

City of Ramsey
Agenda
Environmental Policy Board (EPB)
Monday, June 15, 2020

6:30 pm

Limited In Person Attendance per Social Distancing Guidance will be provided. To be considered for In Person Attendance, please fill out request online at <https://www.surveymonkey.com/r/RamseyMeetings> or contact us at 763-433-9826. Priority will be given to those with limited access to remote meeting technology. We may not be able to accommodate all requests. If you can join remotely, you should join remotely.

Meeting by telephone or other electronic means in accordance with Minnesota Statute 13D.021

Join us via computer at www.cityoframsey.com/meetings.

To join via phone, please use the following information:

+1 480 712 7555 (US Toll)

+1 833 712 7555 (US Toll-Free)

Meeting ID: 116 6274 4365

Comments are also welcomed and encouraged prior to the meeting and live during the meeting at meetings@cityoframsey.com or 763-433-9819

- 1. Call to Order**
- 2. Citizen Input**
- 3. Approve Agenda**
- 4. Approve Minutes**
 1. Approve Meeting Minutes Dated May 20, 2020
- 5. Policy Board Business**
 1. Approve Planning Framework for Highway 10 South Planning Area - Riverstone South
 2. Consider Draft Landscaping Ordinance Amendment
- 6. Board/Staff Input**
- 7. Adjournment**

Environmental Policy Board (EPB)

4. 1.

Meeting Date: 06/15/2020

By: Chris Anderson, Community
Development

Information

Title:

Approve Meeting Minutes Dated May 20, 2020

Action:

Attachments

Meeting Minutes Dated May 20, 2020

Form Review

Inbox

Tim Gladhill

Form Started By: Chris Anderson

Final Approval Date: 06/11/2020

Reviewed By

Tim Gladhill

Date

06/11/2020 02:54 PM

Started On: 06/09/2020 08:34 AM

**ENVIRONMENTAL POLICY BOARD
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

On Wednesday, May 20, 2020, the Environmental Policy Board (EPB) conducted a virtual/remote meeting.

Members Present: Chairperson Michael Valentine
 Board Member Jane Covart
 Board Member Michael Hiatt
 Board Member Jared Little
 Board Member Laura Moore

Members Absent: Board Member Reid Bernard
 Board Member Melissa Fetterley

Also Present: City Planner Chris Anderson
 City Council Liaison Jeff Menth

1. CALL TO ORDER

Chairperson Valentine called the meeting to order at 6:30 p.m.

1.01: Receive Disclaimer and Meeting Instructions for Remote Meeting per Minnesota Statutes Chapter 13D.021

City Planner Anderson read a statement related to the COVID-19 pandemic and local state of emergency. In declaring this Local State of Emergency, the City of Ramsey has determined that in person meetings and meetings conducted under Minnesota Statutes Section 13D.02 are not practical or prudent because of the declared health pandemic emergency.

2. CITIZEN INPUT

None.

3. APPROVE AGENDA

Motion by Board Member Covart and seconded by Chairperson Valentine to approve the agenda as submitted.

A roll call vote was performed by the City Planner:

Board Member Moore	aye
Board Member Little	aye
Board Member Covart	aye
Board Member Hiatt	aye
Chairperson Valentine	aye

Motion carried.

4. APPROVE MINUTES

4.01: Approve Meeting Minutes Dated March 16, 2020

Motion by Board Member Covart and seconded by Chairperson Valentine to approve the regular meeting minutes dated March 16, 2020.

A roll call vote was performed by the City Planner:

Board Member Little	aye
Board Member Hiatt	aye
Board Member Covart	aye
Board Member Moore	aye
Chairperson Valentine	aye

Motion carried.

5. POLICY BOARD BUSINESS

5.01: Appoint Chairperson and Vice Chairperson

City Planner Anderson presented the staff report. He stated that annually, each Board and Commission is required to appoint a Chairperson and Vice Chairperson.

Chairperson Valentine opened the floor for nominations.

Motion by Board Member Covart and seconded by Board Member Hiatt to appoint Michael Valentine as Chairperson of the Environmental Policy Board through March, 2021.

Further discussion: Chairperson Valentine confirmed that he would accept the nomination.

A roll call vote was performed by the City Planner:

Board Member Covart	aye
Board Member Little	aye
Board Member Moore	aye
Board Member Hiatt	aye
Chairperson Valentine	aye

Motion carried.

City Planner Anderson opened the floor for nominations for the position of Vice Chairperson.

Motion by Board Member Covart and seconded by Chairperson Valentine to appoint Michael Hiatt as Vice Chairperson of the Environmental Policy Board through March, 2021.

Further discussion: Board Member Hiatt confirmed that he would accept the nomination.

A roll call vote was performed by the City Planner:

Chairperson Valentine	aye
Board Member Little	aye
Board Member Covart	aye
Board Member Moore	aye
Board Member Hiatt	aye
Chairperson Valentine	aye

Motion carried.

5.02: Review Natural Resources Aspects of Hampton Townhomes Preliminary Plat

City Planner Anderson presented the staff report. He stated that the City has received an application for Preliminary Plat review for Hampton Homes, a 26 unit attached townhome project located over three existing parcels (14600, 14544, and 14520 Nowthen Blvd NW) and an outlot. The subject property is located in the R-2 Residential District and allows for a density between four and seven units per acre.

Board Member Moore asked for additional details on the language related to invasive species removal.

City Planner Anderson stated that there was a lot of public comment about preserving as many trees as possible, especially along the western border, and therefore the developer is attempting to save as many trees as possible. He stated that because that boarder strip of trees is outside the development area, there would be no reason to require the developer to go into the wooded area to remove invasive species.

Councilmember Menth asked if the request meets all the requirements.

City Planner Anderson stated that related to density transitioning on the northern boundary, staff believes that at least two evergreen trees should be added in addition to the evergreen shrubbery.

Motion by Board Member Covart and seconded by Board Member Little to recommend approval of the Landscape and Tree Inventory and Preservation Plans contingent upon compliance with Staff's review letter.

A roll call vote was performed by the City Planner:

Board Member Little	aye
Board Member Covart	aye
Board Member Hiatt	aye
Board Member Moore	aye
Chairperson Valentine	aye

Motion carried.

5.03: Review Natural Resource Aspects of Garden View Villas Revised Sketch Plan

City Planner Anderson read aloud email comments that staff received from a nearby property owner related to this proposed project.

City Planner Anderson presented the staff report. He stated that the City has received an application for a Revised Sketch Plan for Garden View Villas, located generally north of 147th Avenue, east of Center Street and west of Rhinestone Street. The project has been revised to include a total of 17 detached villas, all gaining access from 147th Avenue NW. The subject property is located in the R-2 Residential (Detached Villa) District and allows for a density between four and seven units per acre. Normally a sketch plan submittal does not include detailed information such as a Landscape Plan, Tree Inventory and Preservation Plan, Grading Plan, however, it was included with this application, which allows the EPB to proceed with review earlier in the process than normal.

Board Member Little stated that as a former landscaper it would look better to put the developer in charge of the initial landscaping rather than the builders to ensure a more consistent plan.

Chairperson Valentine echoed the comments of Board Member Little in preferring the developer to handle the initial landscaping to ensure continuity.

Motion by Board Member Covart and seconded by Board Member Little to recommend approval of the Landscaping and Tree Preservation Plans contingent upon compliance with the staff review letter.

