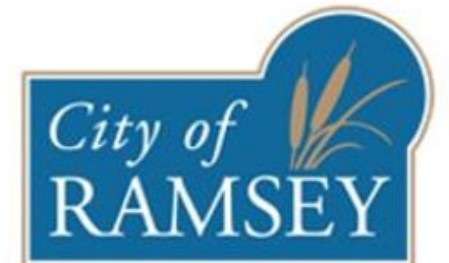


HIGHWAY 10 SOUTH SMALL AREA PLAN RIVERSTONE SOUTH PLANNING FRAMEWORK

June, 2020

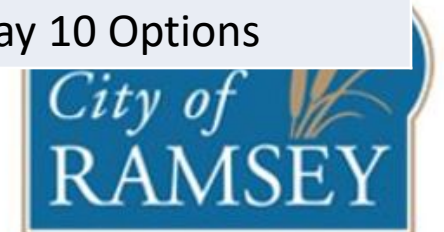
DOCUMENT PURPOSE

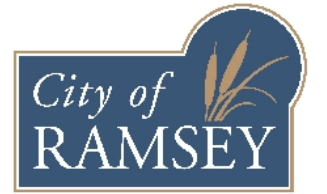
The purpose of this document is to outline high-level land use planning policy for a portion of the Highway 10 South Small Area Plan currently known as Riverstone South by Capstone Homes. This is a visionary document to help guide policy discussions. This is not the official land use plan for the area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



