density Residential (50 to 65 foot wide lots - villa style)?

This is not intended to be an exhaustive site plan/plat review, but broad policy direction to help Staff review future steps and help the Developer to decide to move forward/not move forward with official application/review. Previous versions of the case are attached as background.

Timeframe:

30 minutes

Funding Source:

All costs associated with reviewing this Application are the responsibility of the Applicant/Developer.

Responsible Party(ies):

Deputy City Administrator (long-range land use planning)
Senior Planner (project specific review)

Outcome:

Staff requests broad policy direction on the appropriate mix of density/lot size types.

Attachments

Copy of January 14 City Council Case

Copy of January 14 City Council Minutes

ADDED - Letters of Support

ADDED - Landscape Plan

ADDED - Sample Images

ADDED - Sketch Plan with Additional Detail

ADDED - Capstone Letter Regarding Road Connection Request

Form Review

Inbox

Reviewed By

Date

Kurt Ulrich

Kurt Ulrich

02/06/2020 11:24 AM

Form Started By: Tim Gladhill

Started On: 12/30/2019 05:16 PM

Final Approval Date: 02/06/2020

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

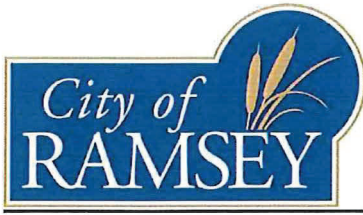
01/03/2020 08:35 AM

01/09/2020 02:13 PM

01/09/2020 04:00 PM

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

Copy of January 14 City Council Case



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

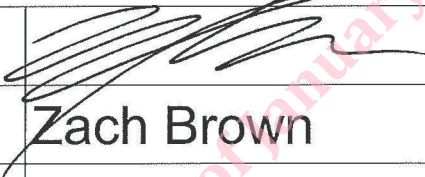
Property Owner Information

(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

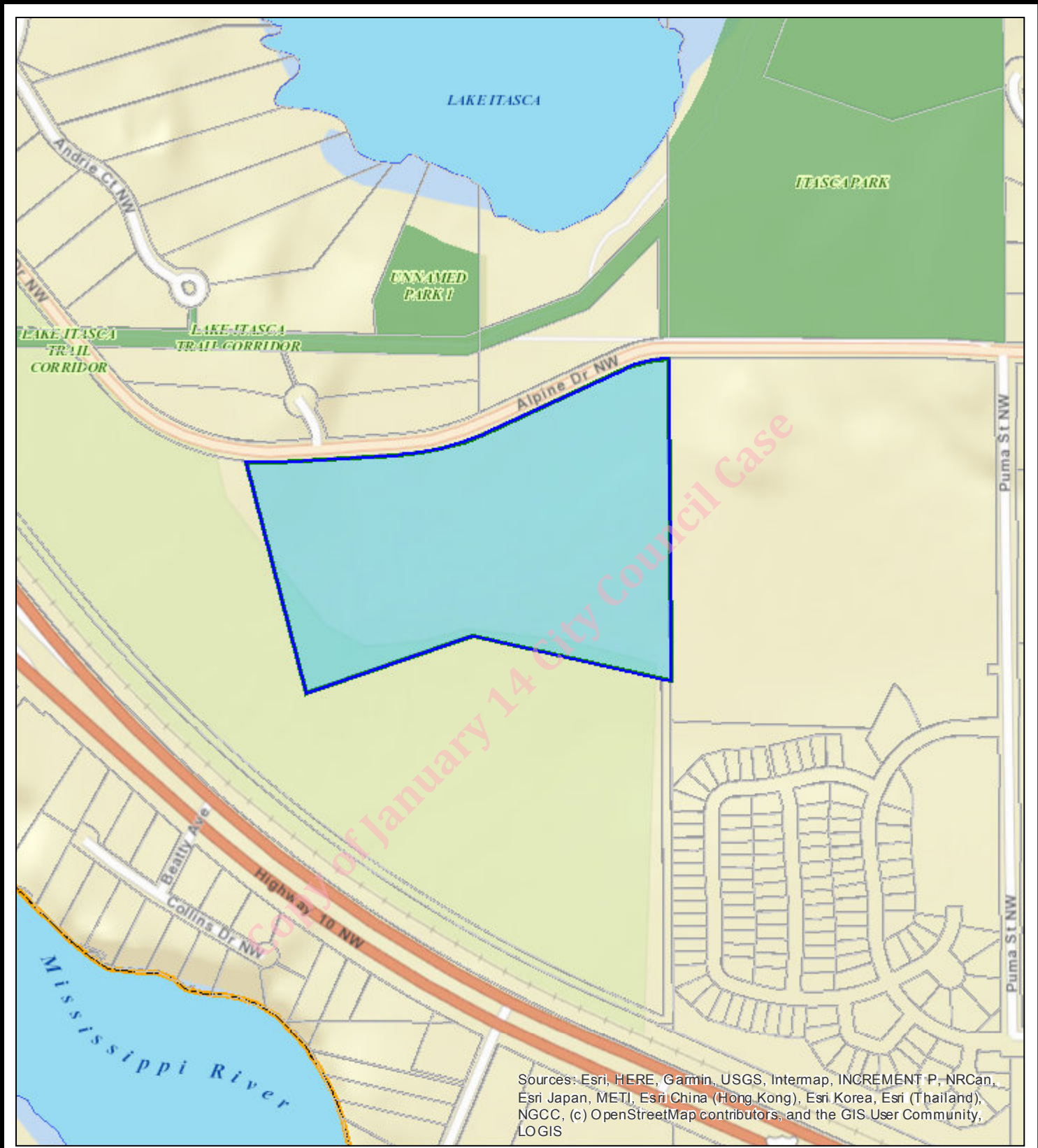
A "Land Use Sign" will be placed on the Subject Property to allow Ramsey Residents the opportunity to obtain information about your request.

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

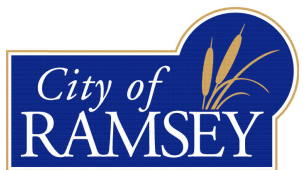
I understand that the application fee is non-refundable. All costs associated with the processing of this application are the responsibility of the applicant whether this application is approved or denied. Any excess of escrow account deposits over expenditures will be refunded at the time of account 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.




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

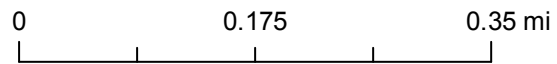
193225410004

Legend

-  Site
-  Parcels



Print Date: November 13, 2019



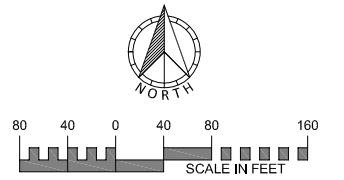
ALPINE DRIVE

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.

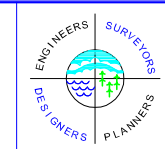


DRAWING NAME	NO.	BY	DATE	REVISIONS
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DRAWN BY				
xxx				
CHECKED BY				
xxx				
DATE				
xx/xx/xx				

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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