A roll call vote was performed by the City Planner:

Board Member Little	aye
Board Member Moore	aye
Chairperson Valentine	aye
Board Member Hiatt	aye
Board Member Covart	aye

Motion carried.

5.04: Review Natural Resources Aspects of Cobblestone Hotel Site Plan

City Planner Anderson presented the staff report. He stated that the City has received an application for Site Plan review for a proposed hotel development to be located between Sunwood Drive and Veterans Drive, directly west of and adjacent to New Horizon Academy. Included with the submittal is a Landscape Plan. The site is devoid of any significant trees and therefore, a Tree Inventory and Preservation Plan is not required. Furthermore, there are no wetlands or floodplains on the subject property either, so this review will focus only on the Landscape Plan.

Board Member Little referenced the planting islands proposed and asked if City Code requires a minimize size for those islands.

City Planner Anderson replied that in other zoning districts the minimum size is 162 square feet, but The COR district has its own set of standards and does not include a minimum size. He noted that a recommendation could be made to ensure that the islands be large enough to ensure adequate soil volume for plantings.

Board Member Moore stated that from the map, it appears that there is not a lot of opportunity for planting trees and greenery. She asked if there would be a way that the business could implement other measures to make the building green in return for less plantings required.

City Planner Anderson stated that there is always room for discussion. He stated that there is flexibility in landscaping requirements within The COR, noting that the focus was on the public street side of the building and not the internal plantings. He stated that he is not one to require plantings in areas where they would not survive but noted that there would appear to be room for plantings along Veterans Drive. He stated that perhaps three to six trees could act as boulevard trees along Veterans Drive. He stated that staff will have that conversation with the development group related to increasing landscaping on the Veterans Drive side of the property.

Chairperson Valentine stated that he would support that conversation to encourage the developer to include additional trees.

Board Member Little stated that he is hesitant to see trees planted in the landscaping islands because it is not the best environment to support a tree.

City Planner Anderson thanked Board Member Little for his input, noting that he does not like to set trees up for failure. He noted that if the tree can be healthy in that environment, there is an added benefit aesthetically and from a shade standpoint. He agreed that shrubs and perennials tend to exist better in those parking lot islands.

Board Member Hiatt agreed that if there are ways the builder could be creative in the building materials that could be a good trade off, rather than requiring trees to be planted where they may not be successful. He asked if there are any buildings in The COR designated as LEED Certified, noting that perhaps this could be an opportunity.

City Planner Anderson replied that the VA clinic is LEED Certified. He stated that LEED Certification is fairly expensive, and some people instead choose to incorporate some of the LEED elements without becoming certified. He stated that the Allina Clinic is not LEED certified but has incorporated some of those elements in the building.

Board Member Hiatt stated that he would support staff suggesting that the developer incorporate LEED elements, if possible.

Motion by Board Member Hiatt and seconded by Board Member Covart to recommend approval of the Landscape Plan contingent upon compliance with the staff review letter and directing staff and the developer to explore any potential green or LEED elements that may potentially be incorporated into the building.

A roll call vote was performed by the City Planner:

Board Member Covart aye
Board Member Moore aye
Board Member Hiatt aye
Board Member Little aye
Chairperson Valentine aye

Motion carried.

6. BOARD / STAFF INPUT

- **Update on Recycling Contract**

City Planner Anderson reported that the City Council considered this topic in worksession on May 12th and provided staff with direction to initiate contract negotiations with ACE. He noted that the results of the negotiation will go back before the City Council for consideration.

- **Other**

Chairperson Valentine invited the newest member to introduce himself.

Board Member Little provided background information on himself, career experience, and experience with the community.

Councilmember Menth thanked Board Member Little for showing interest in joining the team.

7. ADJOURNMENT

Motion by Board Member Hiatt and seconded by Board Member Covart to adjourn the meeting.

A roll call vote was performed by the City Planner:

Chairperson Valentine aye
Board Member Hiatt aye
Board Member Moore aye
Board Member Covart aye
Board Member Little aye

Motion carried.

The meeting adjourned at 7:42 p.m.

Respectfully submitted,

Chris Anderson
City Planner

ATTEST:

JoAnn Shaw
Community Development Secretary

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Environmental Policy Board (EPB)

5. 1.

Meeting Date: 06/15/2020**By:** Chris Anderson, Community
Development

Information**Title:**

Approve Planning Framework for Highway 10 South Planning Area - Riverstone South

Purpose/Background:

The purpose of this case is to provide very high-level policy direction pertaining to a potential development project south of Highway 10 and east of Bowers Drive (portions of the Pearson Farm). This is not a formal application nor official development review. The intent is to provide Staff will direction on key policy points to assist Staff in reviewing concepts with Capstone Homes, the potential Developer. As is commonplace, there will be significant opportunities for ongoing public engagement throughout this process moving forward.

Capstone Homes has begun discussing potential development concepts with the City on this site. The Planning Commission and City Council reviewed various aspects of this project as part of discussion at the February 11, 2020 Joint Work Session. Staff and Developer are stepping back based on those discussions in order to obtain public input and policy direction to prepare a Concept Plan for further review. Staff and Developer have reached a point where policy direction is required before next steps can be taken.

Notification:

Notification is not required at this step. It is noted that the City hosted a Neighborhood Meeting/Webinar to keep stakeholders in the loop. This was not intended to replace our traditional public workshops. However, it was a tool to keep the community informed and engaged given the current public health pandemic restricting the amount of in person workshops being held.

Observations/Alternatives:

In summary, Capstone Homes desires to replicate the existing Riverstone neighborhood (north of Hwy 10) in some degree on this project site. This would require a Zoning Amendment due to lot sizes. Staff has been working to secure a compromise solution that increases density transition and tree preservation above and beyond what is currently required by City Code.

While the Planning Commission is charged with various aspects of this desired policy direction (zoning, lot sizes, street connections and alignments) and the Park & Recreation Commission is focusing on park needs and trail connections, the Environmental Policy Board's (EPB) focus will be on tree preservation and any other relevant guidance related to natural resources. The framework document attached to this case was reviewed by the Planning Commission on June 4 and will have been responded to by the Park and Recreation Commission on the evening of June 11, 2020.

Natural Resources Inventory (NRI)

The City's NRI does note that there is a natural area consisting of an Oak Forest with a sub-canopy of Hackberry and Ironwood within the development site. This natural plant community is classified as Low Quality; however, that designation was mostly due to the likelihood of the area being grazed in the past, resulting in an ground layer of creeping charlie, buckthorn, and other less desirable plants. Overall though, this is a desirable woodland area that would warrant enhanced tree preservation efforts.

Mississippi River Corridor Critical Area (MRRCA)

A portion of the development site is also within the MRCCA. While none of the site is directly adjacent to the

Mississippi River (no riparian land), enhanced tree preservation efforts could help avoid impacts to water quality.

Current and Proposed Buffering

As part of Pearson Place, a previously approved (2017), twelve (12) lot residential subdivision, a fifty (50) foot wide outlet was deeded to the City to assist with buffering the existing Bowers Drive lots from future development of the Pearson Farm. Capstone Homes has proposed dedicating or deeding another twenty-five (25) feet of buffer along this same stretch, which would create a seventy-five (75) foot wide buffer in all.

Potential Park Area

Staff and the Park and Recreation Commission are looking at the potential of siting a more naturalized park area within the woodland. If successful, this would also help with protecting and preserving additional trees within the development site.

Funding Source:

The Developer is responsible for all costs associated with any formal subdivision review.

