

# TROTT BROOK NORTH SKETCH PLAN

Applicant: The Excelsior Group

# MN STATUTE 15.99 (60 DAY RULE)

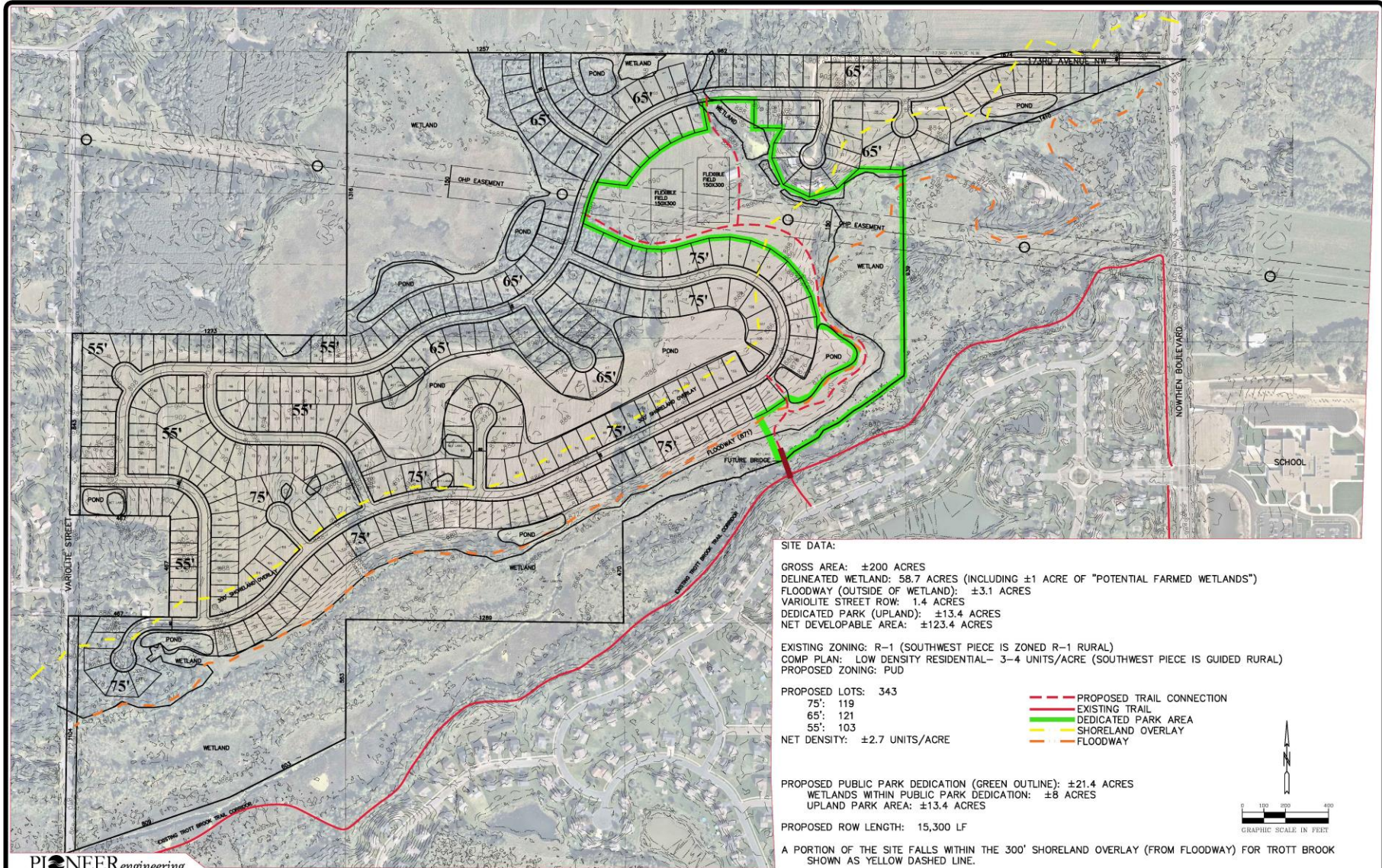
|                                  |               |
|----------------------------------|---------------|
| Submittal Date                   | March 5, 2020 |
| 60 Day Deadline                  | May 4, 2020   |
| 120 Day Administrative Extension | July 3, 2020  |