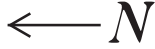


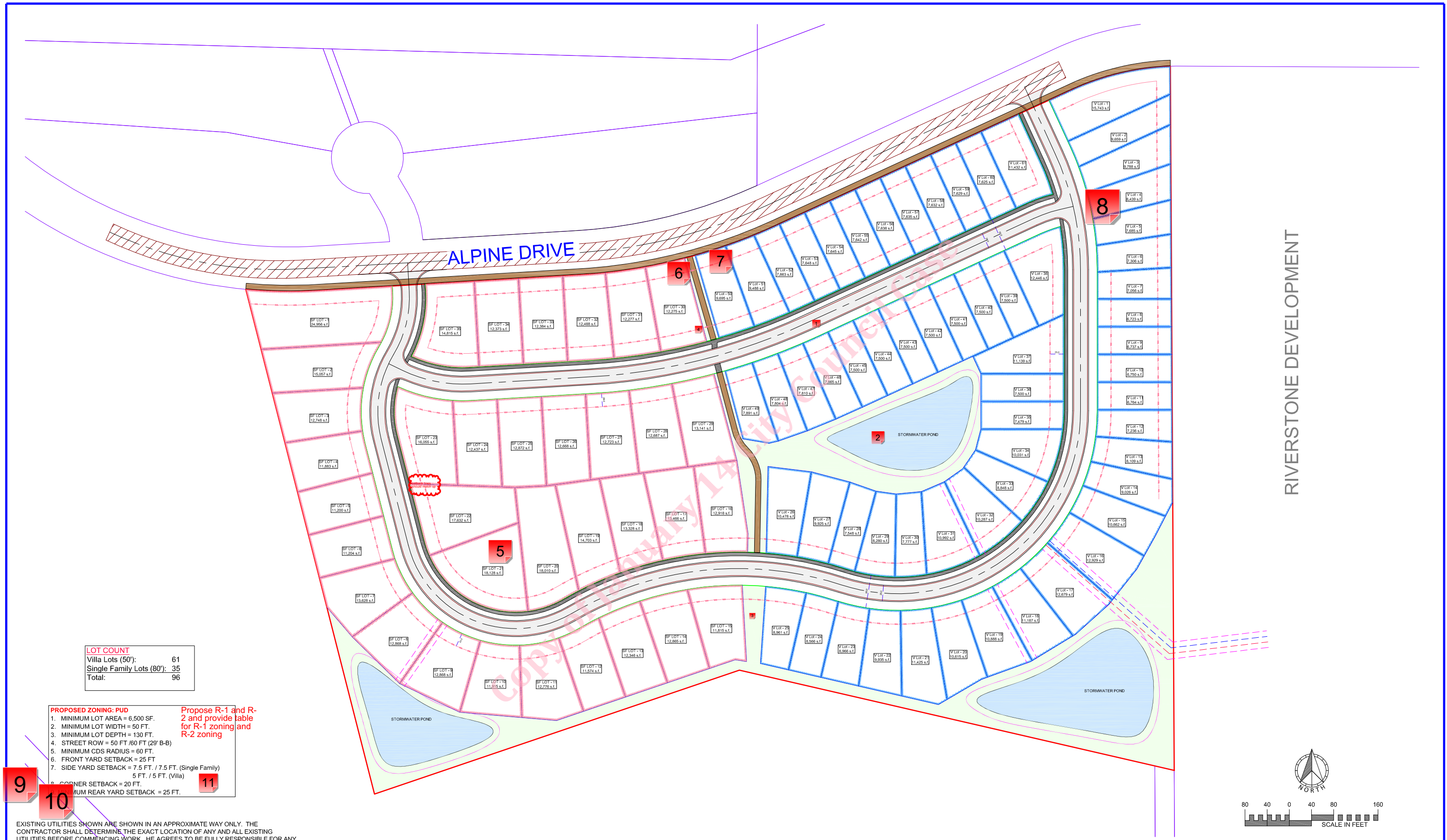
Copy of January 14 City Council Case





Lots That Could Accommodate 3 Stall Garage



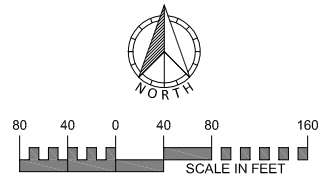


RIVERSTONE DEVELOPMENT

LOT COUNT

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

- PROPOSED ZONING: PUD**
- 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**



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 CONCEPT PLAN 110819 NORTHFORK BROWN				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 -----

Copy of January 14 City Council Case

**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.

Copy of January 14 City Council Case

**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:

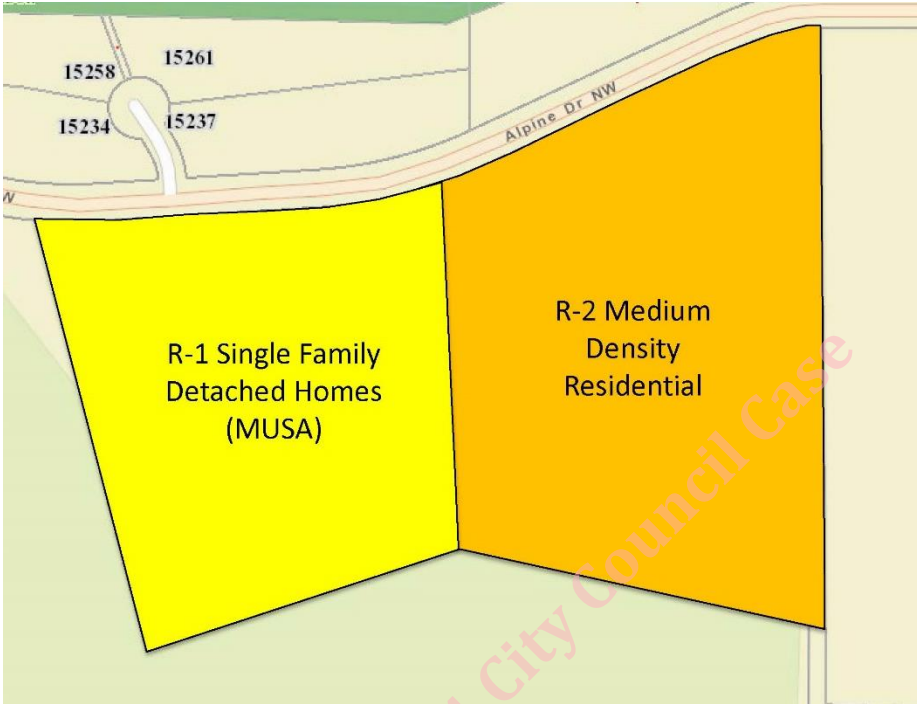
Adoption date:

Publication date:

Effective date:

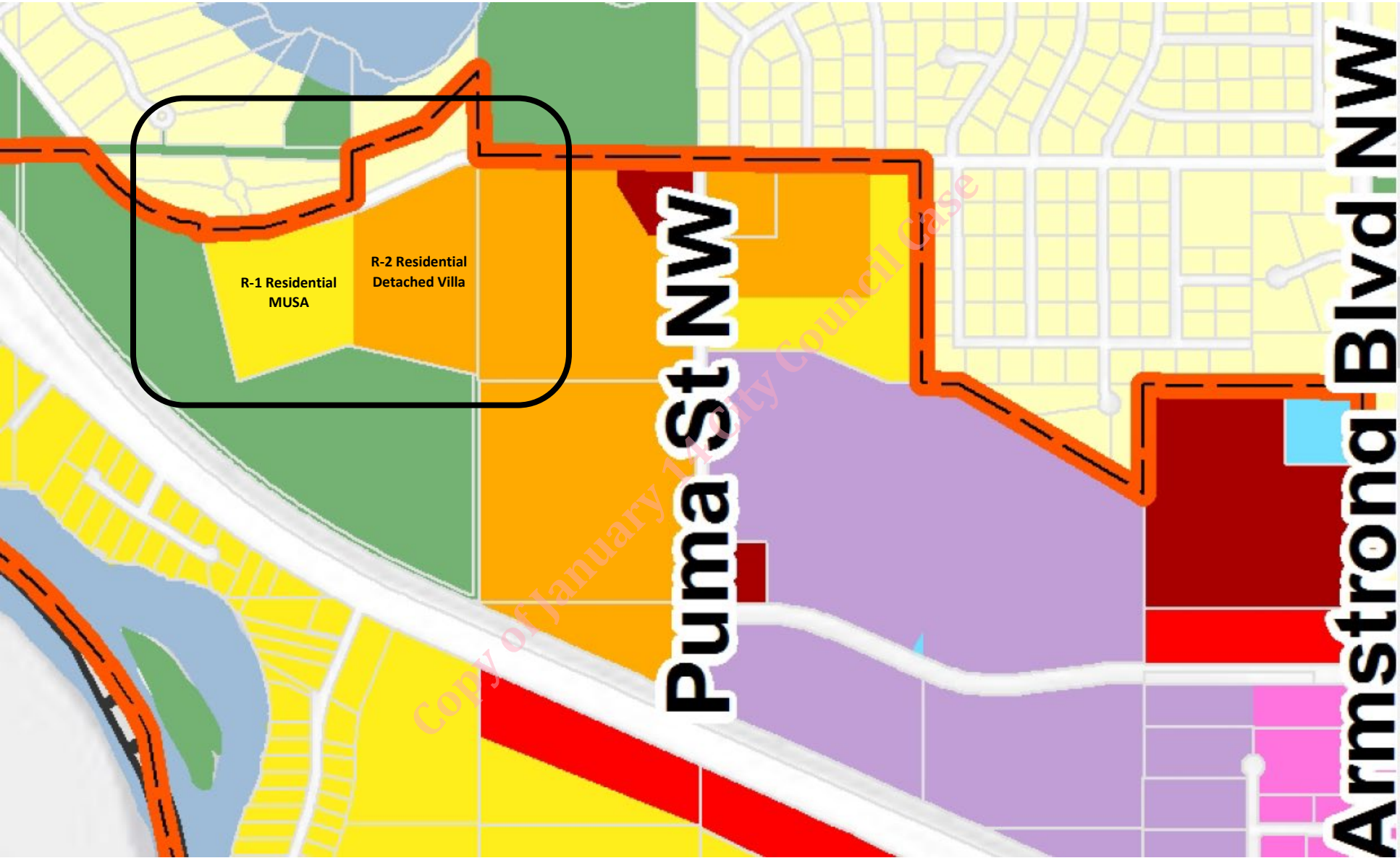
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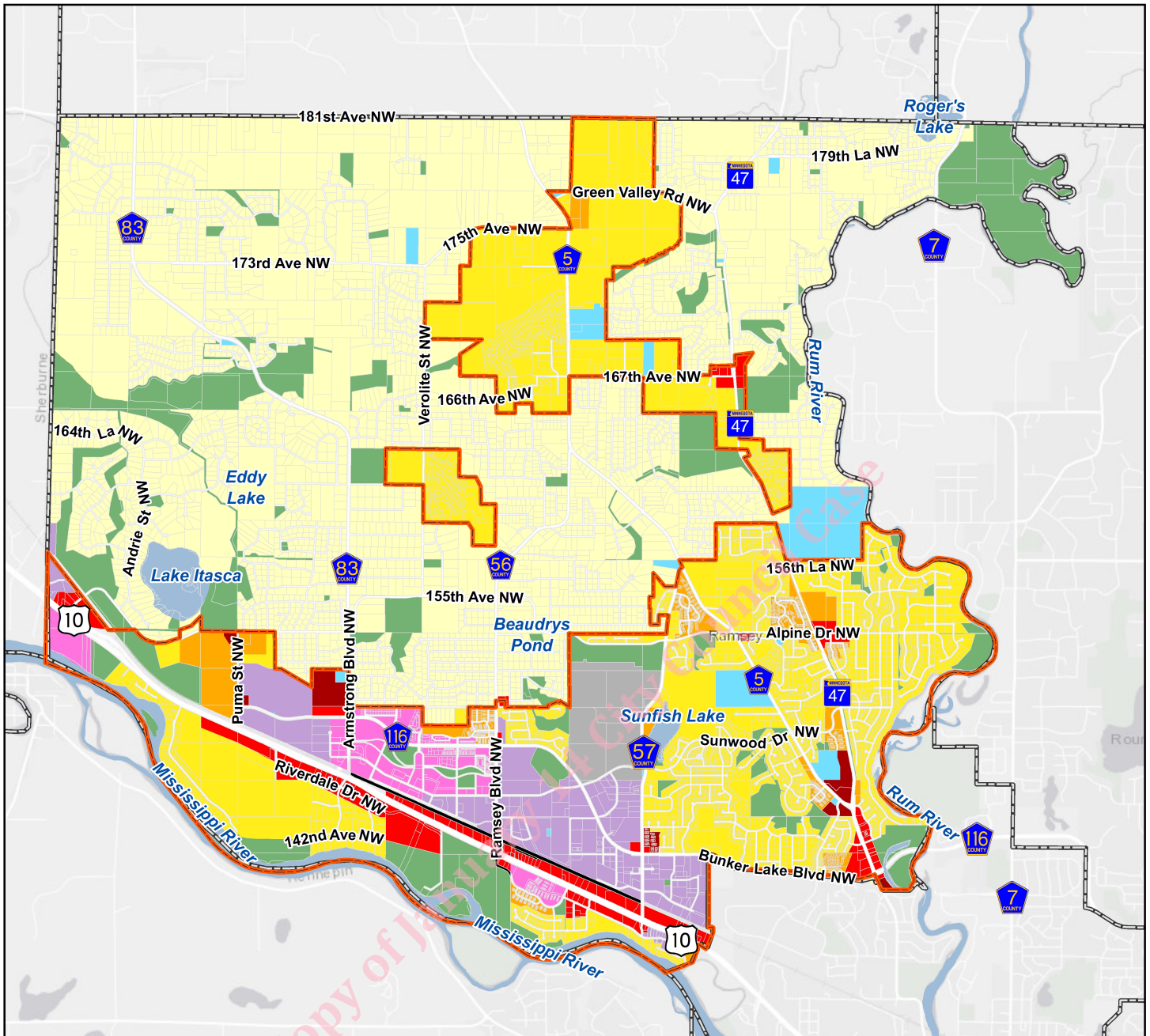
EXHIBIT A: Rezoning Areas



