

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

DATE	MAY 1, 2020	PROJECT ADDRESS	NORTH OF TROTT BROOK BETWEEN NOWTHEN BOULEVARD AND VARIOLITE STREET
PROJECT. TITLE	TROTT BROOK NORTH		
ESCROW #	<u>117442</u>		
DEPARTMENT:	Community Development: Planning Division		
TECHNICAL REVIEWER:	Name: Chloe McGuire Phone: 763-433-9821 Email: cmcguire@cityoframsey.com		

Summary

Site Acreage	~200 acres
Proposed Lots	343 Lots
Net Density	2.7 units/acre
Existing Zoning	R-1 Residential (MUSA) District
Proposed Lot Sizes	55, 65, 75 foot wide lots

Rezoning

1. Approximately 160 acres of the Site is currently located in the R-1 Residential (MUSA) District that generally allows for detached single-family dwellings on quarter-acre lots at least 80 foot in width. An approximately 22-acre parcel in the southwest of the project site is located in the R-1 Residential (Rural Developing) District, which allows for 2.5 acre lots and private well and septic.
2. The Applicant has proposed a mix 55, 65, and 75 foot wide lots.
 - a. 55 foot wide lots: requires rezoning to R-2 Detached Villa
 - b. 65 foot wide lots: requires rezoning to R-1 Detached Villa
 - c. 75 foot wide lots: requires rezoning to R-1 Detached Villa

If the Planning Commission and City Council are supportive of the underlying proposal, Staff proposes a Zoning Amendment to the above districts rather than a Planned Unit Development (PUD) process. For those familiar with the PUD process, it is often seen as subjective and not as straight forward. While an appropriate zoning tool, Staff believes it is an unnecessary level of complexity in this case.

Comprehensive Plan

The site is currently guided for detached single family lots up to a density of 4 units per acre in the 2040 Comprehensive Plan. It does not appear that any one area would surpass the 4 unit per acre maximum, but this will be determined with Preliminary Plat. In other words, the Zoning Amendment is not about a change in planned density, but a policy question about lot size and lot width. The density of the site is naturally kept low due to configuration of the site and significant ecological resources, most notably Trott Brook.

Street and Access

The Applicant has proposed one access onto Nowthen Boulevard and one access onto Variolite Street. The proposal will be reviewed by Anoka County to determine if turn lanes or other upgrades will be required onto Nowthen Boulevard. Staff anticipates that it is likely some upgrades will be required including turn lanes and/or a stop condition. In addition, a traffic study will be required with next steps to determine specific improvements to area roads that will be required. At this time, those improvements will be the responsibility of the Developer.

The Applicant has proposed cul-de-sacs throughout the site. No medians or median planters will be allowed within cul-de-sacs to allow for plowing and turnaround of large trucks.

Landscape Plan

A landscape plan will be required with preliminary plat, which needs to include a tree survey of the site.

Grading

A grading plan will be required with preliminary plat.

Utilities

The site is zoned for municipal water and sanitary sewer (waste water), which are currently south of Trott Brook. Utilities will need to be brought to the site. Existing dwellings in the area will not be required to connect to these utilities. The Comprehensive Plan includes a plan to extend these utilities. In addition, the City's Engineering Department is doing a deeper dive into this plan to ensure the most cost-effective strategy for this extension.

Timeline

It is expected that the soonest this project would commence would be Spring of 2021.

Public Park

The City of Ramsey has projected the need for a future Community Park #6 generally in this area, north of Trott Brook as part of the 2040 Comprehensive Plan. A Community Park is generally defined as a park greater than 40 acres with a variety of attractions that serves multiple neighborhoods. The Applicant has proposed a park in the NE corner of the site which is approximately 13 acres of upland area with two flex fields. The Park and Recreation Commission will work with the Applicant to determine if this is sufficient space for the park, and will determine if/what credits are required. It is possible that this park could serve a portion of the needs identified as future Community Park #6. In addition, the City has received a number of observations from the Brookfield Neighborhood regarding the lack of park and recreation space in this neighborhood immediately south of the project site. Not only will there be park and recreation needs for this new neighborhood, appropriate connectivity, via a pedestrian bridge over the brook could also serve the needs of the neighborhood to the south—as well providing improved trail access to the larger city-wide trail system in this north-central area of Ramsey. This will be discussed in more detail as part of the Preliminary Plat.

Parks Comments

1. Park Dedication Credit is not available for wetland areas. Credit is only given to upland area that is able to be developed for park purposes.
2. Preservation of the existing barn should be explored as part of the park planning effort.
3. A more detailed park concept plan must be included with the Preliminary Plat.
4. The Developer will need to clarify underlying property ownership for the area between the southernmost lots and Trott Brook.

Development Fees

The Applicant will be responsible for paying development fees at time of final plat. The Applicant will also be responsible for signing a development agreement with the City prior to recording and releasing final plat.

Density Transitioning

1. The City Code requires Density Transitioning between the R-2 Residential District adjacent to existing neighborhoods located in the R-1 Residential District, including both the Metropolitan Urban Service Area (MUSA) and Rural Developing areas.
2. Density transitioning is still required for areas separated by roads, unless major roads (e.g. MSA or County roads).
3. Staff needs to discuss density transitioning with the City Attorney to determine where it will be required onsite.
4. The City does have broad discretionary/legislative authority in this case, as the project requires a Zoning Amendment
 - a. Regardless of underlying requirements, there appears to be a cluster of comments along Variolite Street and along Trott Brook; the Planning Commission and City Council should take that into account when designing a density transitioning strategy

Planning Commission and City Council Feedback Needed/Primary Policy Question

1. Staff needs clear direction on lot sizes
 - a. Are the Planning Commission and City Council supportive of the project as presented?
 - b. Are the Planning Commission and City Council open to a compromise that requires 80 foot wide lots adjacent to key areas while allowing for smaller lots more internal to the site?
 - c. Do the Planning Commission and City Council feel that all lots in the project should be 80 foot wide lots?

As this is Sketch Plan Review, this is a work in progress. Staff believes that this project is probably not ready for preliminary plat yet, but need preliminary policy direction first. Staff is hopeful that the Applicant will provide the necessary extension to the 60 Day Rule in order to continue concept planning before applying for Preliminary Plat.