- Action within 60 Day or Automatic Approval
- Multiple Applications – not full project approval
- Developer can agree to additional extensions

# COVID-19

- Public Comment during Stay at Home Order
  - Postponed cases
  - Hosted preparatory webinars
  - Placed videos online
  - Extended public comment periods
  - Did more focused outreach
  - Suggested alternative means to provide comment

# SKETCH PLAN



**SITE DATA:**

GROSS AREA: ±200 ACRES  
 DELINEATED WETLAND: 58.7 ACRES (INCLUDING ±1 ACRE OF "POTENTIAL FARMED WETLANDS")  
 FLOODWAY (OUTSIDE OF WETLAND): ±3.1 ACRES  
 VARIOLITE STREET ROW: 1.4 ACRES  
 DEDICATED PARK (UPLAND): ±13.4 ACRES  
 NET DEVELOPABLE AREA: ±123.4 ACRES

EXISTING ZONING: R-1 (SOUTHWEST PIECE IS ZONED R-1 RURAL)  
 COMP PLAN: LOW DENSITY RESIDENTIAL- 3-4 UNITS/ACRE (SOUTHWEST PIECE IS GUIDED RURAL)  
 PROPOSED ZONING: PUD

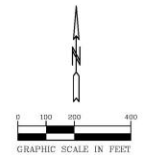
PROPOSED LOTS: 343  
 75': 119  
 65': 121  
 55': 103  
 NET DENSITY: ±2.7 UNITS/ACRE

- PROPOSED TRAIL CONNECTION
- EXISTING TRAIL
- DEDICATED PARK AREA
- SHORELAND OVERLAY
- FLOODWAY

PROPOSED PUBLIC PARK DEDICATION (GREEN OUTLINE): ±21.4 ACRES  
 WETLANDS WITHIN PUBLIC PARK DEDICATION: ±8 ACRES  
 UPLAND PARK AREA: ±13.4 ACRES

PROPOSED ROW LENGTH: 15,300 LF

A PORTION OF THE SITE FALLS WITHIN THE 300' SHORELAND OVERLAY (FROM FLOODWAY) FOR TROTT BROOK SHOWN AS YELLOW DASHED LINE.



**PIONEER**engineering

2422 Enterprise Drive  
 Minnetonka Heights, MN 55120  
 (651) 681-3164  
 Fax: (651) 688-8888  
 www.pioneereng.com

I hereby certify that this plan 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.