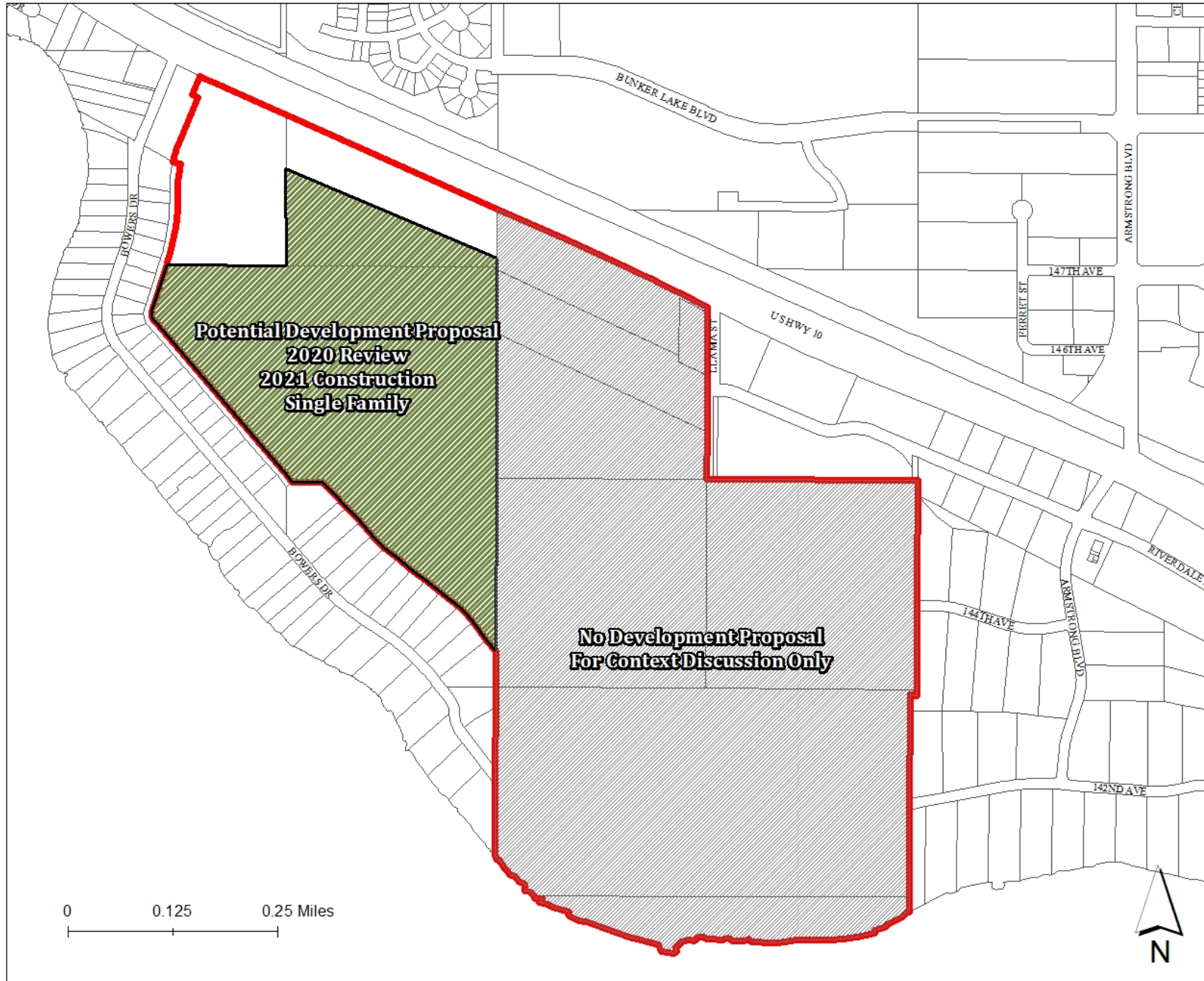
PREVIOUS REVIEW

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





Highway 10 South Planning Area

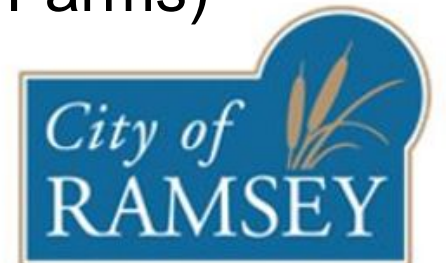


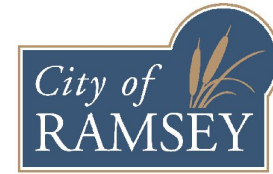
-  No Development Proposal
-  Potential Development
-  Planning Area