Action:

Motion to recommend that the City Council adopt the attached document as an official, yet nonbinding policy document, and provide support for enhanced tree preservation efforts and other natural resources related guidance to shape future conversations pertaining to Riverstone South.

Attachments

Framework Document

Tree Locations

Form Review

Inbox

Tim Gladhill

Form Started By: Chris Anderson

Final Approval Date: 06/11/2020

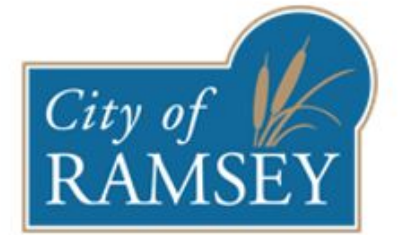
Reviewed By

Tim Gladhill

Date

06/11/2020 03:07 PM

Started On: 06/10/2020 11:32 AM

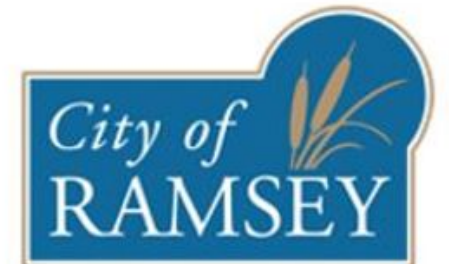


HIGHWAY 10 SOUTH SMALL AREA PLAN RIVERSTONE SOUTH PLANNING FRAMEWORK

June, 2020

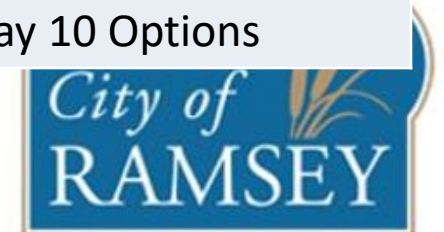
DOCUMENT PURPOSE

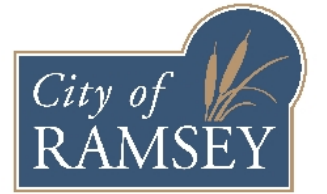
The purpose of this document is to outline high-level land use planning policy for a portion of the Highway 10 South Small Area Plan currently known as Riverstone South by Capstone Homes. This is a visionary document to help guide policy discussions. This is not the official land use plan for the area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



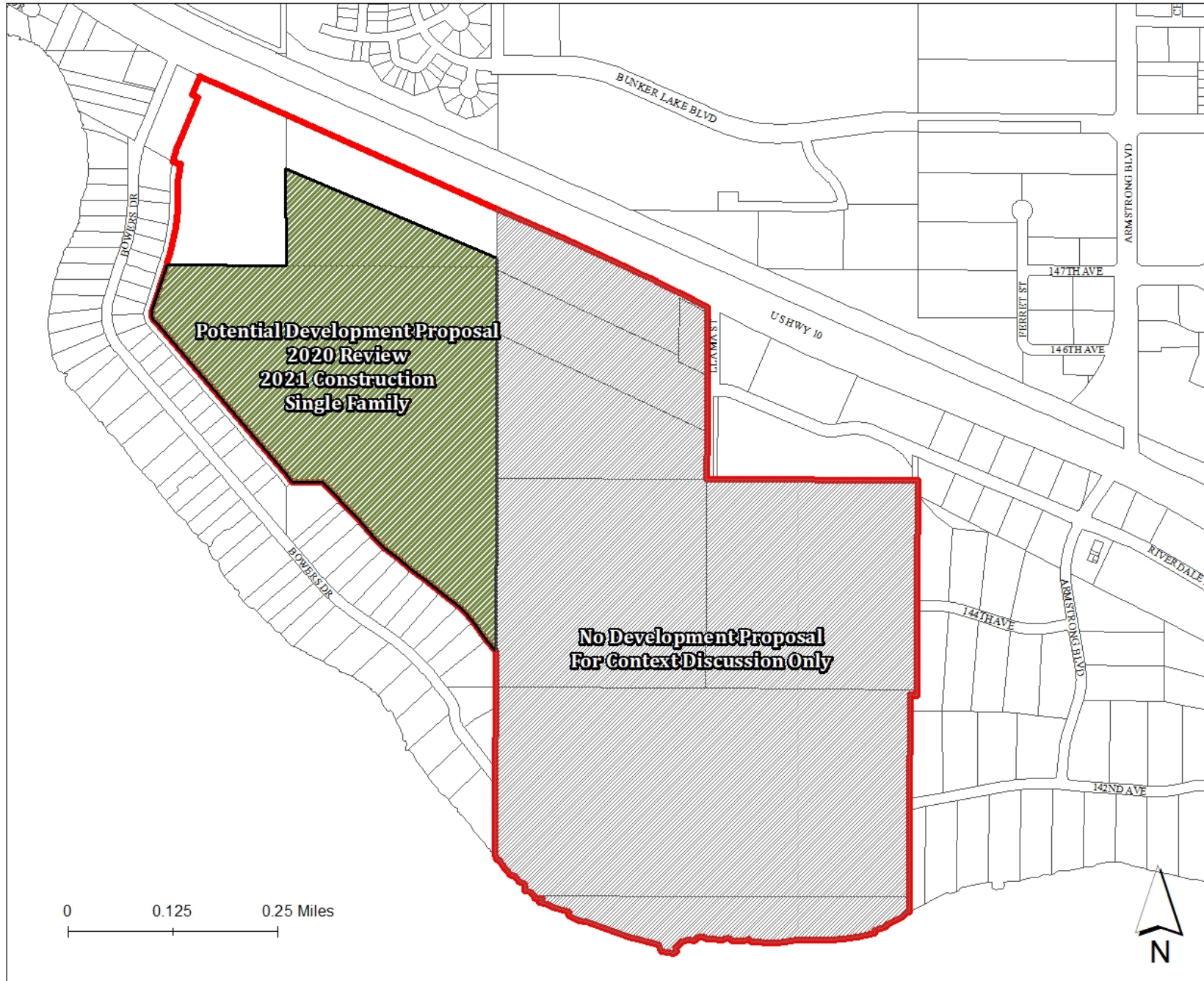
PREVIOUS REVIEW

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

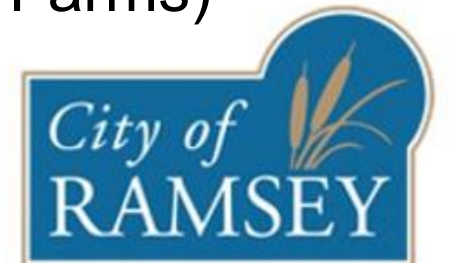


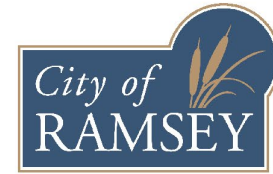
-  No Development Proposal
-  Potential Development
-  Planning Area