Map No. 44763 Date: 08/11/10  
 Designer: Jennifer L. Thompson  
 Checker: JLT

Sheet No. 2 of 3

Date: 2/9/2010  
 Designer: JLT  
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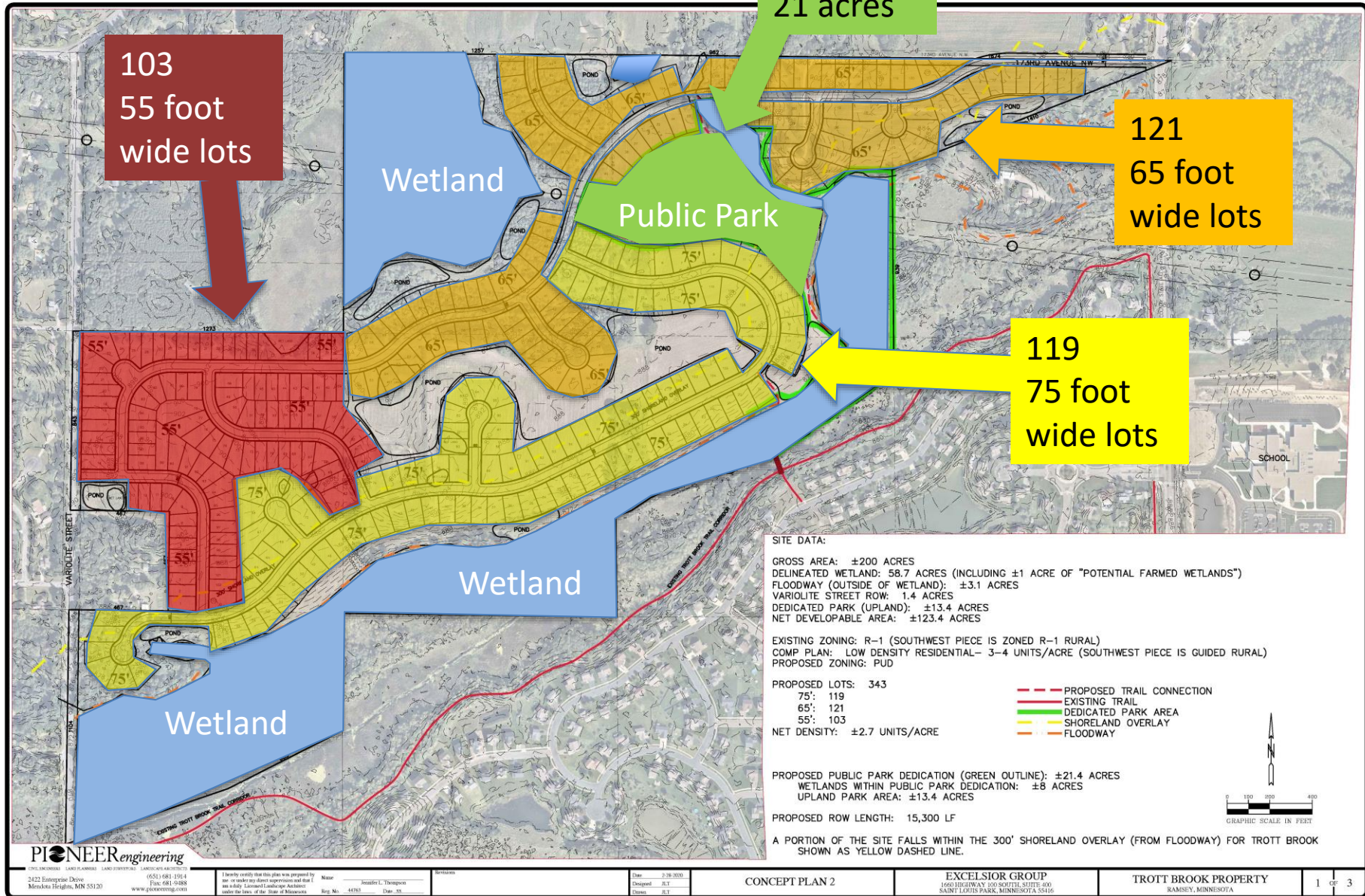
CONCEPT PLAN 2

EXCELSIOR GROUP  
 1660 HIGHWAY 100 NORTH SUITE 400  
 SAINT LOUIS PARK, MINNESOTA 55116

TROTT BROOK PROPERTY  
 RAMSEY, MINNESOTA

1 OF 3

# SKETCH PLAN



103  
55 foot  
wide lots

21 acres

121  
65 foot  
wide lots

119  
75 foot  
wide lots

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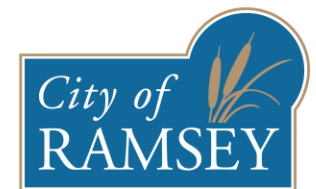
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--- PROPOSED TRAIL CONNECTION  
--- EXISTING TRAIL  
--- DEDICATED PARK AREA  
--- SHORELAND OVERLAY  
--- FLOODWAY

# SUMMARY

| Site Summary       |  |
|--------------------|--|
| Site Acreage       | 200 acres  |
| Proposed Lots      | 343 lots   |
| Density            | 2.7 units/acre*  |
| Existing Zoning    | <ul style="list-style-type: none"><li>• R-1 Residential (Rural Developing) District; and</li><li>• R-1 Residential (MUSA) District</li></ul>         |
| Proposed Lot Sizes | 55, 65, 75 foot wide lots  |
| Proposed Zoning    | <ul style="list-style-type: none"><li>• R-1 Residential (Detached Villa) District; and</li><li>• R-2 Residential Detached Villa (District)</li></ul> |