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

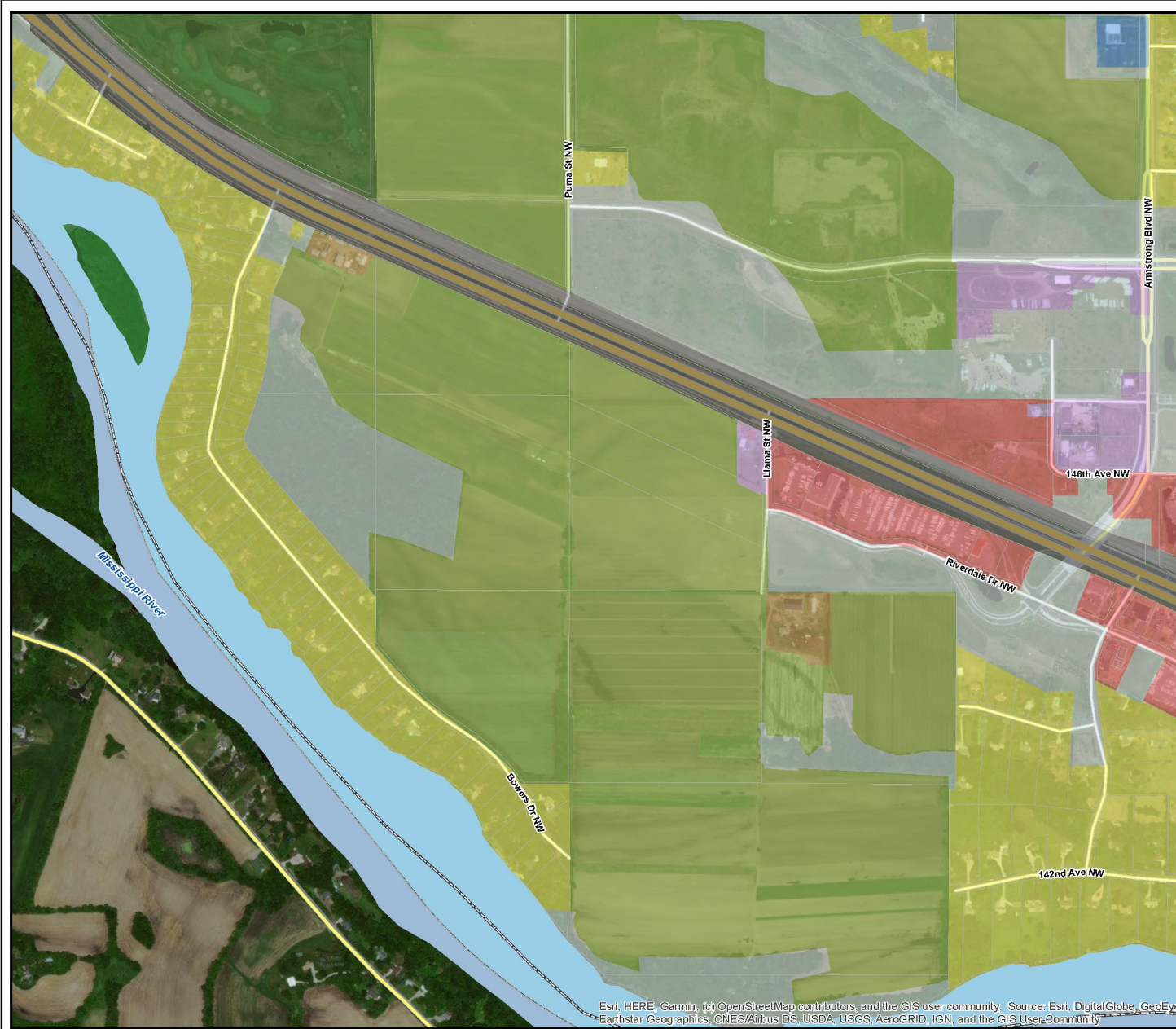
EXISTING CONDITIONS

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





Ramsey Comprehensive Plan Existing Land Use Ramsey, MN



Legend

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

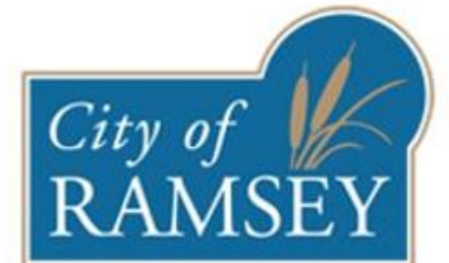


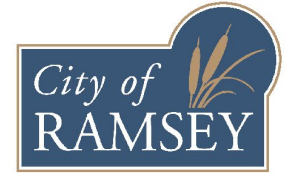
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Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community. Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

FUTURE CONDITIONS

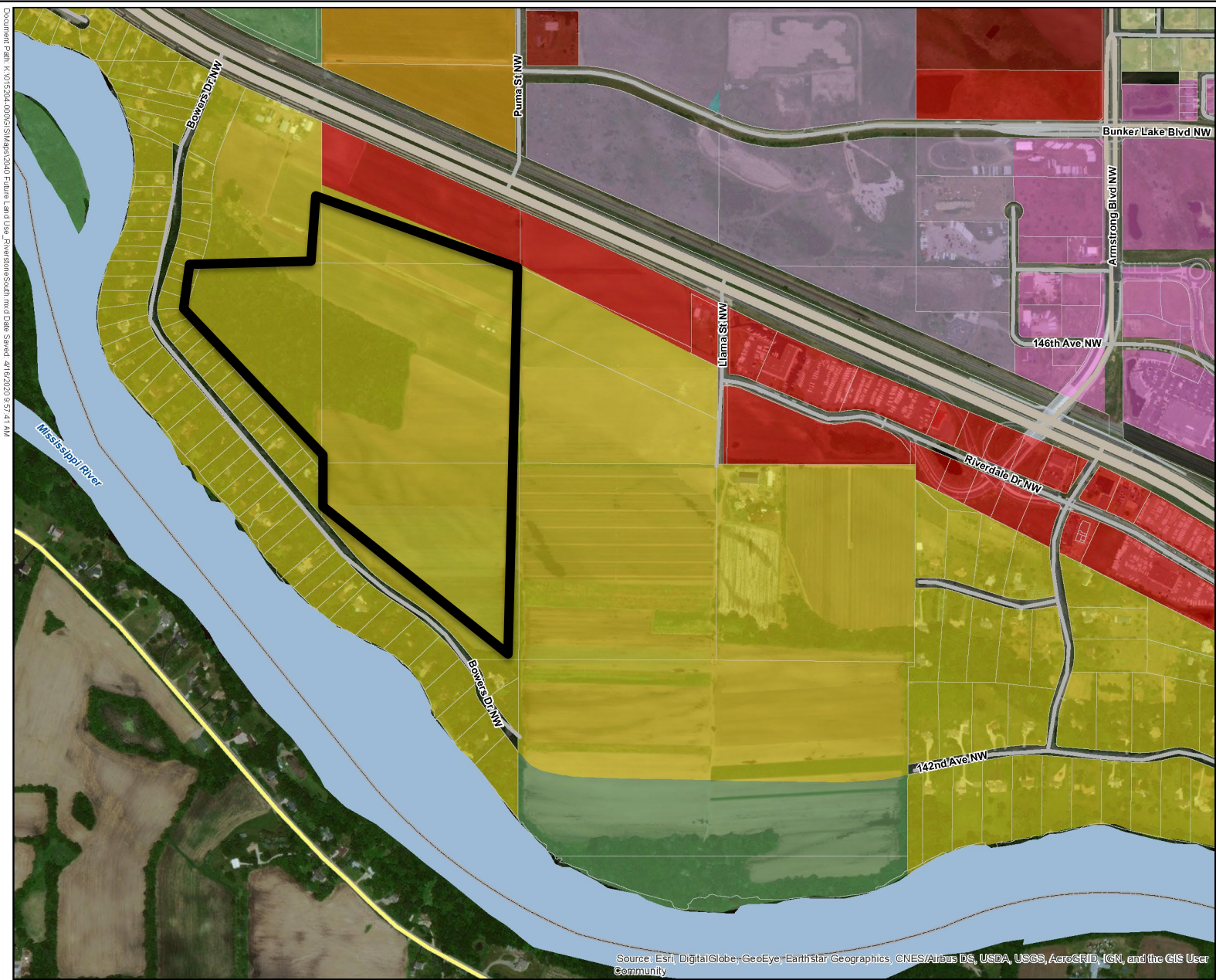
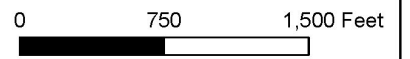
- Future Commercial/Industrial
 - North side of project
 - Between Highway 10 and future Riverdale Drive Extension
- Public Safety Connection to Bowers Drive
- Tree Preservation Plan
- Density Transition
 - Adjacent to Residential
 - Adjacent to Commercial/Industrial/Highway 10/169