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

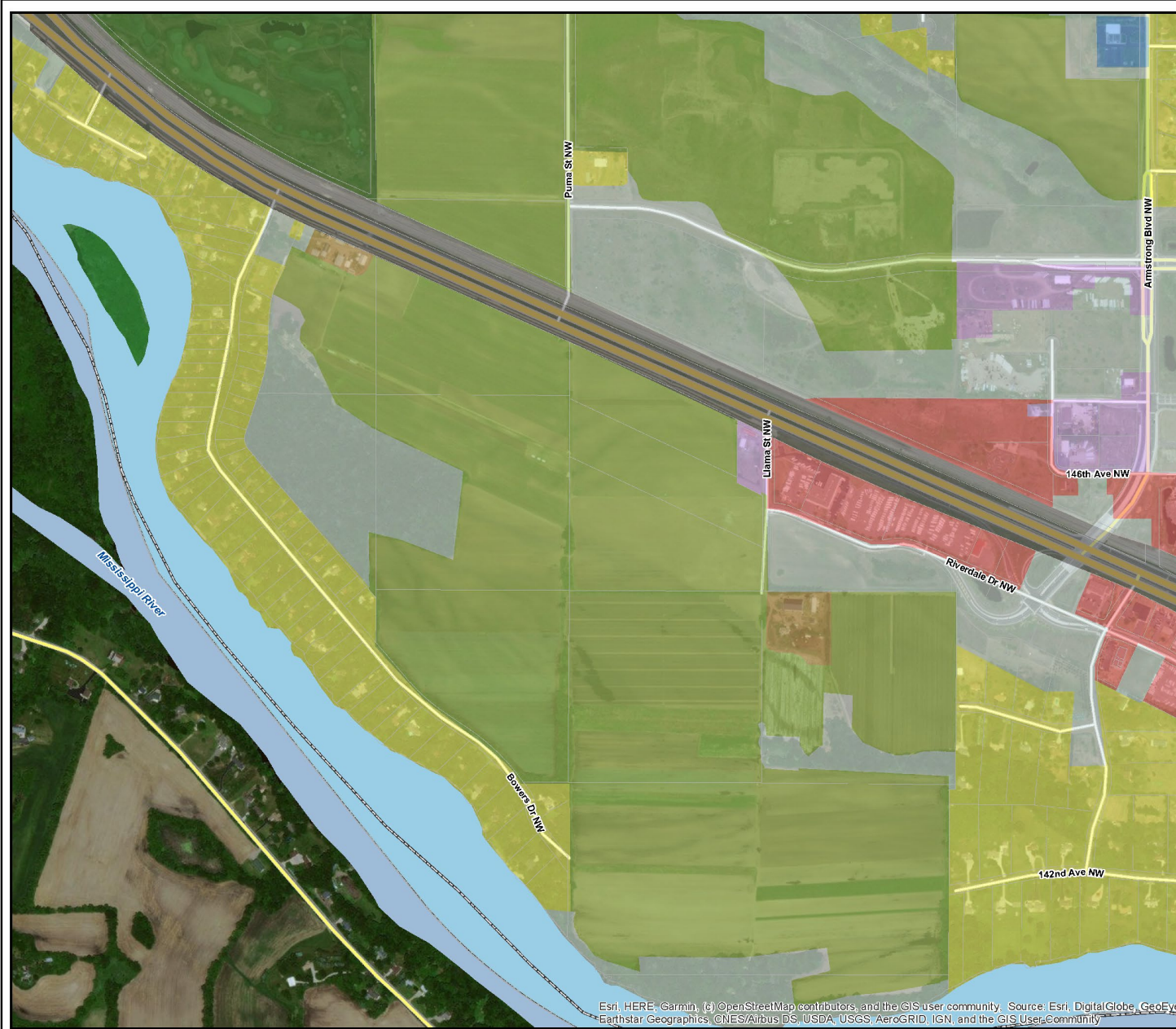
EXISTING CONDITIONS

- 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)

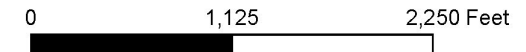




Ramsey Comprehensive Plan Existing Land Use Ramsey, MN



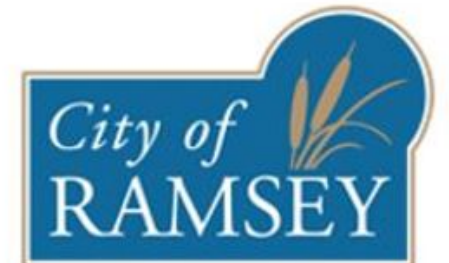
Legend	
	Municipal Boundary
	Farmstead
	Single Family Detached
	Manufactured Housing Parks
	Single Family Attached
	Multifamily
	Retail and Other Commercial
	Office
	Mixed Use Residential
	Mixed Use Industrial
	Industrial and Utility
	Extractive
	Institutional
	Park, Recreational, or Preserve
	Golf Course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

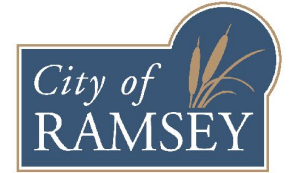


Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community. Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