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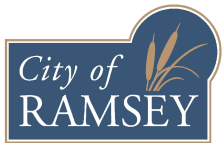
Northfork Zoning Amendment





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



Deputy City Administrator Gladhill reviewed the staff report and recommendation to adopt Ordinance #20-01 approving a Zoning Amendment for both properties from B-1 Business to R-1 Residential (MUSA).

Greg Bauer, representing the ownership group for the applicant, stated that he is present to address any questions the Council may have.

Motion by Councilmember Riley, seconded by Councilmember Musgrove, to introduce Ordinance #20-01 Rezoning Two Parcels at 9340 Highway 10 NW.

Motion carried. Voting Yes: Mayor LeTourneau, Councilmembers Riley, Musgrove, Heinrich, Kuzma, Menth, and Specht. Voting No: None.

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.

7.03: Professional Services Contract Amendment for the Tinklenberg Group

City Administrator Ulrich reviewed the staff report and recommendation to consider the proposed contract amendment to adjust the fees. The alternative direction the Council may take includes keeping the fee at the current \$3,300 per month (or another number negotiated) and asking the consultant to adjust the expected effort proportionately. This alternative may result in a loss of momentum toward the accomplishment of the stated goals. Consequently, amendment of the contract to reflect the expected effort is recommended at this time.

January 27, 2020

Tim Gladhill
Deputy City Administrator
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

RE: Land use memo

Dear Tim,

First and foremost, everyone at BK Land wants to thank you and the Council members for your time and consideration with regards to our proposed development on the south side of Alpine Drive.

With regards to the land use and the density we have proposed, I know there was some mixed feelings about the Villa and single-family ratio on this parcel. We have looked into many different options and layouts with this being our 3rd iteration of this plat, we have come back to the same issue again and again. The demand for single family homes in this location is much lower than we had hoped. The builders we have spoken with are only interested in building single family homes on the golf course and have little to no interest in any lots along Alpine. I know that a couple of council members expressed how they would like to see more single family along Alpine, but the issue is that no builders are willing to take lots along that road unless they are villa lots. I can get the current single family lots absorbed over time by offering the golf course lots as well but increasing the number along Alpine will not benefit the city or the community around this development.

We have done an extensive study and the price point for the single-family lots with the current construction costs and development fees involved puts our base prices in the mid to high 500s and that prices many buyers out of the market. Part of the appeal with our Villa product is the mid 300 price point that allows almost any consumer to purchase a new home if they would wish.

A few things that other communities have admired about our Villa developments in the past are the following:

1. Villa buyers stay and shop local
2. Many Villa homeowners only have 1 vehicle, so traffic is minimal

3. Villa buyers are somewhat more insulated from economic conditions so regardless of the outside factors, this product sells well in all market conditions as opposed to the expensive single family that almost unsellable in a down market.
4. The build out process for Villa's is much shorter than the build out process for single family as they tend to have less than half the time on market as single family. Attached to this memo are some market statistics to show this. In our last development, we sold 44 villas in less than 2 years. Our last single-family development is still selling at this time and was opened in early 2016, similar to the single-family cul-de-sac on the north side of Alpine that has not yet sold since it became available almost 5 years ago.
5. According to the US Census Bureau there are 10,000 baby boomers that retire every day. This is our main consumer and target market. The demand is not being met and that is part of the reason that we can barely build them fast enough. This is not the case with single family. There is an overabundance of opportunity to build single family homes on both acreage and city lots in all surrounding communities and many sit half empty due to the over saturation of this product.

With regards to the plat as it currently sits, the reason we have the product split right down the middle of the site is to keep the product's separated by our walking path. The reason for this is because the product is not the same and the buyers want the definition between the two, as well as the product's difference in size. The 2 story homes would tower over the one level villas, blocking the views and looking down into the homes. This does not create an aesthetically pleasing neighborhood or experience for the consumers, neighbors, or city. We believe that it will disrupt the flow of the site and take away from the professional development standards that we hold ourselves to as well as protecting the city from having a very un-appealing site that would hinder the over all benefit to the community this site should bring.

As far as the Riverstone site is concerned, we do not feel a connection would benefit either development or the city. The products do not mesh well with one another within a single site as well as the traffic aspect. I would anticipate the Riverstone developer would feel the same way. We are selling a bit higher end golf community vs the starter home packages they are selling on smaller lots with much cheaper floor plans/ exteriors so for that reason our buyer wont want to look at split entries and their buyers do not want to look at 2 story custom homes.

Bk Land is a development company that is always striving to meet the demand of the consumer. Our goal is to leave a city better than when we entered. We have many parcels of land within your community that we are looking at, so it is in our best interest to make a great first impression with the city and Council. We always want to be welcomed back for more development opportunity and we appreciate the chance to work with you on this project.

Thank you for your time and consideration,

A handwritten signature in blue ink, appearing to read 'Zach Brown', with a long horizontal flourish extending to the right.

Zach Brown
BK Land Development, LLC.