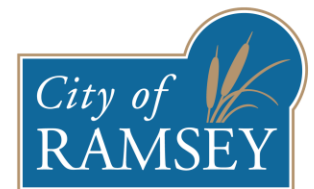
\*Calculated by dividing the number of lots by the total buildable acreage, wetland and park space are excluded from the buildable acreage. Internal roads are included in buildable acreage.



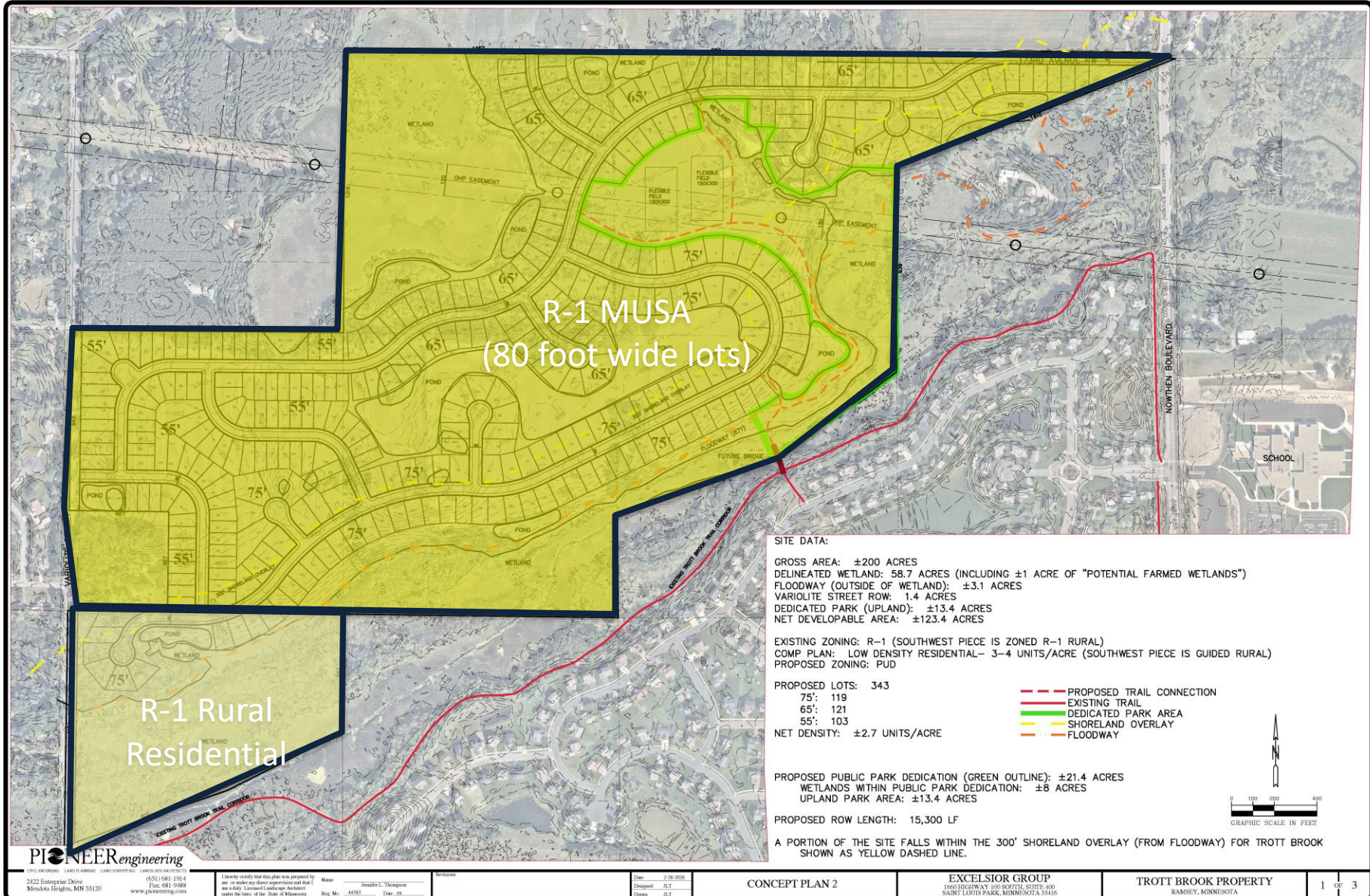
# SUMMARY CONTINUED

- Current Zoning (80 Foot Wide Lots)