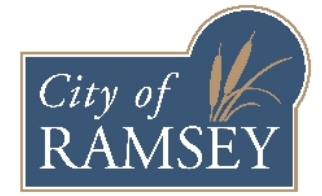
Ramsey Comprehensive Plan 2040 Future Land Use Ramsey, MN

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




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

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



Built Environment

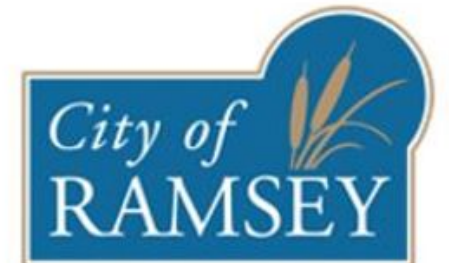
 Potential Development

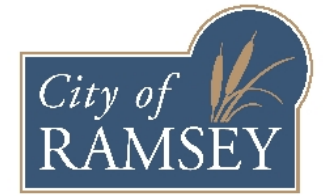
Map Prepared by the City of Ramsey
 Data Source: Anoka County, City of Ramsey
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 Lambert Conformal Conic Projection
 Project Folder

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

DESIGN PARAMETERS – PUBLIC SAFETY CONNECTION



- Heavy Duty ‘Driveway’
- Surmountable Curb on Riverstone South Side – Local Road
 - Access itself does not need curb
- Signage – Public Safety Access
- 20 Foot Width
- Landscaping
- Need turning templates





Tree Preservation



-  Mississippi River Critical Area
-  Potential Development

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



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

BOLTON & MENK, INC.
Consulting Engineers & Surveyors

RIVERDALE DRIVE ALTERNATIVE #1



**Carlson
McCain**
 environmental consulting
 3800 Highway 101, Ramsey, MN
 Phone: 763-489-7900 Fax: 763-489-7959

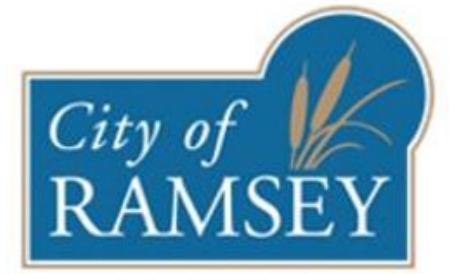
**CONCEPT PLAN
DETAIL**
PEARSON FARM SOUTH
 Ramsey, Minnesota

PEARSON PROPERTIES of RAMSEY LLC
 604 Bellington Dr. S.E.
 Woodbury, MN 55125

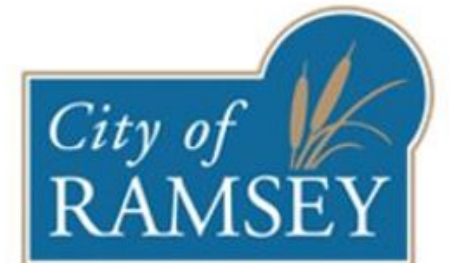
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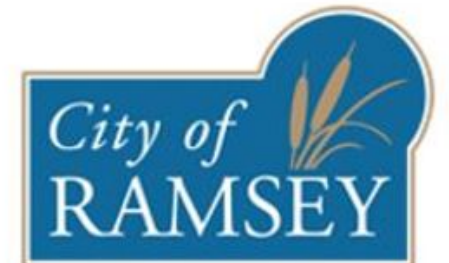


RIVERDALE DRIVE ALTERNATIVE #2



POTENTIAL COMPROMISE - CONSERVATION SUBDIVISION DESIGN/DENSITY TRANSITION

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





Density Transitioning & Tree Preservation



Potential Development

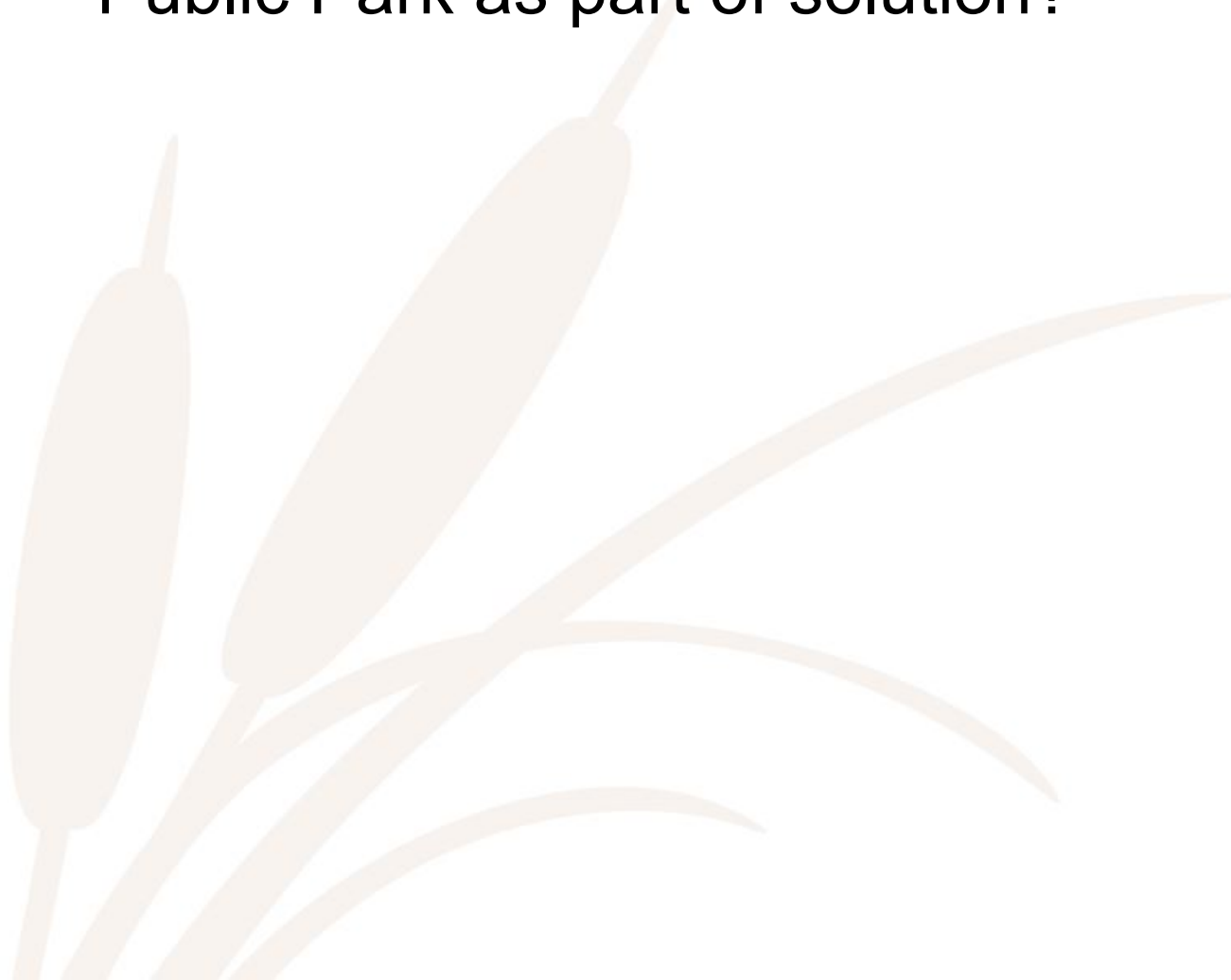
Map Prepared by the City of Ramsey
Data Source: Anoka County, City of Ramsey
April 16, 2020
Lampert Conformal Conic Projection
Project Folder

No Development
For Context Discus

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

TREE PRESERVATION PLAN

- Public Park as part of solution?



PROPOSED REVIEW SCHEDULE OF THIS DOCUMENT

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