Comparative Market Analysis

Monday, January 27, 2020

SINGLE FAMILY

Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

Pending Listings

Address	Price	Bds	Bth	TFSF	\$/Sq	Built	Style	Stories	Off Market	DOM	CDOM
S=											
2951 132Nd Avenue	\$640,000	5	3	4415	\$145	2019	SINGF	2	01/22/2020	140	140
Averages:	\$640,000	5.0	3.0	4415	\$145	2019				140	140

Sold Listings

Address	Price	Bds	Bth	TFSF	\$/Sq	Built	Style	Stories	Sold Date	DOM	CDOM
S=											
2695 128Th Court	\$500,000	4	4	3172	\$158	2018	SINGF	2	11/16/2018	151	256
4380 123Rd Circle	\$515,000	5	4	2896	\$178	2019	SINGF	2	09/06/2019	44	44
11965 London Str	\$564,000	4	3	2841	\$199	2018	SINGF	2	06/04/2018	29	
8725 Fraizer Street	\$522,934	2	3	2716	\$193	2018	TWNSS	1	05/31/2019	82	82
13147 Harpers Street	\$538,900	5	5	4021	\$134	2018	SINGF	2	05/18/2018	104	104
4573 123Rd Court	\$535,000	5	4	3902	\$137	2018	SINGF	2	01/16/2020	483	483
2915 132Nd Avenue	\$580,500	5	5	4021	\$144	2018	SINGF	2	06/28/2019	105	105
12020 Lever Street	\$602,453	4	3	2487	\$242	2019	SINGF	2	06/14/2019	185	185
11879 Lever Street	\$619,310	5	5	4726	\$131	2018	SINGF	2	07/23/2018	174	538
13123 Harpers Street	\$618,000	5	5	4412	\$140	2018	SINGF	2	10/17/2018	190	190
2940 132Nd Avenue	\$640,000	5	5	4412	\$145	2018	SINGF	2	06/19/2019	175	300
9014 169Th Avenue	\$653,373	5	4	5590	\$117	2019	SINGF	2	07/29/2019	169	169
Averages:	\$574,123	4.5	4.2	3766	\$160	2018				158	223

Median of Comparable Listings: **\$580,500**

Average of Comparable Listings: **\$579,190**

On Average, the 'Sold' status comparable listings sold in 157.58 days for \$574,123





Minimums and Maximums

This page summarizes key fields of the listings in this analysis.

The listings in this analysis can be summarized as follows:

*Price is expressed as the the Sold Price for solds, and List Price for all other listings.

Priced between \$500,000 and \$653,373

2 to 5 Bedrooms

3.00 to 5.00 Bathrooms

2,487 to 5,590 Square Feet

\$117 to \$242 per Square Foot

Built between 2018 and 2019

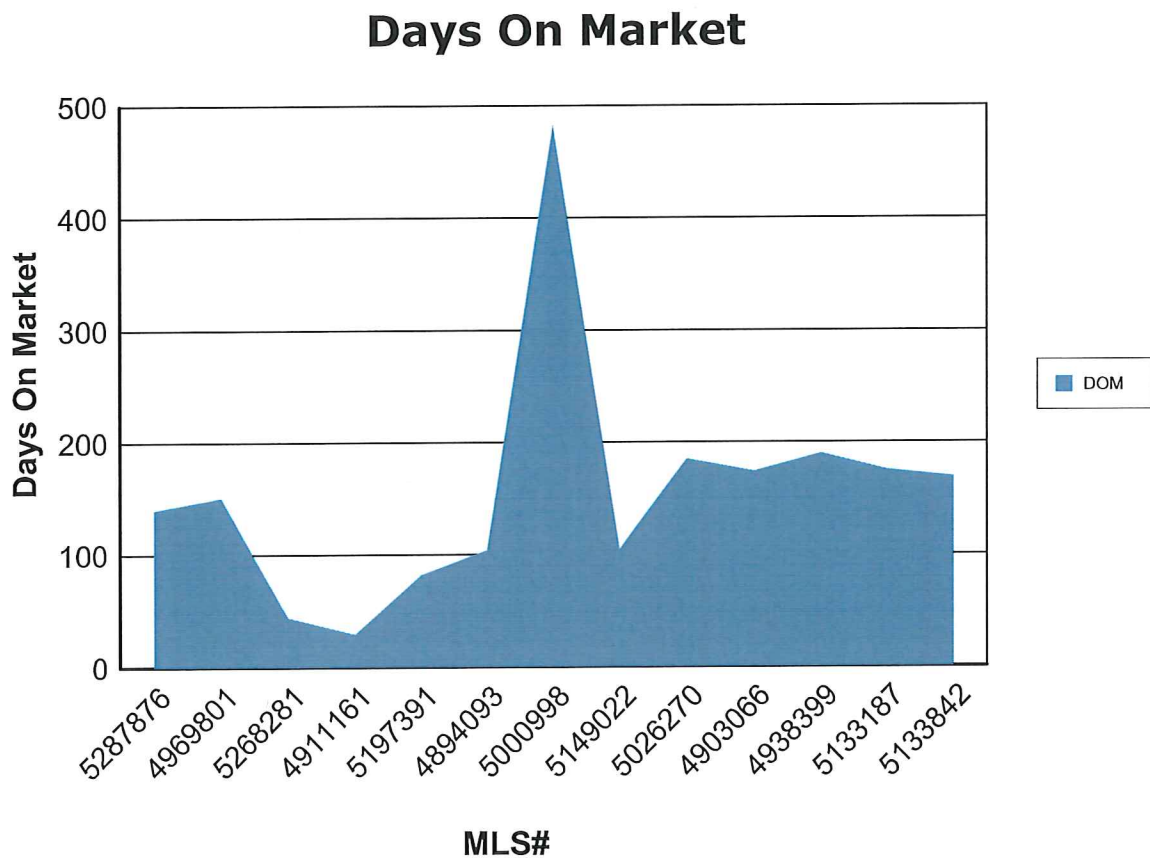
1 to 2 years old





Number of Days On Market

This graph illustrates the number of days on market for the listings in this analysis.





List Price and Sale Price

This graph illustrates the list price, along with sale price in Sold listings.



Comparative Market Analysis

Monday, January 27, 2020

VILLA

Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

Comp Sold Listings

Address	Price	Bds	Bth	TFSF	\$/Sq	Built	Style	Stories	Off Market	DOM	CDOM
12313 Flanders Street	\$429,729	3	2	1917	\$224	2018	TWNDE				
12379 Flanders Street	\$452,807	3	2	1837	\$246	2018	TWNDE				
Averages:	\$441,268	3.0	2.0	1877	\$235	2018					

Pending Listings

Address	Price	Bds	Bth	TFSF	\$/Sq	Built	Style	Stories	Off Market	DOM	CDOM
11347 Johnson Street	\$349,900	3	2	1942	\$180	2019	TWNDE	1	01/15/2020	18	
4696 127Th Lane	\$471,269	3	3	2683	\$176	2019	TWNDE	1	10/04/2019	0	167
4771 127Th Lane	\$492,379	3	3	2683	\$184	2020	TWNDE	1	01/08/2020	0	0
18335 Wilson Circle	\$300,105	2	2	1561	\$192	2019	TWNDE	1	11/08/2019	136	136
18371 Xavier Circle	\$330,425	2	2	1561	\$212	2019	TWNDE	1	01/02/2020	28	28
18322 Wilson Circle	\$378,284	2	2	1717	\$220	2019	TWNDE	1	11/04/2019	132	132
8713 150Th Lane	\$349,900	3	2	2051	\$171	2019	TWNDE	1	01/18/2020	31	31
Averages:	\$381,752	2.6	2.3	2028	\$191	2019				49	82