  - 274 lots at 80 foot wide (current zoning)
  - 343 lots at 55, 65, 75 lots (proposal)
  - Zoning Amendment would add 69 additional lots

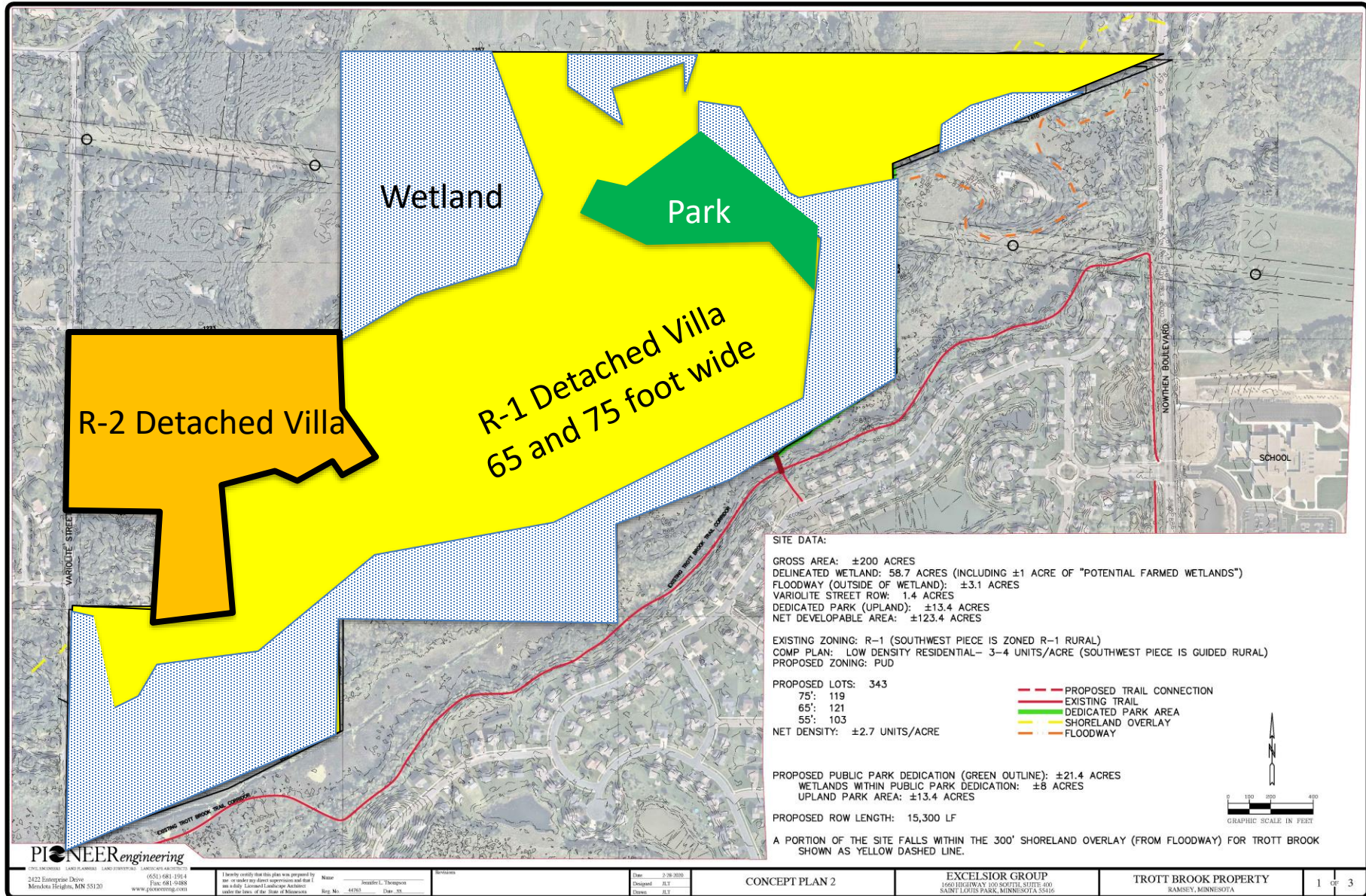
\*Note: this was drawn utilizing the same internal roads, a different configuration of lots and roads could result in a different number of 80 foot wide lots