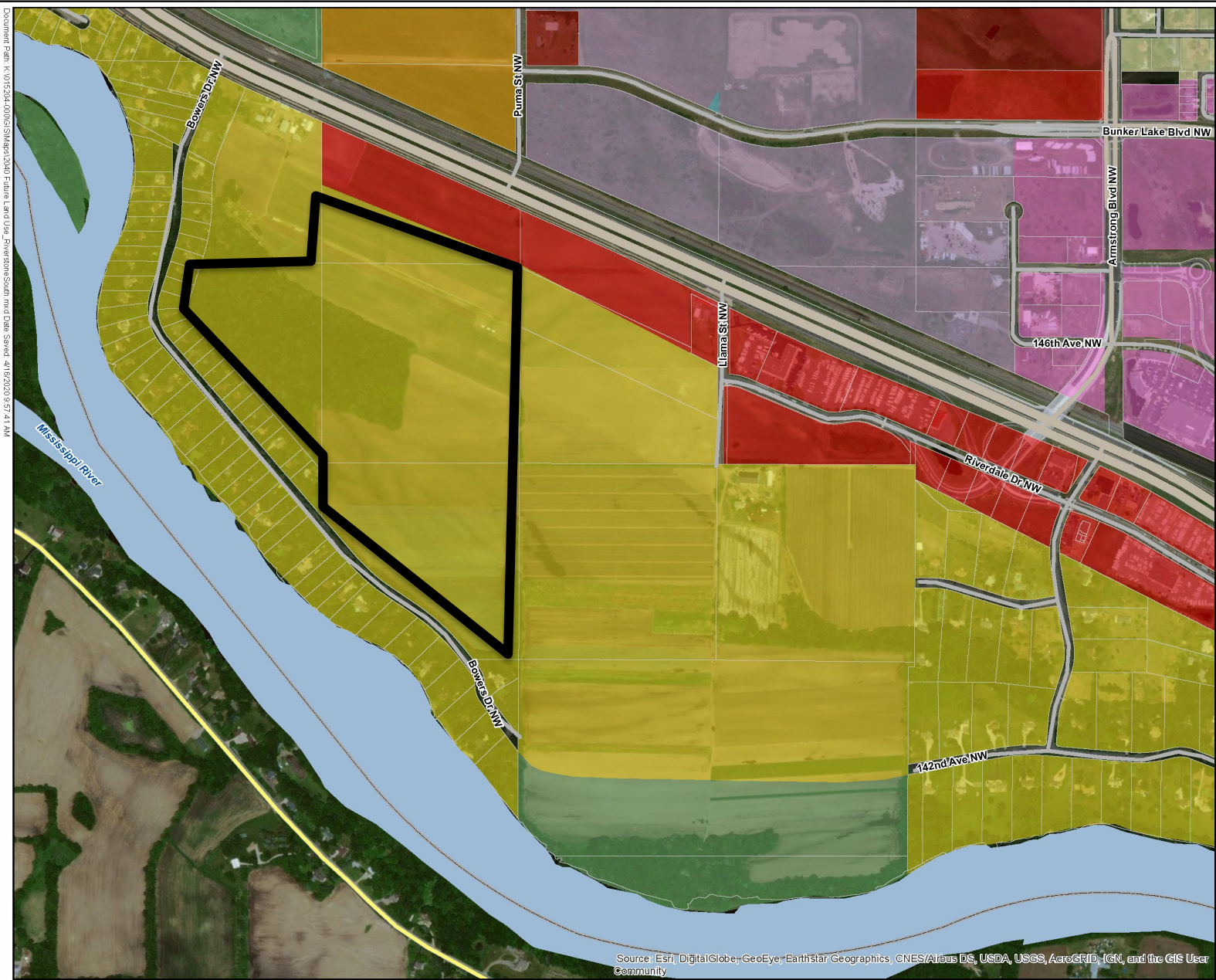
FUTURE CONDITIONS

- 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

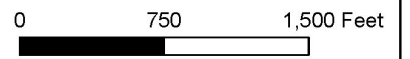




Ramsey Comprehensive Plan 2040 Future Land Use Ramsey, MN



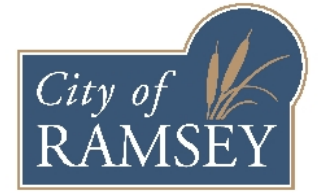
- Parcel Boundary
- Ramsey Boundary
- Lakes and Rivers
- Future Land Use Designation**
- Business Park (BP)
- Commercial (C)
- Mixed Use (MU)
- High Density Residential (HDR)
- Medium Density Residential (MDR)
- Low Density Residential (LDR)
- Rural Developing (RD)
- Park (P)
- Public/Institutional (PI)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




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Built Environment

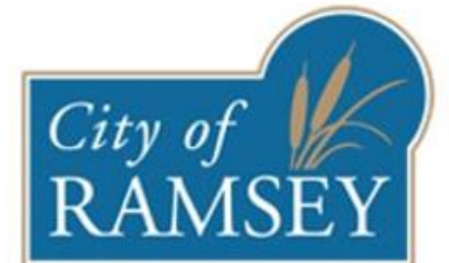


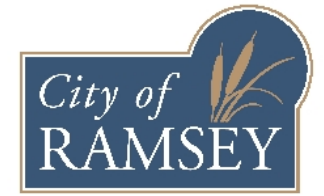
 Potential Development

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

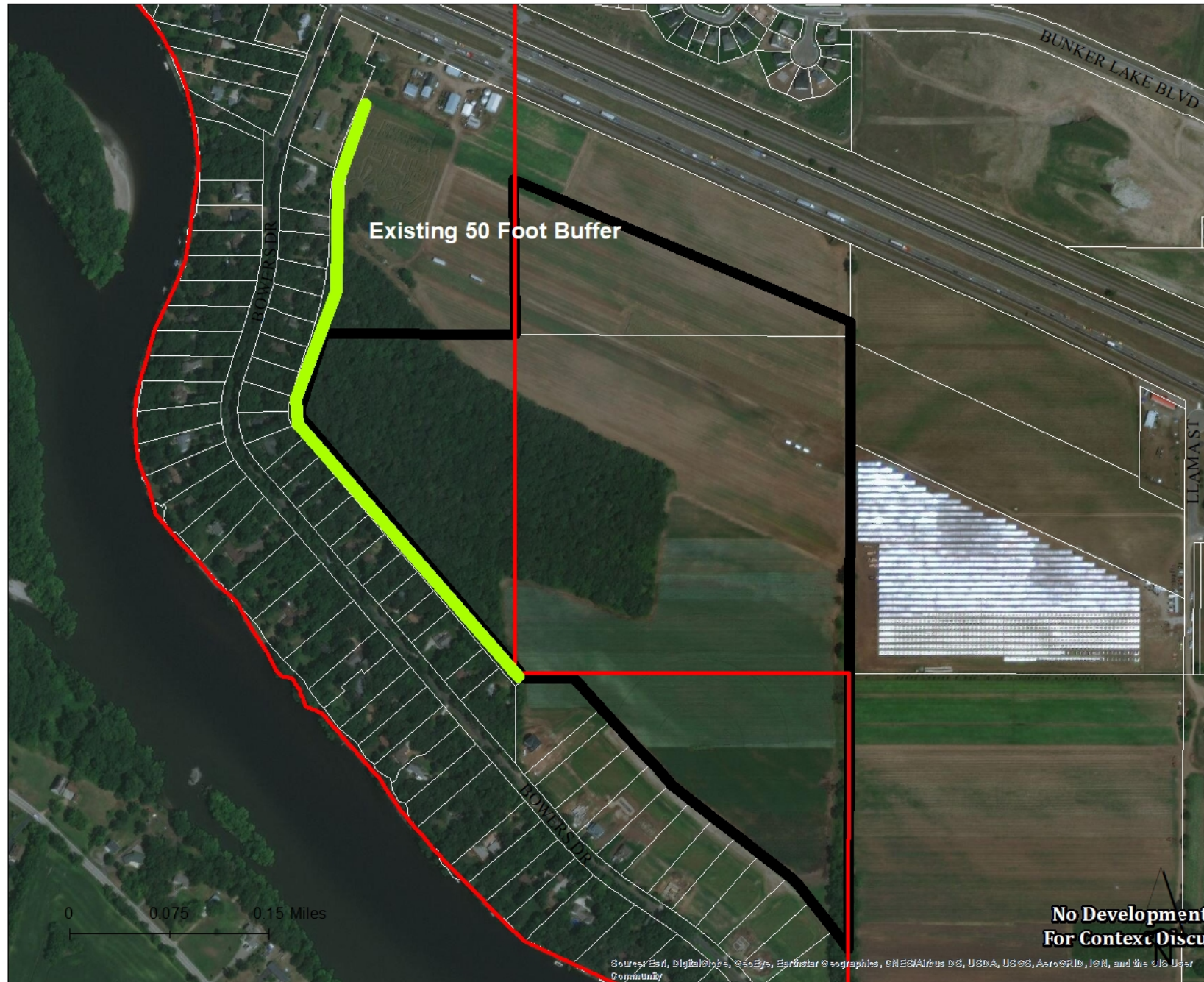
DESIGN PARAMETERS – PUBLIC SAFETY CONNECTION



- 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

No Development
For Context Discussion

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the US Dept of Agriculture



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 services
 3800 University Ave. S. Suite 100, Ramsey, MN
 Phone: 763-489-7900 Fax: 763-489-7959

**CONCEPT PLAN
DETAIL**

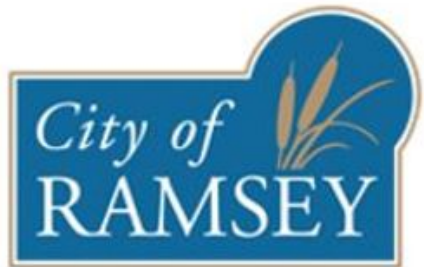
PEARSON FARM SOUTH
 Ramsey, Minnesota

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

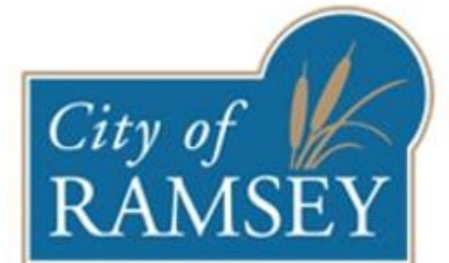
REVISIONS	
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 CHECK DATE: 06/10/15
 FILE NO: 151