Sold Listings

Address	Price	Bds	Bth	TFSF	\$/Sq	Built	Style	Stories	Sold Date	DOM	CDOM
4274 124Th Avenue	\$315,000	2	2	1608	\$196	2018	TWNDE		02/01/2018	44	
4267 124Th Avenue	\$320,000	2	2	1608	\$199	2018	TWNDE		08/30/2018	1	1
4338 124Th Lane	\$333,870	2	2	1608	\$208	2018	TWNDE	1	04/26/2019	195	
10128 Kissel Court	\$330,550	2	2	1517	\$218	2018	TWNDE		10/18/2018	73	73
4282 124Th Avenue	\$329,940	2	2	1608	\$205	2018	TWNDE		10/18/2018	0	0
4308 124Th Avenue	\$330,875	2	2	1546	\$214	2018	TWNDE		12/07/2018	2	2
4254 124Th Lane	\$332,149	2	2	1608	\$207	2018	TWNDE		08/14/2018	27	
4296 124Th Lane	\$333,500	2	2	1608	\$207	2018	TWNDE		10/26/2018	60	
12383 Ghia Street	\$333,550	2	2	1668	\$200	2018	TWNDE		10/02/2018	0	
4326 124Th Lane	\$335,300	2	2	1608	\$209	2018	TWNDE	1	05/17/2019	21	21
4275 124Th Avenue	\$335,700	2	2	1776	\$189	2018	TWNDE		07/30/2018	134	134
4264 124Th Lane	\$339,108	2	2	1608	\$211	2018	TWNDE		10/22/2018	26	
12311 Ghia Street	\$349,916	2	2	1668	\$210	2018	TWNDE		02/27/2018	77	
10909 Polk Street	\$335,000	2	2	1600	\$209	2019	TWNDE	1	08/15/2019	161	161
12404 Ghia Street	\$346,000	2	2	1608	\$215	2018	TWNDE	2	02/28/2019	7	146
12457 Ghia Street	\$347,675	2	2	1608	\$216	2018	TWNDE		12/14/2018	2	2
4272 124Th Lane	\$346,837	2	2	1776	\$195	2018	TWNDE		12/14/2018	49	49
4296 124Th Lane	\$342,500	2	2	1608	\$213	2018	TWNDE	1	11/08/2019	20	20
4272 124Th Lane	\$345,000	2	2	1776	\$194	2018	TWNDE	1	05/30/2019	87	87
12433 Ghia Street	\$351,675	2	2	1668	\$211	2018	TWNDE		10/12/2018	12	
4344 124Th Lane	\$351,820	2	2	1776	\$198	2018	TWNDE		09/14/2018	0	0
10123 Kissel Court	\$354,900	3	2	1693	\$210	2018	TWNDE		01/17/2019	7	100
10949 Polk Street Ne	\$360,596	2	2	1696	\$213	2019	TWNDE	1	12/05/2019	116	116
12395 Ghia Street	\$359,650	2	2	1776	\$203	2018	TWNDE		08/15/2018	30	
10115 Kissel Court	\$359,900	3	2	1721	\$209	2018	TWNDE	1	03/22/2019	149	149
12445 Ghia Street	\$360,000	2	2	1776	\$203	2018	TWNDE		09/20/2018	1	1
12415 Ghia Street	\$365,000	2	2	1776	\$206	2018	TWNDE	2	02/19/2019	6	185
12418 Ghia Street	\$361,235	2	2	1776	\$203	2018	TWNDE		12/27/2018	56	56
12425 Ghia Street	\$372,292	2	2	1776	\$210	2018	TWNDE		10/31/2018	0	0
12403 Ghia Street	\$382,540	2	2	1857	\$206	2018	TWNDE		10/18/2018	122	

Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

12269 Flanders Street	\$402,269	3	2	1722	\$234	2018	TWNDE	01/02/2019	55	55
12365 Flanders Street	\$424,900	3	2	1837	\$231	2018	TWNDE	08/08/2018	166	166
12299 Flanders Street	\$428,968	3	2	1824	\$235	2018	TWNDE	06/08/2018	121	121
12339 Flanders Street	\$430,499	3	2	1824	\$236	2019	TWNDE	05/15/2019	84	84
12327 Flanders St Ne	\$436,636	3	2	1824	\$239	2019	TWNDE	12/10/2019	120	120
12220 Flanders Street	\$445,541	3	2	1879	\$237	2018	TWNDE	07/12/2019	1	1
12322 Flanders Street	\$438,000	3	2	1878	\$233	2018	TWNDE	06/28/2019	81	81
12356 Flanders Street	\$455,039	3	2	1839	\$247	2018	TWNDE	11/21/2018	13	13
4726 127Th Lane	\$459,813	2	2	1811	\$254	2019	TWNDE	10/24/2019	0	0
4723 127Th Lane	\$485,000	2	2	1811	\$268	2019	TWNDE	01/15/2020	58	58
18492 Yankton Street	\$284,533	2	2	1561	\$182	2018	TWNDE	09/14/2018	121	121
14384 184Th Avenue	\$289,625	2	2	1561	\$186	2018	TWNDE	04/30/2018	124	124
18350 Xavier Circle	\$289,905	2	2	1561	\$186	2019	TWNDE	09/18/2019	20	20
18360 Xavier Circle	\$318,925	2	2	1561	\$204	2019	TWNDE	09/13/2019	188	188
18311 Xavier Circle	\$303,290	2	2	1561	\$194	2018	TWNDE	04/12/2019	20	20
19003 Edison Street	\$309,900	3	2	1943	\$159	2018	TWNDE	11/16/2018	36	36
18397 Xavier Circle	\$311,785	2	2	1544	\$202	2018	TWNDE	05/15/2019	92	
18321 Xavier Circle	\$321,230	2	2	1561	\$206	2018	TWNDE	03/27/2019	20	20
19059 Edison Street	\$316,084	3	2	1942	\$163	2018	TWNDE	10/16/2018	0	0
18341 Xavier Circle	\$324,055	2	2	1561	\$208	2018	TWNDE	08/12/2019	2	2
19027 Edison Street	\$327,029	3	2	2050	\$160	2018	TWNDE	12/15/2018	32	32
18390 Xavier Circle	\$319,900	2	2	1717	\$186	2018	TWNDE	02/05/2019	22	22
18352 Wilson Circle	\$389,254	3	3	2219	\$175	2018	TWNDE	12/11/2018	105	
7756 147Th Terrace	\$289,000	2	2	1512	\$191	2018	TWNDE	08/21/2019	94	
14780 Xenolith Street	\$300,000	2	2	1512	\$198	2018	TWNDE	10/31/2018	129	
15034 Rabbit Street	\$329,144	3	2	1774	\$186	2018	TWNDE	10/31/2018	114	
5770 152Nd Lane	\$345,140	2	2	1776	\$194	2019	TWNDE	11/14/2019	65	65
Averages:	\$353,290	2.3	2.0	1710	\$207	2018			59	63

Median of Comparable Listings: **\$345,570**

Average of Comparable Listings: **\$358,975**

On Average, the 'Sold' status comparable listings sold in 59.09 days for \$356,273





Minimums and Maximums

This page summarizes key fields of the listings in this analysis.

The listings in this analysis can be summarized as follows:

*Price is expressed as the the Sold Price for solds, and List Price for all other listings.

Priced between \$284,533 and \$492,379

2 to 3 Bedrooms

2.00 to 3.00 Bathrooms

1,512 to 2,683 Square Feet

\$159 to \$268 per Square Foot

Built between 2018 and 2020

0 to 2 years old

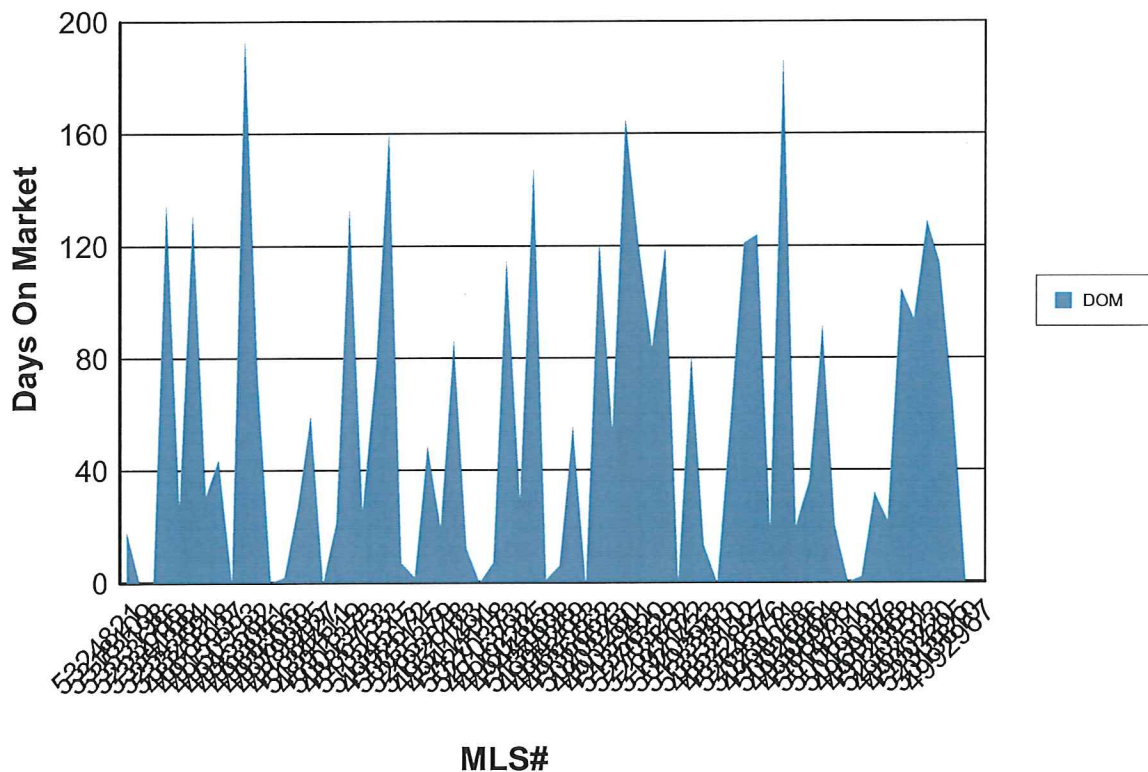




Number of Days On Market

This graph illustrates the number of days on market for the listings in this analysis.