# EXISTING ZONING



# PROPOSED ZONING



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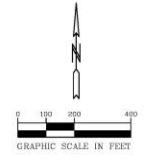
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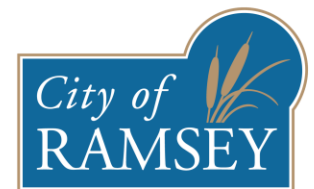
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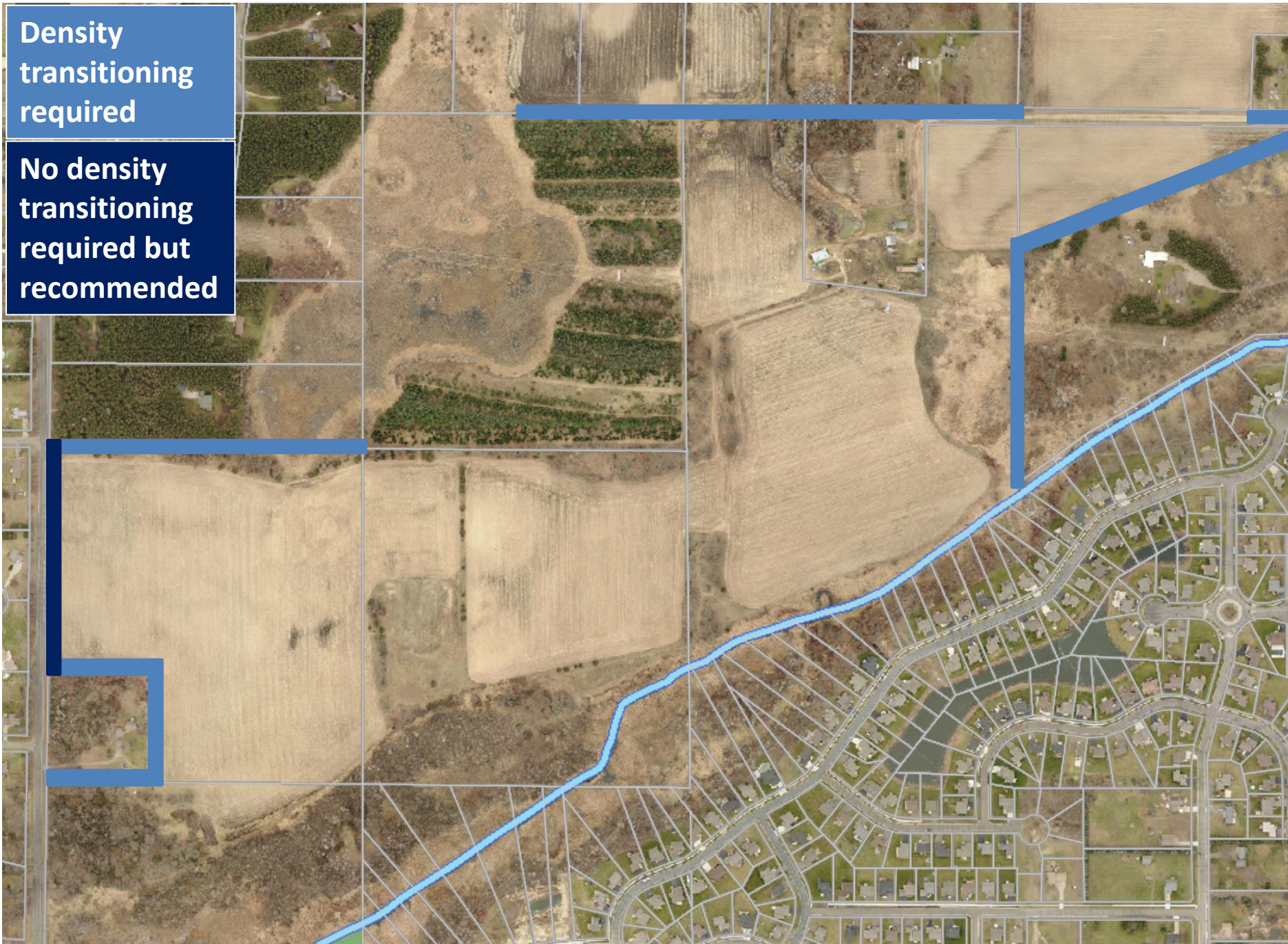
# ENVIRONMENTAL PROTECTIONS