1 OF 1

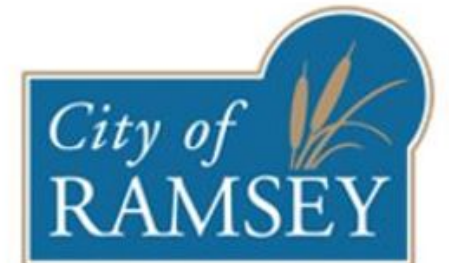


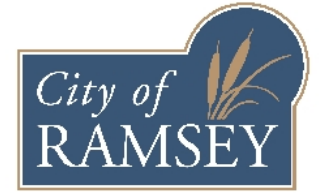
RIVERDALE DRIVE ALTERNATIVE #2



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

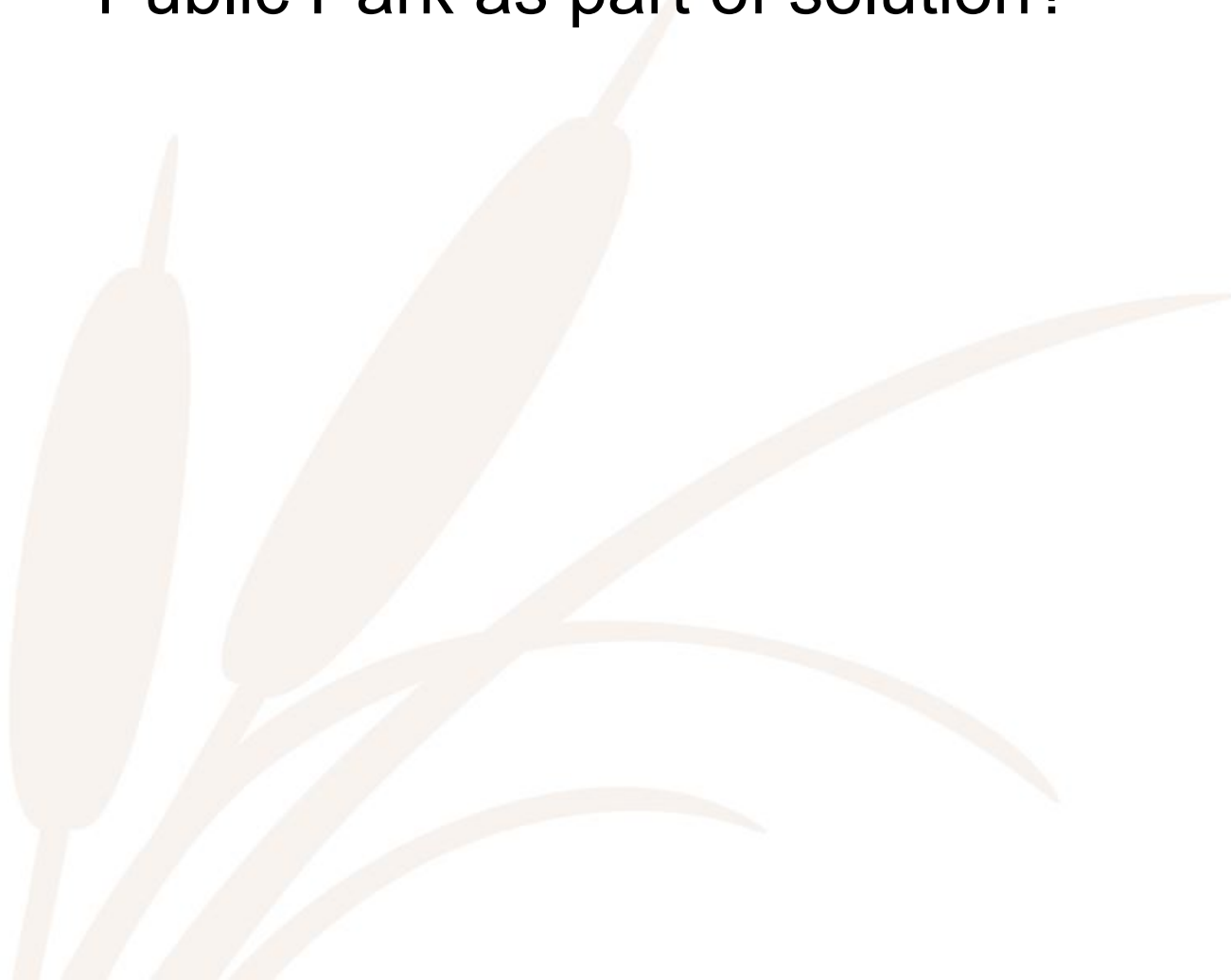
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No Development
For Context Discus

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

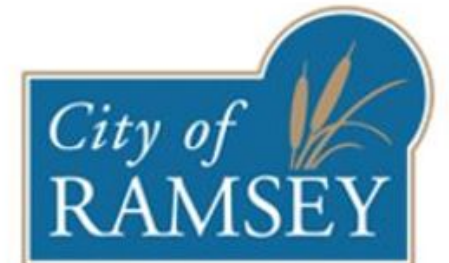
TREE PRESERVATION PLAN

- 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.





Tree Location Map

**Riverstone South (KES 2020-017)
Ramsey, Minnesota**

- Control Point
- ▲ Tree Location
- Mississippi Critical Area
- Project Boundary



Note: Boundaries indicated on this figure are approximate and do not constitute an official survey product.

Meeting Date: 06/15/2020

By: Chris Anderson, Community
Development

Information

Title:

Consider Draft Landscaping Ordinance Amendment

Purpose/Background:

The purpose of this case is to 'check in' with the EPB on the draft Ordinance Amendment for landscaping standards in the Employment Districts. As a result of the Comprehensive Plan Update, there will be a number of City Code amendments in the coming year and as part of that, Staff is looking at overhauling much of the Zoning Code. As can be seen from the attached draft Ordinance, more than just the Employment Districts are being addressed. A new section entitled Landscaping is being proposed and all landscaping standards are being removed from individual zoning districts and moved here. There is a lot of repetition between many of the districts and this will help reduce the overall size of the Zoning Chapter.

Observations/Alternatives:

Much of what is included in the draft Ordinance is simply carried over from the existing zoning district language. However, there are some proposed revisions as well. The landscaping requirements of the Employment Districts are now based on the Canopy Cover Formula, similar to that of the multi-family districts. Bufferyard standards in the R-2 Residential and R-3 Residential districts have been eliminated as they are less restrictive than the Density Transitioning standards, which are also applied when higher density developments are proposed against lower density neighborhoods (City Code states that when two different standards are applicable, the more stringent standard shall be applied). Finally, bufferyard standards were added to certain districts that previously didn't have any (B-3 Neighborhood Business).

By shifting all landscaping requirements to a single section, Intent, Goals and Objectives could be created and would not need to be repeated throughout the Zoning Code. This portion of the draft Ordinance is one that Staff would greatly appreciate input and feedback on from the Environmental Policy Board (EPB).

Staff acknowledges that additional work is still needed to address topics previously discussed by the EPB. This includes standards to ensure a good mix of species (e.g. the 30-20-10 approach previously discussed), more explicit language to encourage native landscapes where appropriate, and to potentially devise credit, in the form of reduced number of trees required, for establishing certain square footages of native landscaping. Nonetheless, Staff wanted to provide the EPB an opportunity to review the draft Ordinance and provide feedback, if any, to Staff before it is finalized.