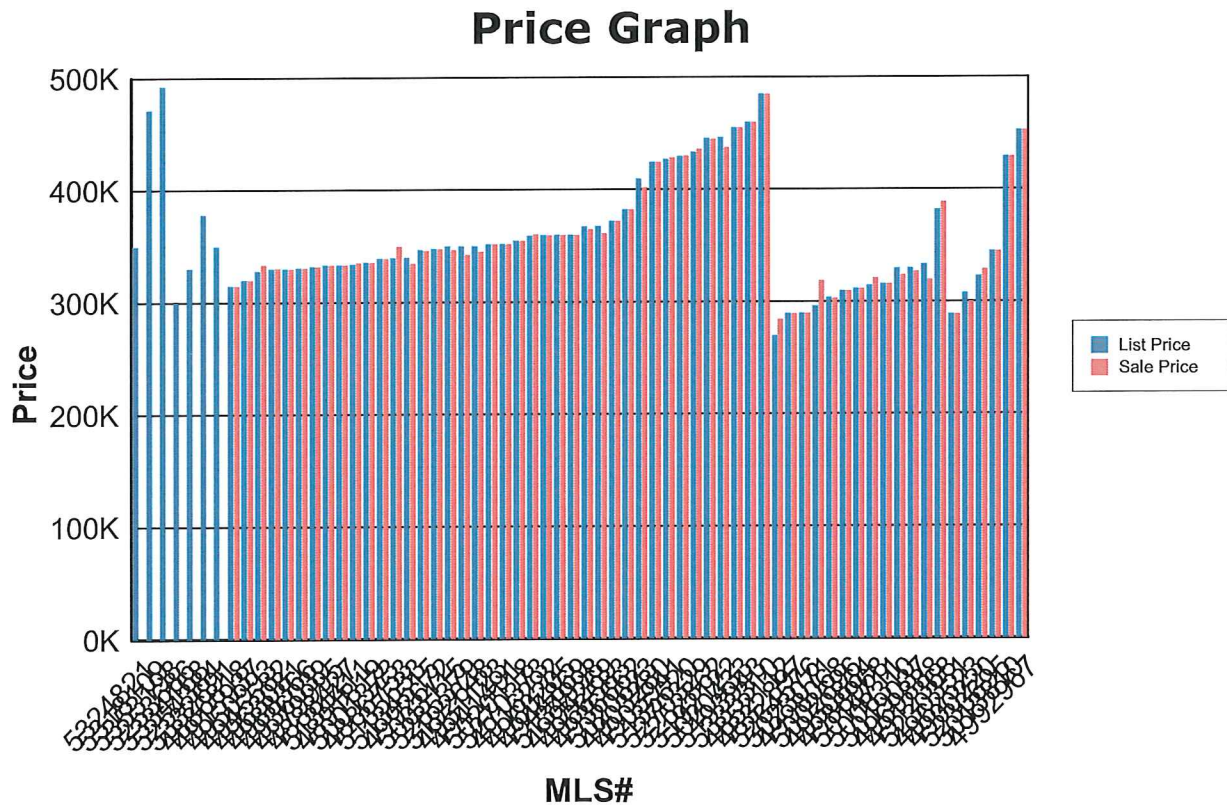
Days On Market





List Price and Sale Price

This graph illustrates the list price, along with sale price in Sold listings.



February 7, 2020

Tim Gladhill
Deputy City Administrator
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

RE: Demand for Detached Villa's

Dear Tim,

Last week I was having a discussion with Luke Konewko and Zach Brown as to some of the various components of the proposed new neighborhood in North Fork. As the discussion/debate progressed, they asked if I'd take a moment and share my perspectives with you.

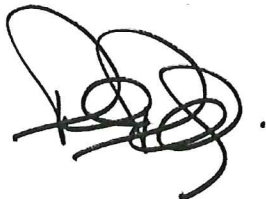
While Luke, Zach and myself were engaging and debating as to some of the pros and cons surrounding some of the various layout logistics – the one fact that I agreed 100% with them was: This development should contain a respectable number of detached one level villas.

Credit the Baby Boomers (aged 54-72) for driving this demand. The generation that reshaped the nation is, once again, bucking trends. Many baby boomers are nixing 'retirement communities' in favor of aging in place — either in their long-term residence or in a smaller one-story villa. Furthermore, these villas are maintained and supported thru an HOA which provides lawn care and snow removal, thus giving the owners peace of mind and incredible flexibility.

Full Disclosure: I'm not just stating the facts surrounding one of the hottest current building trends/demand, I'm also a 'participant'. Two years ago, I built and moved into a custom built, association maintained detached villa.

I'd like to close by thanking you for your engagement. I respect that you need to ensure balance in the mix of housing options being offered within the City of Ramsey. In my opinion, providing well-constructed one level villas, built by one of our excellent builders, is an extremely positive housing option.

Regards,



Paul Phillippi
Managing Broker
Edina Realty – Champlin Park



January 27, 2020

Mr. Zach Brown
Edina Realty

RE: Villas – Ramsey Development

Dear Zach:

The purpose of this letter is to follow up with you from our meeting this morning related to the Ramsey project you are working on.

As you know, we have been in the residential custom home building industry for more than 22 years. Since 2016, we have also started a stand alone villa company known as Meadow Creek Developers LLC. We began a project in the Blaine area, Parkside North 7th and 5th Additions, whereas we had the pleasure of you representing many of the clients out there. We started with a model home in the Fall of 2016, with presolds starting in the Spring of 2016. We sold out and fully completed the 44 Villas in the Spring of 2019. Since these were crawl space homes, we were only able to dig during the warmer months. This was projected as a 4 year build job.

We continue in the custom home building industry, but at the time are starting another Villa development in Andover. I feel at this time in the industry that there is a need for these type of homes which are generally the 55 plus generation. I do not believe that the interest for the higher end single family homes are as attractive as the stand alone Villas in the Ramsey area. I would have an interest in the villas, but not custom home Building in Ramsey.

If you or anyone else would like to further discuss, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Peter J. Lewis", is written over the word "Sincerely,".

Peter J. Lewis
President

218 Revere Lane North
Champlin, MN 55316

Office 612.867.9581
www.lewiscustomhomesmn.com



February 7, 2020

Tim Gladhill
Deputy City Administrator
City Of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Re: Villa Product at New Northfork Development

Dear Tim and City of Ramsey officials,

We would like to thank you for your considerations of having Meadow Creek Developers LLC construct Villas in the New North Fork development that is currently proposed.

As an industry leading team at Edina Realty Inc, Team Zaudtke Inc. has been representing new construction projects for over 20 years. In this time, we have watched trends change, construction costs and land costs increase dramatically.

It is in our professional opinion that the latest trend in the past 10 years is the baby boomers and young professionals flock to a Villa product vs a single family residential home. The positives for the Villa product that we are offering is that you have no common walls like a traditional townhome, yet the owner still has no maintenance worries, and snow removal and lawn care is contracted to remove the burden from the homeowner.

In our past two projects, Parkside North in Blaine (44units) and The Villas of Rush Creek Trail in Brooklyn Park (79 units) both were extremely successful and both finished out over a year earlier than projected.

With the increasing demand of the Baby boomer generation, we feel that the Villa product would flourish, especially with abutting to the golf course and easy access to Highway 10.

Regards

Shaun Zaudtke
President-Team Zaudtke Inc
Edina Realty Inc.

Tim Gladhill

From: Mike Tozier
Sent: Saturday, December 02, 2017 5:18 PM
To: Tim Gladhill
Subject: Villas at Northfork/Paxmar Project Comments

Note: Author confirmed he desired to resubmit with these comments with current proposal.

Dear Tim,

My business partner Tom Rosen and I purchased the Links at Northfork in 2002. We purchased the golf course mainly because of its unique qualities, but we also saw the City of Ramsey as a growing market especially with Town Center (COR) coming online. The Town Center concept provided multiple business opportunities including a high density residential option. We expected the development of the COR to be a definite long-term benefit to our business. Fast forward to 2017, we all know the trials and tribulations that the City has gone through with the original Town center concept and what it has shaped into today. During my 15 years as a Ramsey business owner City Officials have done a very good trying to direct that project in a positive manner. The biggest issue, however, is that the growth promise of high density and more household wallets has never really happened in a quick and meaningful manner. Obviously, this fact has been very disappointing to us.

About a year ago or so, we were buoyed to hear about the housing project proposed adjacent to our holes #4 and #5. We were even happier when the dirt started moving and you could see a whole new higher density neighborhood begin to develop. Finally, part of the puzzle we had looked at back in 2002 was finally moving forward. Albeit in a slightly different area than Town Center. Then this summer we heard about the Paxmar project. We were excited to learn that it would be geared toward residents 50 and older and would be upscale. Looking at it from afar it looked like the best of both worlds. We felt that both projects would benefit us and that our golf course would provide a unique amenity that most developers and smaller cities in the metro can rarely couple together.

The only hiccup for us with the Paxmar project was a potential easement issue. On Friday, I met with Kent and Alan Roessler to discuss their proposed project, which is adjacent to the Links at Northfork holes #2 and #3. The meeting centered around land and easement options that would allow the Links at Northfork to retain our current cart path routing by the hole #2 green to hole # 3 tee box. Overall, the meeting went very well with both parties agreeing to work together long term on a solution.

At the end of the meeting, Kent mentioned that the City of Ramsey didn't support their higher density plan. He said that the City felt that the plan didn't fit into the Comprehensive and Zoning Plans. When I heard this, I was extremely disappointed and a little confused. I'm not a City leader nor a developer so excuse my ignorance on the inner workings of Comprehensive plans and Zoning. However, as a business owner in the area and a taxpayer in Anoka County, I'm shocked that the City of Ramsey would pass up the opportunity to increase the tax base with 100 high end villas vs. 16 homes. I was also surprised to hear that there was some Northfork residents that opposed the project. Having owned the course for 15 years we know the homeowners well and we respect their judgement. However, on this project I'm a little bit dismayed to hear the clamor over increased traffic, noise, property values, etc. These are the same residents that complain there are no big box stores, a lack of dining options locally, etc. Do they realize that one way to get those retailers to look at the City of Ramsey is to increase the density and population in the area? The other thing that I don't understand is why would the City take advantage of bringing sewer to the housing project to the East yet deny that continued advancement of infrastructure to the Paxmar project. It's puzzling.

Let me finish by saying I appreciate the work that the City of Ramsey does. Our golf course has a great relationship with the City and we want to continue to foster that. However, on the Paxmar issue I think the City is missing a great opportunity for the whole area. I encourage the City of Ramsey to reconsider.

Sincerely,

Mike Tozier
Managing Partner
The Links at Northfork Golf and Banquet Facility











137th AVE N
PINEVIEW LN N

PINEVIEW
MEADOWS

SOLD

SLOW



PINEVIEW
MEADOWS



SLOW

PINEVIEW
MEADOWS







Edina Realty
952-468-2424



Edina
Realty
952-462-3434















ALPINE DRIVE

RIVERSTONE DEVELOPMENT

LOT COUNT

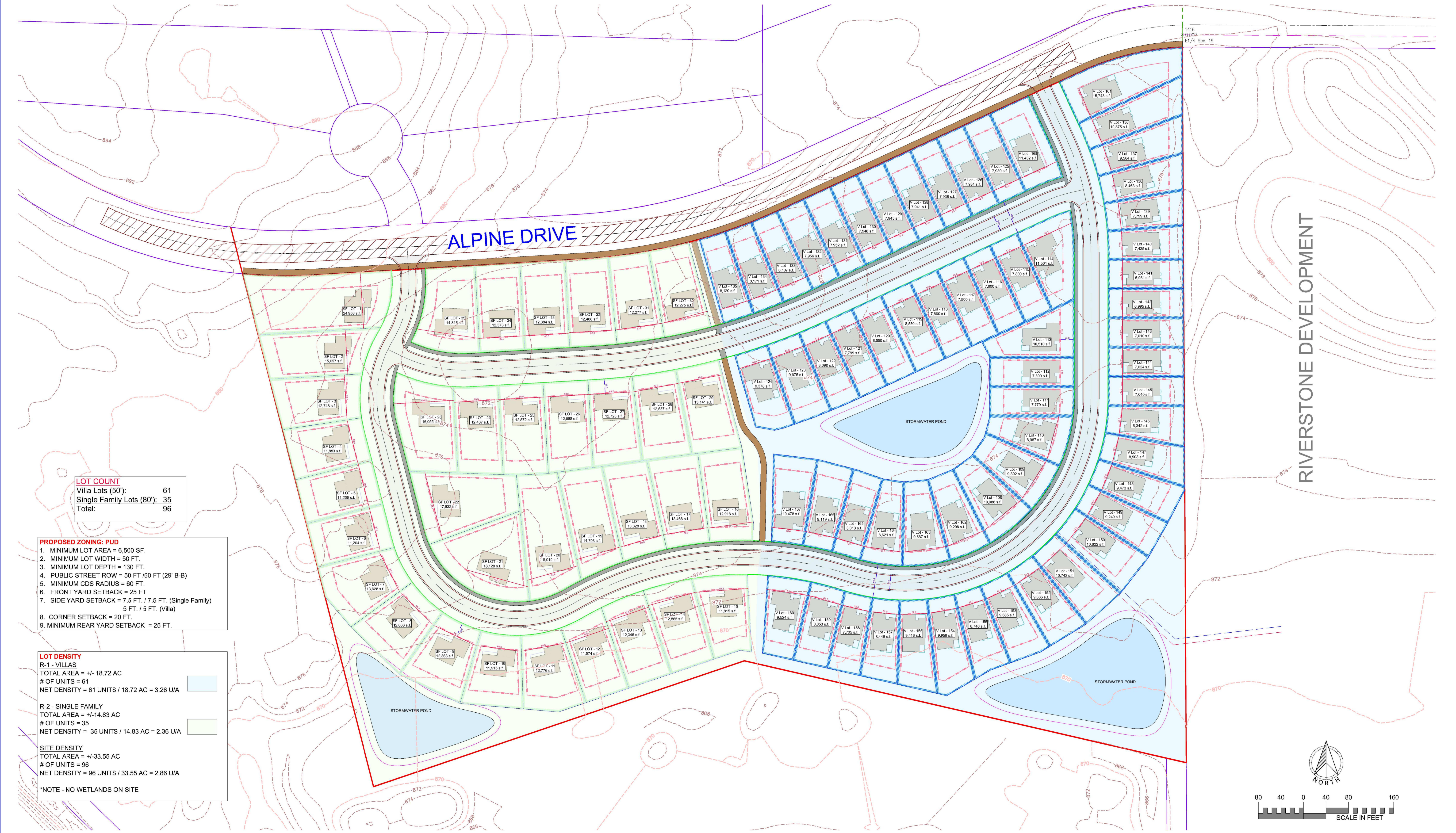
Villa Lots (50'):	61
Single Family Lots (80'):	35
Total:	96

- PROPOSED ZONING: PUD**
1. MINIMUM LOT AREA = 6,500 SF.
 2. MINIMUM LOT WIDTH = 50 FT.
 3. MINIMUM LOT DEPTH = 130 FT.
 4. PUBLIC 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.

LOT DENSITY

R-1 - VILLAS	
TOTAL AREA = +/- 18.72 AC	
# OF UNITS = 61	
NET DENSITY = 61 UNITS / 18.72 AC = 3.26 U/A	
R-2 - SINGLE FAMILY	
TOTAL AREA = +/- 14.83 AC	
# OF UNITS = 35	
NET DENSITY = 35 UNITS / 14.83 AC = 2.36 U/A	
SITE DENSITY	
TOTAL AREA = +/- 33.55 AC	
# OF UNITS = 96	
NET DENSITY = 96 UNITS / 33.55 AC = 2.86 U/A	

*NOTE - NO WETLANDS ON SITE



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
DRAWN BY	xxx			
CHECKED BY	xxx			
DATE	xxx			
	xx/xx/xx			

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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 112619
NORTHFORK
BROWN

FILE NO. 10945-003

X
X

CAPSTONE

— H O M E S —

January 21, 2020

Tim Gladhill
Deputy City Administrator
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

RE: Road Connection to North Fork

Dear Tim –

Thank you for bringing to our attention last week that the City would like the developer to consider revising the Riverstone Preliminary Plat to include a through street to the proposed new North Fork neighborhood to the west.

After careful consideration, we do not feel the change would benefit Riverstone or North Fork for the following reasons:

- Both neighborhoods flow well without the connection.
- It would benefit very few homeowners in either neighborhood to provide access to Alpine.
- Both neighborhoods offer a unique setting, adding a connection would minimize that uniqueness.
- The Developer would be willing to provide a sidewalk connection in the location where the utilities will be extended as highlighted below. This will not significantly impact the current design of the neighborhood.
- Finally, the road layout was previously approved as it stands today. This consideration was not a contingency of the previously approved Riverstone Preliminary Plat.

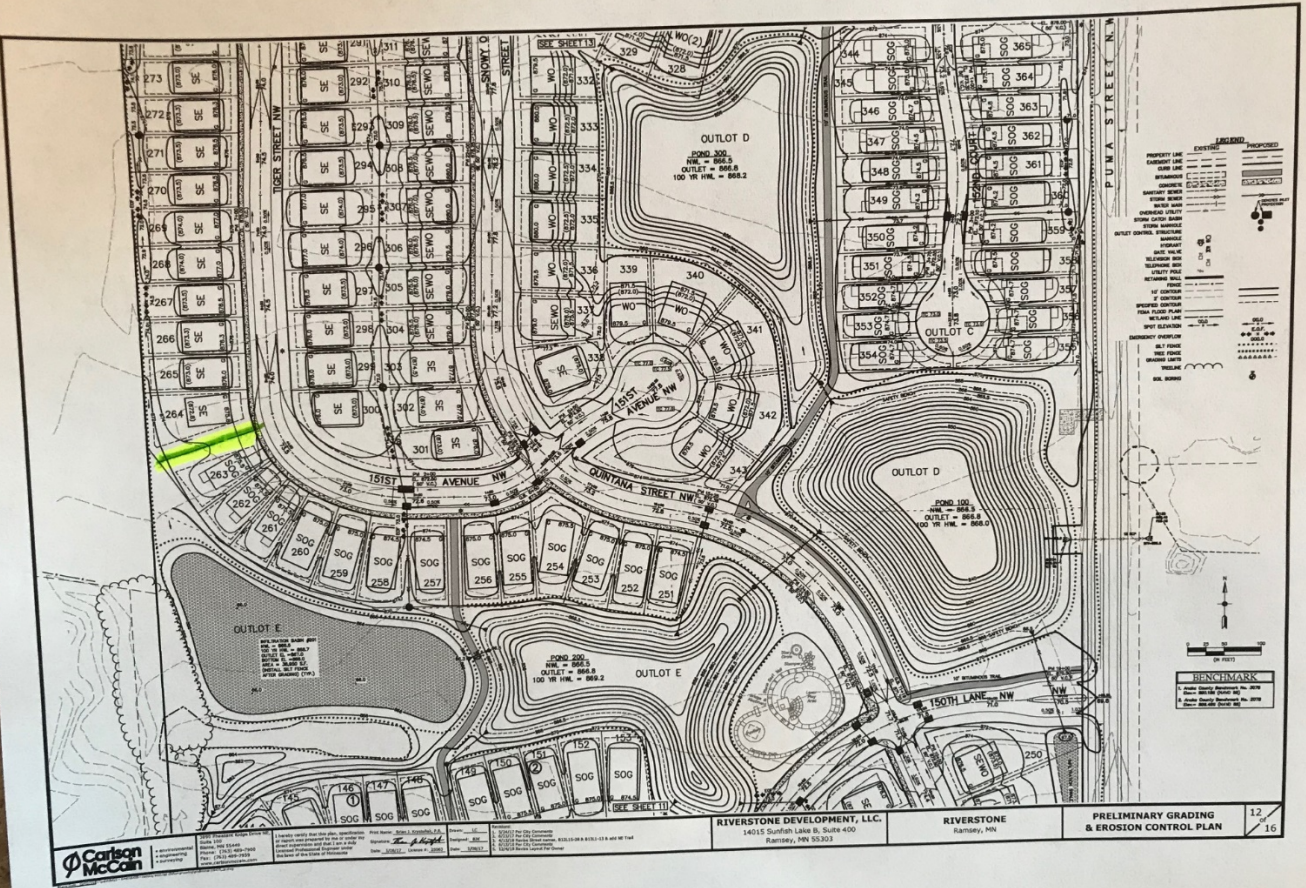
As we've mentioned previously, we are grateful to the City of Ramsey for its continued partnership with Capstone Homes to bring high quality housing to the residents for Ramsey.

Regards,

Heather Lorch

Heather Lorch
Land Manager

CAPSTONE HOMES, INC.
14015 SUNFISH LAKE BLVD, SUITE 400 | RAMSEY, MN 55303
O: 763-427-3090 | F: 763-712-9060



Carlson McCain
 10000 15th Avenue NW
 Suite 100
 Minneapolis, MN 55412
 Phone: (763) 453-1000
 Fax: (763) 453-1001
 Website: www.carlsonmccain.com

RIVERSTONE DEVELOPMENT, LLC.
 14015 South Lane B, Suite 400
 Ramsey, MN 55303

RIVERSTONE
 Ramsey, MN

PRELIMINARY GRADING & EROSION CONTROL PLAN
 12
 16

Meeting Date: 02/11/2020

Information

Title:

Note Additional Policy Projects and Development Proposals of Interest

Purpose/Background:

Staff notes the following policy analysis and development proposals of note that will be forwarded to future meetings.

1. Multifamily Housing Land Use Planning and Policy (at the request of City Council) - attempting to schedule for the February 24 Work Session as time allows
2. Trott Brook North Development proposal

Trott Brook North Development Proposal

The City has met with a Developer with an active purchase agreement on a large tract of land owned by Makowsky Family Farms north of the Brookfield Neighborhood and Trott Brook near the new Brookside Elementary School. Staff anticipates a similar discussion to the Riverstone South discussion from this evening. There currently is no proposal to react to and Staff needs time to review additional detail before forwarding to the Planning Commission and City Council for review.

Timeframe:

5 minutes

Funding Source:

These updates are being handled as part of normal Staff duties.

Responsible Party(ies):

Deputy City Administrator

Outcome:

This case is for update only.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	02/06/2020 11:18 AM
Form Started By: Tim Gladhill		Started On: 02/05/2020 09:04 PM
Final Approval Date: 02/06/2020		

CC Work Session

3. 1.

Meeting Date: 02/11/2020

By: Katie Schmidt, Administrative Services

Information

Title:

Review Future Topics/Calendar

Purpose/Background:

Attached is the current list of future topics for work session discussion. Items are drawn from Council requests at meetings, or are related to topics that have been identified in the City's strategic plan. Tentative dates have been assigned.

Recommendation:

N/A

Action:

For Council review - no formal action necessary.

Attachments

[Draft Future Topics List](#)

Form Review

Inbox

Colleen Lasher

Kurt Ulrich

Form Started By: Katie Schmidt

Final Approval Date: 02/06/2020

Reviewed By

Colleen Lasher

Kurt Ulrich

Date

02/05/2020 12:14 PM

02/06/2020 11:18 AM

Started On: 01/29/2020 12:11 PM

	<u>City Council Future Topics – Work Session(Draft)</u>	
Proposed Date	Topics for Discussion – Council Action	Estimated Time Needed
02-24-20	Discuss the City Administrator’s Annual Performance Evaluation – Portions Closed to the Public -- Lasher	15
02-24-20	Discuss Paid Parental Leave - Lasher	15
03-10-20	Discuss Renaming Central Park	15
03-16-20	Board and Commission Interviews	120
2020	Discussion regarding Adding the Option to Include Donation Round Up to the City's Utility Billing	15
2020	Discuss Historic Town Hall – Ulrich	30
2020	Discuss the General Topic of Holding Joint Meeting(s) with the Council and Commissions & Other Cities. Based on discussion, future work sessions TBD.	30
TBD	Discuss Legislation Regarding TIF #14 Amendments-Ulrich/Sullivan	30
	Topics for Discussion – Policy	
02-24-20	<p>Discuss Section 2-156 of the City Code re Residency Requirement for Boards and Commissions, including the EDA.</p> <p style="padding-left: 40px;">Sec. 2-156. - Appointment of members, terms of office and removal.</p> <p style="padding-left: 80px;">(a) <i>Voting members and residence requirement.</i> At least two-thirds of the each board or commission shall be residents of the city. Members shall have a broad range of interest in functions of the city.</p> <p>and discuss board and commission stipends</p> <p style="padding-left: 40px;">(d) <i>Serve without compensation.</i> All members of a board or commission shall serve without compensation. Board or commission members may receive a stipend for expenses as established by resolution of the city council.</p>	20
2020	Discuss Balance of Planned Retail and Multifamily Housing and Interim Options - Gladhill	45
2020	Intersection Control Evaluation for Spot Improvements on Armstrong -- Westby	30
TBD	Discussion Regarding Process for Sharing Correspondences, between Council and staff.	
	Topics for Discussion – Planning and Budget	
02-18-20	Discussion Regarding Local Road Funding-Special work session following the PWC	
Feb. 2020	Trail Maintenance Policy – Westby	30
Feb. 2020	Stormwater Pond Maintenance Policy -Westby	30
03-24-20	Discussion Regarding Seasonal Employee Pay-Lasher	15
TBD	Accounting of City Engineering Staff Time for City Projects - Westby	30