- The City requires a delineated wetland at time of preliminary plat and requires a **16.5 foot setback under easement from any wetland** to protect them
- This project is large enough that it will require an **Environmental Assessment Worksheet (EAW)**, DNR has seen Sketch Plan
- The City Council has included in their 2020 Strategic Plan an action to complete a **Corridor Study of the entire Nowthen Boulevard Corridor**. Staff is working with Anoka County to advance this study later in 2020 or in early 2021
- Tree survey required onsite, City Staff includes a Certified Arborist



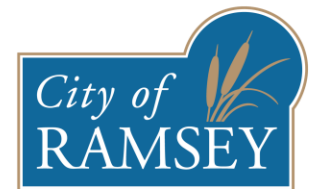
**Density  
transitioning  
required**

**No density  
transitioning  
required but  
recommended**



# PUBLIC COMMENT SUMMARY

- Opposition of rezoning (21 letters)
- Layout of the development/density (20 letters)
- Preservation of rural character (16 letters)
- Transportation infrastructure problems (14 letters)
- Environmental degradation (10 letters)
- Safety hazards (10 letters)
- Decreasing property values (5 letters)
- Support of park/trail (4 letters)
- Noise pollution (4 letters)
- Business attraction (2 letters)
- Rental properties (1 letter)
- Setback regulations (1 letter)
- Petition of development (1 letter)
- Limited public input due to pandemic (1 letter)
- Higher demand on schools/institutions (1 letter)



# PUBLIC COMMENT CONTINUED

- Update on Change.org Petition
  - Potential Citizen Survey with current info and request for addresses
- Individual resident comments
  - Staff sent letters to three homes that are ‘internal’ to the site to set up individual meetings

# FAQ

**Why would the City allow more residential? We want to see more retail.**

This area is guided for residential. The City has approximately 100 acres of undeveloped retail land. Retailers have responded that they are looking for additional population and traffic counts.

**Is this high density residential?**

No – the proposal is still for detached single-family homes, on smaller lots.

**Does this proposal require a Comprehensive Plan Amendment?**

No – despite the smaller lot sizes, the overall density is less than 3 units per acre.

**Is the City or the Metropolitan Council driving this Application?**

No – the City is responding to an official Application. The Applicant is responsible for the costs of processing the Application.

# NEXT STEPS/POLICY QUESTIONS

- Is the Planning Commission supportive of the City initiating a Citizen Survey for the project?
- What is the Planning Commission's recommendation for this area?
  - All 80 foot wide lots? (Current Zoning)
  - 65 and 80 foot wide lots? (Compromise)
  - 55, 65, and 75 foot wide lots? (Proposal)
    - Could 55 foot wide lots be relocated away from existing residential and Variolite Street?