Funding Source:

This case is being handled as part of Staff's regular duties.

Action:

Provide feedback on the draft Ordinance.

Attachments

Draft Ordinance #20-04

Form Review

Inbox

Tim Gladhill

Form Started By: Chris Anderson

Final Approval Date: 03/12/2020

Reviewed By

Tim Gladhill

Date

03/12/2020 03:57 PM

Started On: 03/10/2020 04:44 PM

ORDINANCE #20-04

**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 SECTIONS 117-111 (R-1 RESIDENTIAL DISTRICT), 117-112 (R-2 RESIDENTIAL DISTRICT), 117-113 (R-3 RESIDENTIAL DISTRICT), 117-114 (B-1 GENERAL BUSINESS DISTRICT), 117-115 (B-2 HIGHWAY BUSINESS DISTRICT), 117-116 (E-2 EMPLOYMENT DISTRICT), 117-117 (E-1 EMPLOYMENT DISTRICT), 117-120 (H-1 HIGHWAY 10 BUSINESS DISTRICT), 117-121 (B-3 BUSINESS DISTRICT), 117-124 (E-3 EMPLOYMENT DISTRICT), AND 117-125 (NEIGHBORHOOD BUSINESS DISTRICT), OF CHAPTER 117 OF THE CITY CODE OF RAMSEY, MINNESOTA.

SECTION 1. AUTHORITY

This ordinance is adopted pursuant to and under the authority of the City Charter of the City of Ramsey.

SECTION 2. AMENDMENTS

Sec. 117-111 (g) (3) and (4) shall be repealed entirely.

Sec. 117-112 (e) (6) a., b., c., d., and e., and all of (7) shall be repealed.

Sec. 117-113 (e) (5) a., b., c., d., and e., and all of (6) shall be repealed.

Sec. 117-114 (e) (14) shall be repealed entirely.

Sec. 117-115 (e) (16) shall be repealed entirely.

Sec. 117-116 (e) (3) shall be repealed entirely.

Sec. 117-117 (e) (3) shall be repealed entirely.

Sec. 117-120 (e) (14) shall be repealed entirely.

Sec. 117-121 (g) (2) f. shall be repealed entirely.

Sec. 117-124 (e) (3) shall be repealed entirely.

Sec. 117-125 (f) (13) shall be repealed entirely.

Sec. 117-348 (i) shall be repealed entirely.

Section 117-364 (Landscaping) shall be added to read as follows:

- (a) Intent. The City of Ramsey recognizes the advantages that landscaping and screening can provide, including enhanced health, safety, aesthetic, ecological and economic value. The intent of this section is to:
- (1) Enhance the quality of life within the city;
 - (2) Enhance aesthetic view of development(s) from public roads;
 - (3) Maintain and enhance property values;
 - (4) Aid in both physical and mental human health;
 - (5) Improve air quality and buffer against noise, glare, and heat;
 - (6) Reduce the potential for crime and violence;
 - (7) Improve energy efficiency;
 - (8) Add visual interest to blank building facades and soften appearance of hardscaping and buildings with accent plantings;
 - (9) Complement adjacent land uses;
 - (10) Improve the visual quality and continuity within and between developments;
 - (11) Reduce storm water runoff;
 - (12) Encourage the establishment and/or restoration of native landscapes.
- (b) Goals and Objectives. Landscaping for any project is intended to achieve the following goals and objections:
- (1) Provide immediate aesthetic enhancements to a development site while also taking into account space and input needs to plantings well into the future;
 - (2) Encourage a healthy environment and landscape in the future;
 - (3) Ensure a diverse mixture of species to protect against future pests and pathogens.
 - (4) Encourage native landscapes in suitable locations with appropriate management plans.
- (c) Landscaping Requirements.
- (1) Topsoil and Ground Cover. All exposed ground areas, including boulevards and areas not devoted to off-street parking, driveways, sidewalks, trails, patios or other such impervious improvements, shall be landscaped with turf, shrubs, trees, native grasses and wildflowers and/or other ornamental landscape materials within six (6) months of the date of issuance of the Certificate of Occupancy.
 - a. Topsoil. In all zoning districts, a minimum of four inches of topsoil, as defined in Section 117-1, shall be applied across all exposed ground areas to the edge of improved streets, sidewalks, driveways and other impervious surfaces, excluding natural areas that are left undisturbed, whenever a building permit is issued for the construction of a principal building.
 1. The depth of topsoil at the time of inspection shall be not less than four inches.
 2. Alternatives to the import of topsoil, such as compost or other soil amendments known to improve soil water holding capacity may be permitted, but only with the prior approval of the City Engineer.

- b. Required Ground Cover. In all zoning districts except R-1, all portions of a site not covered by structures, concrete, or asphalt, but excluding natural areas that are left undisturbed, shall be finished with sod and plantings, up to the edge of improved streets and other impervious surfaces. Any alternative to the sod requirement shall require City Council approval.
 - 1. In the R-1 Residential District, sod is required in all boulevards, excluding those areas devoted sidewalks, trails and driveways.
 - 2. The remainder of a yard may be established with sod, seed, natural ground cover and/or native grasses and wildflowers. Noxious weeds do not constitute allowable ground cover.
 - 3. A landscape escrow, in an amount to be determined by the Building Official, shall be deposited for all required landscaping, including topsoil, sod and trees, which is not established at the time of issuance of a Certificate of Occupancy. Installation of required landscaping, including topsoil, sod (or seeding where permitted by this Code) and trees, shall be completed within six months of the issuance of the Certificate of Occupancy, weather permitting. The city may draw upon the escrow to install the required landscaping if said work is not completed within six months of the date of issuance of the Certificate of Occupancy.

(2) Irrigation. If a landscape irrigation system is provided, the system shall be equipped with the following:

- a. Technology that inhibits or interrupts operation of the irrigation system during periods of sufficient moisture (rain sensor).
- b. One or more water efficient technologies. This could include, but is not limited to, WaterSense labeled weather-based irrigation controllers, soil moisture sensors, and/or evapotranspiration (ET) sensors.

(3) Existing Trees. A reasonable attempt shall be made to preserve as many existing trees as is practicable and incorporate them into a development (see Division 5. – Tree Preservation for inventory and preservation requirements). For each healthy significant tree retained on site and not identified on the City’s list of prohibited trees, one overstory tree, or the equivalent canopy square footage, can be deducted from the minimum planting requirements.

(4) Planting types. Acceptable planting types shall be determined by the Ramsey Tree Book. The compliment of trees fulfilling the landscaping requirements shall not be less than 25 percent deciduous and not less than 25 percent coniferous. Not more than 25 percent of the required plantings shall consist of ornamental or understory trees.

(5) Planting Requirements for the R-1 Residential District.

Zoning District	Planting Type	Minimum Number Required	Size
R-1 Residential (MUSA) - Villas	Overstory Deciduous and/or Coniferous trees	1 tree per 50 feet of frontage, planted in the boulevard.	1 inch caliper – deciduous 5 foot height – conifer
R-1 Residential (MUSA) - SF Detached Homes	Overstory Deciduous and/or Coniferous trees	2 trees per dwelling, planted in the boulevard	1 inch caliper – deciduous 5 foot height – conifer

R-1 Rural Developing	Overstory Deciduous and/or Coniferous trees	2 trees per dwelling, planted in the front yard	1 inch caliper – deciduous 5 foot height – conifer
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- (6) Planting Requirements for the R-2 Residential (Medium Density) and R-3 Residential (High Density) Districts.
- a. The minimum number of plantings required shall be determined based on crown or canopy cover. To fulfill the planting requirements, a combination of trees and shrubs shall meet or exceed the minimum required canopy cover square footage.
 - b. The minimum canopy cover required shall be calculated as follows:
 1. Determine ratio of impervious area (including stormwater ponds) to entire site.
 2. Multiply the impervious area/site area ratio by the square footage of the pervious area to calculate the required canopy cover square footage for the project area.
 3. The following formula shall be utilized to determine the average canopy cover of a species: $[(\text{Minimum} + \text{Maximum Spread}) \div 4]^2 \times \pi \times (0.65 \text{ for preferred species or } 0.50 \text{ for acceptable species, as identified in the Ramsey Tree Book})$.
 - c. Minimum size of plantings. Required trees and shrubs shall meet or exceed the following size standards:

Plant Type	Size
Deciduous Tree	1 inch caliper
Coniferous Tree	5 feet in height
Ornamental Tree	1 inch caliper
Deciduous Shrub	2 feet in height
Evergreen	2 feet in height or width, based on growth characteristics

- (7) Planting Requirements for Business and Employment Districts (B-1, B-2, B-3, Neighborhood Business, H-1, E-1, E-2, and E-3).
- a. Business Districts (B-1, B-2, B-3, Neighborhood Business, and H-1). The minimum number of trees required are outlined in the table below. These are minimum requirements and can be supplemented with other plantings, as well as flowers and various ground covers that would be appropriate to produce a complete and quality landscape.

Planting Type	Required Numbers
Deciduous/coniferous trees	1 tree per 50 lineal feet of site perimeter, or 1 tree per 1,000 square feet of building footprint, whichever is greater. For building expansions, 1 additional tree is required for each 1,000 square feet of new building footprint area.
Shrubs	1 shrub per 30 lineal feet of site perimeter or 1 shrub per 300 square feet of building footprint area, whichever is greater.

- b. Employment Districts (E-1, E-2, and E-3). The minimum number of plantings required shall be determined based on crown or canopy cover. To fulfill the planting requirements, a combination of trees and shrubs shall meet or exceed the minimum required canopy cover square footage. The minimum canopy cover required shall be as follows:
 - 1. Determine ratio of impervious area (including stormwater ponds) to entire site.
 - 2. Multiply the impervious area/site area ratio by the square footage of the pervious area to calculate the required canopy cover square footage for the project area.
 - 3. The following formula shall be utilized to determine the average canopy cover of a species: $[(\text{Minimum} + \text{Maximum Spread}) \div 4]^2 \times \pi \times (0.65 \text{ for preferred species or } 0.50 \text{ for acceptable species, as identified in the Ramsey Tree Book})$.
- c. Minimum size of plantings. Required trees and shrubs shall meet or exceed the following size standards:

Plant Type	Size
Deciduous Tree	2.5 inch caliper
Coniferous Tree	6 feet in height
Ornamental/Understory Tree	1.5 inch caliper
Deciduous Shrub	2 feet in height
Coniferous Shrub	2 feet in height or width, based on growth characteristics

- d. Road frontage plantings. For every 35 feet of public road frontage, one overstory tree shall be planted adjacent to the road right-of-way on private property. These plantings are credited toward the minimum planting requirements.
- e. Parking lot landscaping. All parking lots are required to provide internal overstory tree plantings in an effort to shade parking surfaces and provide visual relief. The planting schedule is established to provide an acceptable number of plantings that may be planted in regular symmetrical patterns or irregular clusters or groupings. Plantings are required at the at the following minimum schedule:
 - 1. 1 tree per every ten parking spaces.
 - 2. Every overstory tree planting shall be provided with a planting area of at least 162 square feet.
 - 3. Acceptable ground cover materials include sod, mulch, and other natural ground cover. Landscaping rock and plastic underlayment is prohibited.
- f. Bufferyards. Bufferyards help to achieve screening between differing uses with varied intensities and impacts that are not always complementary when adjacent to one another. When a bufferyard is required, the yard space and planting requirements are not to be reduced for other purposes such as future parking and driveways, building expansions, or other activities that are not in keeping with the purposes of buffering and screening.

1. Bufferyards are intended to provide additional screening of businesses that are adjacent to residential areas. The following table details the width of the bufferyard along the common adjacent property line. An additional increase of landscape plantings is required in the bufferyard. The table below outlines the minimum required additional plantings, expressed as a percentage of the total required site landscaping:

Proposed Development				Existing Adjacent Development				
	R-1	R-2	R-3	NBD	B-1	B-2	B-3	H-1
Neighborhood Business (NBD) Bufferyard width	40 feet	30 feet	20 feet	NA	NA	NA	NA	NA
% increase in plantings	25%	20%	20%					
B-1 Bufferyard width	40 feet	30 feet	20 feet	NA	NA	NA	NA	NA
% increase in plantings	25%	20%	20%					
B-2 Bufferyard width	50 feet	40 feet	30 feet	NA	NA	NA	NA	NA
% increase in plantings	30%	25%	20%					
B-3 Bufferyard width	50 feet	40 feet	30 feet	NA	NA	NA	NA	NA
% increase in plantings	30%	25%	20%					
H-1 Bufferyard width	50 feet	40 feet	30 feet	NA	NA	NA	NA	NA
% increase in plantings	30%	25%	20%					
E-1 Bufferyard width	60 feet	60 feet	60 feet	35 feet	35 feet	35 feet	35 feet	35 feet
% increase in plantings	30%	30%	30%	20%	20%	20%	20%	20%
E-2 Bufferyard width	60 feet	60 feet	60 feet	35 feet	35 feet	35 feet	35 feet	35 feet
% increase in plantings	30%	30%	30%	20%	20%	20%	20%	20%

E-3 Bufferyard width	60 feet	60 feet	60 feet	35 feet	35 feet	35 feet	35 feet	35 feet
%increase in plantings	30%	30%	30%	20%	20%	20%	20%	20%

- As an alternative method for screening in the Neighborhood Business, B-1, B-2, B-3, and H-1 Districts, fences that are 100 percent opaque may be used to mitigate the impacts of businesses that are adjacent to residential areas. Fences are subject to the provisions found in all applicable ordinances. When a fence is used for screening purposes, the bufferyard planting requirements may be reduced by ten percent from the stated minimum requirement.

SECTION 3. SUMMARY

The following official summary of Ordinance #20-04 has been approved by the City Council of the City of Ramsey as clearly informing the public of the intent and effect of the Ordinance.

Ordinance #20-04 amends Sections 117-111, 117-112, 117-113, 117-114, 117-115, 117-116, 117-117, 117-120, 117-121, 117-124, 117-125, and 117-348 to move all landscaping standards into a new Section of 117-364. Furthermore, this ordinance establishes intent, goals and objectives of landscaping. It also establishes bufferyard standards for the Neighborhood Business District and B-3 Business District. Finally, this ordinance amends the landscaping requirements in the Employment Districts (E-1, E-2, and E-3) to base them on the Canopy Cover Formula.

SECTION 4. 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 Administrator

Introduction date:

Posting dates:

Adoption date:
Publication date:
Effective date: