City of Ramsey
Agenda
Regular Planning Commission
Thursday, June 4, 2020
7:00 pm
Council Chambers, 7550 Sunwood Drive NW

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 cannot 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
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To join via phone, please use the following information:
+1 480 712 7555 (US Toll)
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. Pledge of Allegiance

3. Citizen Input

4. Approve Agenda

5. Consent Agenda

1. Approve the May 7, 2020 Planning Commission Meeting Minutes.
2. Receive Update on Trott Brook and Hunt Property Cases from City Staff
3. Receive Update on Proposed Site Plan for RGH Ramsey/Rob Hardy/Sunwood Retail

6. Public Hearing

1. PUBLIC HEARING: Consider Request for an Amended Conditional Use Permit for the Property Located at 6750 Highway 10 NW (Project No. 20-108); Case of 22 Properties, LLC
2. PUBLIC HEARING: Consider Resolution #20-114 Approving Preliminary Plat for Hampton Homes (Project #19-140): Case of Platinum Land LLC
3. PUBLIC HEARING: Consider Resolution #20-115 Approving a Site Plan and Conditional Use Permit for Cobblestone Hotel

7. Commission Business

1. Discussion Item: Potential Concept of Private Marina/Dock for River Walk Village (Project No. 18-163); Case of Dave Wills on behalf of N & D Management, LLC

2. Review Updated Sketch Plan of Garden View Villas (Project 19-136)

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

8. Additional Public Hearings

1. PUBLIC HEARING: Consider Ordinance 20-10 Amending Bulk Standards in the R-1 Residential District

9. Commission/Staff Input

10. Adjournment

Regular Planning Commission **5. 1.**

Meeting Date: 06/04/2020

By: JoAnn Shaw, Community Development

Information

Title:

Approve the May 7, 2020 Planning Commission Meeting Minutes.

Purpose/Background:

n/a

Notification:

Observations/Alternatives:

Funding Source:

Recommendation:

Action:

Attachments

Planning Minutes

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	05/29/2020 08:57 AM
Form Started By: JoAnn Shaw		Started On: 05/28/2020 02:46 PM
Final Approval Date: 05/29/2020		

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, May 7, 2020, 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:	Senior Planner Chloe McGuire Brigl Deputy City Administrator Tim Gladhill City Planner Chris Anderson City Councilmember Debra Musgrove City Councilmember Jeff Menth Planning Consultant Eric Maass

1. CALL TO ORDER

Chairperson Bauer called the regular meeting to order at 7:00 p.m.

Deputy City Administrator Gladhill 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. He also provided an update on the need for the City to respond to requests within 60 days of receipt.

2. CITIZEN INPUT

None.

3. APPROVAL OF AGENDA

Motion by Commissioner Anderson, seconded by Commissioner Woestehoff, to approve the agenda as presented.

A roll call vote was performed by the Deputy City Administrator:

Commissioner Johnson aye
Commissioner Woestehoff aye
Commissioner Anderson aye
Commissioner Gengler aye
Commissioner VanScoy aye
Chairperson Bauer aye

Motion carried.

4. CONSENT AGENDA

4.01: Approve the April 2, 2020 Planning Commission Meeting Minutes:

Motion by Commissioner VanScoy, seconded by Commissioner Johnson, to approve the consent agenda presented.

A roll call vote was performed by the Deputy City Administrator:

Commissioner Gengler aye
Commissioner Peters aye
Commissioner Anderson aye
Commissioner Woestehoff aye
Commissioner VanScoy aye
Chairperson Bauer aye

Motion carried.

5. PUBLIC HEARINGS/COMMISSION BUSINESS

5.01: Public Hearing: Consider Ordinance #20-06 Approving Zoning Amendment of Part of Subject Property from R-1 Residential (MUSA) District to R-1 Detached Villas (Project #20-104 Northfork Meadows); Case of AKM Farm, LLC (Paxmar)

Public Hearing

Chairperson Bauer called the public hearing to order at 7:11 p.m.

Presentation

Planning Consultant Maass presented the staff report and recommendation to introduce Ordinance #20-06 rezoning a portion of the subject property from R-1 Residential (MUSA) to R-1 Detached Villa contingent upon approval of Preliminary Plat, Final Plat and formal adoption of the City's 2040 Comprehensive Plan.

Chairperson Bauer disclosed that he lives in the Riverstone development, which is directly adjacent this parcel.

Citizen Input

Jay Roos, Paxmar, stated that this property has come before the City prior in sketch plan form and realized that this is a slight change to that review. He stated that with the zoning request, they took the opportunity to propose a slightly different version. He noted that in discussions with staff related to Puma Street improvements and the forthcoming assessments, this project would have an estimated cost of $220,000 for those improvements, and these changes are in response to that additional cost. He stated that they are attempting to find the division between the 65-foot lots and the 80-foot lots. He stated that they continue to propose a strip of 80-foot lots adjacent the existing residential development and are attempting to find a solution on the line between the 80- and 65-foot lots. He commented that the 65-foot lots continue to be more popular in today's market. He stated that they would prefer to provide the 80-foot lots adjacent to the residential development to the north and have 65-foot lots adjacent the industrial and collector roadways. He stated that while this is a nice site, it does not have the natural amenities that lend towards larger lot size.

Deputy City Administrator Gladhill stated that staff recommends that the L shaped wrap around remains with 80-foot lots and does not support the change in mix between 80- and 65-foot lots.

Leslie Clark, 15150 Kangaroo Street, stated that her property abuts this property to the east. She stated that there has been a lot of compromises and public meetings to get to this point as the property was originally intended to be developed with all 80-foot lots. She stated that she has a rural property of almost one acre and 80-foot lots still seem small. She stated that the existing residential development continue to support the L shaped wrap around as described by staff. She stated that if additional 65-foot lots are added that will only add to the traffic concerns in the area. She noted that the existing residential properties have already compromised to get to this point and therefore supports the staff recommendation to support the previously proposed configuration.

Lonnie Gray, 17530 Nowthen Boulevard, stated that he is extremely concerned about the increase in traffic. He commented that traffic is already bad, even during the Stay at Home Order.

Chairperson Bauer commented and confirmed that Mr. Gray's comments would be addressing a different project that will occur later in the meeting.

Kim Salocka, 7230 175th Avenue NW, asked if the City is opposed to the smaller lots in this location.

Chairperson Bauer stated that the question is the ratio of 80-foot lots compared to 65-foot lots.

Deputy City Administrator Gladhill stated that the City has previously indicated a support for a mix between the two lot sizes.

Planning Consultant Maass confirmed that staff is supportive of the previous configuration/ratio of 65- and 80-foot lots with a more even split. He presented the previously directed plan, noting that staff supports this configuration rather than the configuration proposed tonight.

Mr. Roos stated that the lots backing to the industrial park would still be deep lots but would simply be reduced in width. He explained that given the proximity of the industrial park and collector street, they would prefer to have 65-foot widths in that area.

Councilmember Menth asked the location of the 80-foot lots.

Mr. Roos provided clarification on the location of the larger lots on the previous directed plan and currently proposed plan. He confirmed that the northern portion along Alpine were and would still remain as 65-foot lots.

Councilmember Musgrove asked for details on Puma Street related to the previously directed plan and asked if the number of homes in that area has been proposed to change.

Deputy City Administrator Gladhill stated that the planning level layout has not changed for Puma Street alignment. He noted that the element that has changed since that time has been related to financing of the Puma Street improvements, which includes assessment to the adjacent properties, including this proposed development.

Motion by Commissioner Woestehoff, seconded by Commissioner VanScoy, to close the public hearing.

A roll call vote was performed by the Deputy City Administrator:

Commissioner Anderson	aye
Commissioner Peters	aye
Commissioner Gengler	aye
Commissioner Woestehoff	aye
Commissioner VanScoy	aye
Chairperson Bauer	aye

Motion carried.

Chairperson Bauer closed the public hearing closed at 7:37 p.m.

Commission Business

Commissioner VanScoy referenced the proposed actions within the case and asked for clarification.

Deputy City Administrator Gladhill noted that the motion should include which option the Commission prefers.

Motion by Commissioner VanScoy, seconded by Commissioner Johnson, to recommend that City Council introduce Ordinance #20-06 rezoning a portion of the subject property from R-1 Residential (MUSA) District to R-1 Residential (Detached Villa) as previously directed by the

City Council, contingent upon approval of Preliminary Plat, Final Plat, and formal adoption of the City's 2040 Comprehensive Plan.

A roll call vote was performed by the Deputy City Administrator:

Commissioner Gengler	aye
Commissioner Peters	aye
Commissioner Anderson	aye
Commissioner Woestehoff	nay
Commissioner VanScoy	aye
Chairperson Bauer	aye

Motion carried.

5.02: Public Hearing: Consider Resolution #20-055 Approving Preliminary Plat for The Preserve at Northfork (Project #19-147): Case of BK Land Development

Public Hearing

Chairperson Bauer called the public hearing to order at 7:42 p.m.

Presentation

Planning Consultant Maass presented the staff report and recommendation to adopt Resolution #20-055 approving Preliminary Plat for The Preserve at Northfork, contingent upon formal adoption of the City's 2040 Comprehensive Plan, formal adoption of Ordinance #20-02 rezoning the subject property, the applicant providing a trail connection to the Riverstone Development in the southeast corner of the proposed preliminary plat, and compliance with the staff review and approval of plans by the City Engineer.

Citizen Input

Zach Brown, BK Land, stated that he is present to answer any questions. He noted that a revision was made to the street plan increasing the width from 29 feet to 30 feet, following the direction from the Council at the last review.

Commissioner VanScoy asked if there would be a trail connection to the development to the east.

Mr. Brown stated that they could look into adding that element.

Planning Consultant Maass stated that while staff recommends approval, one recommended condition would be the addition of the trail connection to the east.

Mark Winger, 7610 168th Avenue NW, asked for clarification on the definition of R-1 and medium density R-2.

Planning Consultant Maass explained the difference between the two districts in terms of lot width. He noted that both products would still be detached single family housing units.

Mr. Brown stated that the walking path along Alpine was added following the direction of the Council to provide a connection to Riverstone and the golf course.

Councilmember Musgrove asked if there would be a homeowners' association for the development.

Mr. Brown replied that there would be a homeowners' association for the entire site for the public elements and amenities. He explained that the villa product would also receive yard maintenance and snow removal service through the association.

Motion by Commissioner Peters, seconded by Commissioner Gengler, to close the public hearing.

A roll call vote was performed by the Deputy City Administrator:

Commissioner Peters	aye
Commissioner Anderson	aye
Commissioner Woestehoff	aye
Commissioner Gengler	aye
Commissioner VanScoy	aye
Chairperson Bauer	aye

Motion carried.

Chairperson Bauer closed the public hearing closed at 7:53 p.m.

Commission Business

Planning Consultant Maass stated that he would like feedback from the Commission as to whether an additional trail connection to the east is desired or whether the Alpine trail would be sufficient.

Motion by Commissioner VanScoy, seconded by Commissioner Johnson, to recommend that City Council adopt Resolution #20-055 Approving Preliminary Plat for The Preserve at Northfork as outlined in the resolution with the stipulation that a trail connection be provided to the east as identified in the staff review letter.

A roll call vote was performed by the Deputy City Administrator:

Commissioner Johnson	aye
Commissioner Woestehoff	aye
Commissioner Anderson	aye
Commissioner Peters	aye
Commissioner Gengler	aye
Commissioner VanScoy	aye

Chairperson Bauer aye

Motion carried.

It was noted that Commissioner Johnson had been missed in some of the previous roll call votes and Commissioner Johnson confirmed that he was in favor of all the votes thus far tonight.

5.03: Public Hearing: Consider Recommendations Related to Trott Brook North Project (Project No. 20-103); Case of The Excelsior Group

- **Public Hearing: Consider Ordinance #20-07 Approving Zoning Amendment from R-1 Residential (MUSA) District to R-1 Residential (Detached Villa) District and R-2 Residential (Detached Villas) District**
- **Review Sketch Plan**

Public Hearing

Chairperson Bauer called the public hearing to order at 7:57 p.m.

Presentation

Senior Planner McGuire Brigl presented the staff report stating that since this is a legislative (policy) decision of the City due to the fact that the request requires a zoning amendment, staff needs broad policy direction before formulating a recommendation. The Planning Commission should provide feedback on moving the project forward to Preliminary Plat. This is a key time in the project to make major layout changes, provide feedback on lot sizes, road alignment, trails, etc. before the Developer incurs expense of detailed civil engineering drawings. Staff does believe there is room to compromise on the mix of lot sizes. Based on the 60 Day Rule, Ordinance #20-07 does need to move forward to the City Council. If approved, the Ordinance would be contingent upon approval of a future Preliminary Plat and tied to this project specifically. The Planning Commission would request that the applicant provide an additional 60 Day Extension to provide additional time for discussion, negotiation, and compromise. This would require written confirmation by the Developer. Staff is hopeful that the Developer would be willing to provide an additional extension if the City desires to explore a compromise concept plan.

Deputy City Administrator Gladhill noted that there will be additional public hearings with the City Council and opportunities for residents to provide comments.

Senior Planner McGuire Brigl stated that she received four emails after the 4:00 p.m. deadline that will be a part of the record.

Commissioner Woestehoff asked if comments had been received from the DNR.

Senior Planner McGuire Brigl noted that the DNR confirmed that they received the plans and noted that procedurally because there will likely be additional changes to the plan, the DNR will provide comments at a later time.

Commissioner VanScoy asked if staff received responses from the three residents that they reached out to directly.

Senior Planner McGuire Brigl confirmed that targeted communications were sent to the residents more interior to the site. She stated that one resident responded that he did not feel a special meeting was necessary and was not going to attend tonight. The resident commented that he was aware development would come and hoped that additional homes in the area would lower his taxes. She stated that staff would still recommend density transitioning around the existing lots.

Commissioner Woestehoff asked if staff received input from the developer related to their willingness to provide another extension.

Senior Planner McGuire Brigl confirmed that the developer has signed another 60-day extension that was not included in the case and are willing to work with the City and do not want to pressure the decision.

Commissioner Peters asked if staff has reached out to the school districts and whether they have support for that level of development. He noted that within Brookfield the school district line occurs within the neighborhood.

Senior Planner McGuire Brigl stated that the site is divided by school district boundaries and therefore half the neighborhood would go to Ramsey and half would go to Elk River. She stated that the school district has stated that they sized Ramsey Elementary to prepare for the projected growth in the community.

Deputy City Administrator Gladhill stated that following the US census, redistricting occurs across the country. He stated that the City has expressed a desire to likely have a third elementary school at some point and would love to have a middle school as well. He stated that much of the Anoka High School population is Ramsey residents. He stated that the City hopes to continue to work with the school districts in looking forward at the future.

Commissioner Woestehoff asked for staff to provide input on the comments received from public safety.

Senior Planner McGuire Brigl confirmed that the entire public safety team reviewed the request and did not have any concerns at this time with the exception of plowing related to the cul-de-sacs. She noted that those departments will continue to provide input throughout the review process.

Citizen Input

Ben Schmidt, Excelsior Group, stated that he was present to address any questions. He commented that they understand that during these times things may not move as smoothly as they typically would and would be willing to grant the additional time for input. He stated that he can also reach out to neighbors individually to address questions as desired as well. He understood that neighbors can have concerns when property is proposed for development from farmland. He noted that they will be completing an EAW and advised that this is just the start of the process.

Commissioner Woestehoff stated that based on the public comment there is concern with the proposed density and asked if the applicant would be willing to explore an option more in line with the current zoning restrictions.

Mr. Schmidt replied that staff put together a number of 80-foot lots that could be developed, while they believe additional 80-foot lots could be developed. He stated that they are not attempting to increase density over what is allowed, but simply to provide a variety of housing types. He stated that big lots are less favorable in today's market. He stated that they have heard that people do not care as much about the distance between the side neighbors but prefer to have a larger backyard and therefore they have attempted to provide that situation. He stated that not every person wants a big yard and therefore they attempt to provide a variety of housing types to appeal to different people and families. He stated that the plan was not put forth to create extra density and explained that they believed that the plan met the housing goals of the City and the needs of the community. He confirmed that they welcome input.

Commissioner Woestehoff asked for additional details on the variation in housing products and price points.

Mr. Schmidt stated that for every one foot of street frontage equates to about $600 in terms of infrastructure and therefore taking out some width helps to reduce the price. He stated that the smaller lot size does not always equate to the less costly option because often empty nesters are choosing those lots and choosing high end options inside. He explained that while the smaller lots often appeal to empty nesters, they can also appeal as more start up housing for families. He reviewed the ranges of pricing from $300,000s to $500,000s. He stated that they see Ramsey as a wonderful community with a lot of City amenities and that can be relatively affordable compared to other areas in the metro where houses cannot be built for under $500,000.

Commissioner VanScoy asked if the 55-foot lots would have a homeowners' association.

Mr. Schmidt replied that similar to the last case, the homeowners' association would maintain the common space within the entire development and then would also provide yard and snow service to the 55-foot lot homes.

Councilmember Musgrove stated that there is a variety of housing in Ramsey and asked staff for input on the market for the different housing types.

Senior Planner McGuire Brigl stated that developers have stated that the villas continue to sell well in Ramsey, but there has also been development of 2.5-acre homes which also sold well. She stated that Ramsey is a desirable place to live. She commented that the middle section lots may have a harder time selling. She stated that the housing study stated that there is a demand for a variety of housing types in Ramsey. She stated that the demand is there but that does not mean that the City needs to allow it.

Deputy City Administrator Gladhill stated that the City has seen requests for the villa product with a few development requests of the larger 2.5 acre lots. He stated that the 80-foot lot developments

are more challenging because of the lot price and related increase in pricing. He used the example of the previous municipal center site which began with 80-foot lots in the first phase and changed to 65-foot lots in the second phase.

Chairperson Bauer stated that within the Riverstone development the narrow lots continue to sell as quickly as they are built. He stated that he also appreciates that he does not have to shovel snow or mow grass.

Commissioner Woestehoff asked if there is any estimation on the timeline or how that may have to be shifted because of COVID-19.

Mr. Schmidt stated that COVID-19 has had an impact, noting that they planned to construct 700 lots this year but will probably shift that to 300. He stated that the homes are still selling, although at about half the rate as expected. He stated that they perhaps would have pushed to begin in 2020 but are now planning to begin in 2021. He noted that this would be a seven-year project for full completion.

Commissioner Peters asked when the park would be constructed, that if this moves forward and the park is included.

Mr. Schmidt replied that they are still early in the process so he is unsure on the phasing or when the park could be accessed. He noted that they would want the park as soon as possible as that would be a selling tool for the development. He stated that they are building a similar project in Hugo that has a City park in the middle and they worked hard to have the park constructed sooner rather than later. He stated that they are about halfway through that project and the park will open this summer.

Deputy City Administrator Gladhill stated that staff would follow the model of Riverstone, where the park is constructed as part of the early stages.

Chairperson Bauer noted that a number of letters and emails were submitted prior to the meeting and have become a part of the record. He stated that several of the comments requested to keeping the lots at 2.5 acre lots but noted that the property is not zoned for 2.5 acre lots. He noted that some of the comments referenced opposition to a requested change to high density and clarified that this request is not to change the density but to change the lot size requirements.

Trista Williams, 7060 168th Ln NW, stated that her biggest concern is the number of homes proposed. She stated that she has concerns with the impact to traffic and to the schools.

Lonnie Gray, 17530 Nowthen Blvd NW, stated that his property is seven acres in size and was concerned with the negative impact to property values that this type of development could have. He stated that he has enjoyed the rural character of the area in the years he has lived at his home. He understood the desire for development and smaller lots sizes but did not want to see that number of homes constructed. He agreed that there would be an impact to traffic in the area. He stated that he does not want to see low income housing, as that would also impact the existing property values.

Chris Hagel, 16650 Dolomite St NW, echoed the comments of the previous speaker related to the impact to traffic that this development would have. He asked how the school would support additional students.

Cynthia Showalter, 6967 170th Trail NW, stated that she moved to her property because it is a rural area. She asked how 55- and 65-foot lots would fit with the adjacent properties. She stated that homes in her neighborhood sell in less than one week and therefore did not believe the statement to be accurate that 80-foot-wide lots are not selling. She did not want to see her neighborhood connected to this development.

Amanda Jongewaard, 6841 173rd Ave NW, stated that she is one of the internal lots. She stated that she supports development, but couple with the Hunt property and Trott Brook North, this would be a lot of development in the area. She commented that traffic is already busy in the area and the impact that these three developments would have would be intense. She stated that while she is excited to have neighbors, she would not want the development to be of this size. She stated that her property would be internal and has farm animals and would be concerned with how her property would mix with the development and homeowners' association.

Chairperson Bauer asked for details on the keeping of farm animals within Ramsey.

Senior Planner McGuire Brigl stated that three acre lots and larger are allowed to have additional animals, as larger lots are allowed more animals. She stated that she understood that new residents may experience a different character, but existing residents should not feel pressure to live differently.

Ms. Jongewaard stated that she is not the only one in the area with farm animals. She asked how that would fit with a neighborhood of this type. She stated that perhaps not all the properties be developed at once as that will be a huge impact to the area.

Senior Planner McGuire Brigl stated that she would love to connect to Ms. Jongewaard following the meeting to continue discussions.

Chairperson Bauer stated that many of the comments have been related to traffic and asked staff to provide information on the traffic studies that are completed to determine the potential impact.

Deputy City Administrator Gladhill stated that a traffic engineer would need to assist with that level of detail. She stated that staff could complete some preliminary forecasts if desired, but otherwise that information would be developed through the full traffic study required for preliminary plat.

Steve Gronke, 17220 Nowthen Blvd NW, stated that when he moved to his home there were two farms and now there would be 1,600 homes if this moves forward. He stated that he is concerned with property value impacts, traffic increases and is also concerned with children in the new development that could wander onto his property. He asked if there would be fencing or signage to control children from wandering onto adjacent properties.

Mr. Schmidt stated that they are early in the process, but staff mentioned the idea of buffering between the proposed development and the existing homes. He stated that his company recognizes the need to engage with adjacent farm properties to ensure that their activities are not disturbed. He stated that they call out in the homeowners' association documents the activities that occur on the adjacent farm properties to ensure that new homeowners are aware that there is active farm active adjacent. He stated that in another instance they paid and constructed a fence on the farm property to prevent residents from spilling onto the adjacent property.

Mr. Gronke stated that he has a creek on his property and would be concerned with liability from children wandering onto his property.

Mr. Schmidt stated that the natural elements are part of what make the property appealing, noting that the creek also runs through the subject property.

Kim Salocka, 7230 175th Ave NW, stated that people choose this location for a specific reason, to enjoy the rural character. She stated that people hunt in her backyard and she enjoys the wildlife in the area. She stated that the homes in the area tend to sell quickly and wondered if the developer has considered other types of development for the property, such as higher priced homes. She asked if a study was done to determine the type of development that would be desirable in the area.

Mr. Schmidt stated that they have not completed a market study in Ramsey, although the City has completed a series of studies on housing within the community. He stated that the property is guided to support three units per acre, as the property is zoned to support sewer. He stated that the proposal is for 2.7 units per acre. He stated that if the property were developed with all 80-foot lots in a different configuration, they could still fit about the same number of homes as proposed. He stated that in terms of values the proposed homes would range from $350,000 to $650,000 and therefore would not be low income housing but would still serve a wide variety of residents that want to live in Ramsey.

Ms. Salocka, referenced the Maxfield study and asked if residents can access that information.

Senior Planner McGuire Brigl stated that she can share that information with anyone that requests it. She noted that she could also place that information on the project website.

Ms. Salocka asked at what point residents would be able to meet with the developer to discuss their concerns, such as buffering.

Ms. Schmidt stated that it would depend upon the development and the process of the city. He stated that this meeting is a good start to gather input from residents. He stated that following this meeting they would start to meet with the residents most directly impacted to develop a plan that would work for both parties.

Ms. Salocka stated that ultimately this product seems to be a detached townhome.

Mr. Schmidt stated that he does not like the term detached townhome as this is a single-family home on a single-family lot. He stated that the only difference is the inclusion of a homeowners' association that would provide yard and snow service.

Ms. Salocka asked if the homes would all look the same.

Mr. Schmidt stated that even within the villa product there would be different product types and would not be the same style of home one after the other.

Peter Meyer, 7190 175th Ave NW, referenced the wetland and specifically the pond shown to be on the high ground and asked for details on the runoff plans for the site.

Deputy City Administrator Gladhill stated that all projects need to go through the Lower Rum River Water Management Organization to address water management.

Senior Planner McGuire Brigl stated that the pond is likely setup in that location to support runoff from the adjacent proposed homes. She noted that she could follow up with the resident after the meeting to further discuss the pond.

Mr. Meyer stated that there is currently a marker from the WPA on the corner of his property.

Deputy City Administrator Gladhill stated that once a plat is approved, a survey is completed of existing monuments and set new monuments with the property lines. He stated that surveys would be set appropriately.

Mark Winger, 7610 168th Ave NW, stated that he has lived at his home for over 40 years and the zoning was originally setup to create zones of density. He stated that this property was zoned for 80-foot lots, which he still believes to be too small and the developer is requesting even smaller lots. He stated that this would be a perceived density between this development and other recently proposed developments among more rural properties. He asked the Commission not to rezone the property as this seems to be an aggressive amount of development. He stated that from his perspective taxes will not decrease from this development and could increase because of the increased pressure on the school district.

Jill Winger stated that she understands that development will occur but believed that a different type of development could occur on this property to better fit with adjacent properties. She commented that their taxes increased by $600 this year because of the Elk River School District and did not want to continue to see those increases because of additional pressures on the schools. She stated that they love their property and the walking trails and did not see this type of development as a benefit for the existing residents.

Courtney (last name not stated), resident on 167th, commented that the City holds The Draw concert series for another development and asked if the developer would have plans to hold community type events or features.

Deputy City Administrator Gladhill stated that the Park and Recreation Commission will also review the plans to provide input on the desired features.

Senior Planner McGuire Brigl stated that residents can provide input on the park elements that they would like to see on this property through email.

Courtney stated that she believes that the boardwalk would be eliminated and some walking trails.

Senior Planner McGuire Brigl stated that the boardwalk would remain and provided additional details on pedestrian connectivity.

Courtney asked the type of personality the park would have, whether the natural elements would be preserved, or whether the area would be restructured for the entire area.

Deputy City Administrator Gladhill stated that the Wetland Conservation Act protects the wetlands and their delineated boundaries. He stated that Trott Brook is also a protected element in the City and its natural corridor.

Senior Planner McGuire Brigl summarized the comments of the resident that she would prefer a more rural character type of park, rather than the rural feel of The Draw. She stated that she could connect the resident with Parks staff to provide additional input.

Pauline Nocks, 16931 Willemite St NW, stated that she interpreted the Comprehensive Plan to designate 499 new residential units during the next ten-year period. She stated that the Hunt and Trott Brook proposals would include 435 units, without counting the residential development included in the previous case. She asked the purpose of projecting growth in the Comprehensive Plan if the City is already proposing to exceed that projection within tonight's cases. She commented that this is too much density too far outside of the The COR and Highway 10 corridor. She explained that residents in this area purchases their property in order to remain in a more rural type of development. She stated that change is an opportunity for growth but believed that the City must also consider pleasing the existing residents and not just attempting to attract new residents. She confirmed that she was referencing the Comprehensive Plan which runs through 2030.

Chairperson Bauer noted that the plan that runs through 2040 is in draft format and once adopted will be the path the City plans to follow.

Deputy City Administrator Gladhill explained that these projects will not build 400 lots at one time, noting that 20 to 40 lots would be built per phase. He explained that Brookfield took 10 to 15 years to complete its phasing. He confirmed that the growth fits within the forecasts for 2030 and does not even reach the full growth anticipated for 2040. He stated that more aggressive proposals have come through that staff has pushed back on in the past as well. He stated that he would welcome additional conversations with the resident to help explain the previous and current Comprehensive Plans.

Norm Novak, 7041 175th Ave NW, stated that this is too many homes for that size property. He stated that this would add 1,800 to 2,000 more people (estimating four to five people per home) with multiple vehicles per home. He stated that he has reached out to staff through telephone. He expressed concern with the tree removal and replacement. He stated that he does not want to see villas, which he believes to be detached townhomes. He asked if the homes would have basements or be on slab and whether they would be single- or two-story homes. He asked for details on the tree size for front yards and the landscaping and fencing. He asked how City sewer and water would be connected to the site avoiding Trott Brook. He stated that putting homes this close together is not the way it should be done. He stated that he moved to this area 17 years ago. He stated that when his neighbor sold their 35 acres, he attempted to purchase five acres, but the City would not allow the subdivision. He stated that it is sad that he was denied the ability to purchase additional property, but the City is not allowing this type of subdivision.

Senior Planner McGuire Brigl commented that staff could follow up with the resident to address his concerns and comments.

Chairperson Bauer briefly recessed the meeting.

Chairperson Bauer reconvened the meeting.

Trista Williams stated that she has concerns with a pedestrian bridge linking the neighborhoods together. She stated that her neighborhood enjoys the walking trails, which are not crowded, and believed that this additional development would crowd the existing trails.

Commissioner Peters stated that considering the number of residents in Brookfield it does not seem that crowded on the trails and noted that the proposed development could perhaps be more concerned with existing residents coming onto their trails to use that park.

Deputy City Administrator Gladhill stated that Brookfield neighborhood originally included plans for a park, but the developer defaulted on that and therefore this neighborhood would propose to include a park that could be enjoyed by the public.

Senior Planner McGuire Brigl read aloud comments received related to the zoning of the property. She stated that the property has been zoned for City utilities going back before 2000 and has been zoned in this district since 2012. She referenced another resident comment she received related to speed increases from increasing traffic and asking why the City is considering the zoning request and responds to development requests where they occur. She clarified that the City legally has to respond to any application requests.

Deputy City Administrator Gladhill stated that the City is planning to reconstruct Variolite this year with State dollars, noting that elements are being added to slow the speed of traffic on Variolite.

Commissioner Woestehoff commented that the Variolite reconstruction is well overdue. He commented that the additional elements added should help to slow the speed of traffic.

Chairperson Bauer stated that the City's long-range plan identifies the zoning that specifies the type of development that would be allowed on parcels, but the requests come forward at the will of development. He stated that this proposal would continue the density allowed on the parcel but would request an amendment to the lot width.

Brian Walker, 17289 Variolite St NW, stated that even with the poor condition of Variolite there are cars drag racing side by side in front of his home. He believed that additional residential development would only increase those traffic problems. He stated that most of the residents that have spoken in opposition live on lots ranging in size from one acre to ten acres. He stated that he is relatively new to the area and purchased the home based on the Comprehensive Plan the City had. He asked how the City can not justify allowing 55 wide lots in an area that is rural.

Chairperson Bauer commented that the Comprehensive Plan identifies this parcel with zoning that allows 80-foot lot and this request is simply for smaller width. He stated that this parcel is not zoned for 2.5 acre lots.

Christine Reud commented that she understands that the Comprehensive Plan speaks of balancing the rural character of the community with growth and asked how the City justifies the proposed development on the agenda tonight that detracts from the rural character of this area of the city. She stated that she would prefer to have 80-foot lots and less homes.

Senior Planner McGuire Brigl identified the areas of the City marked for development with City sewer and water and those areas identified for well and septic.

Deputy City Administrator Gladhill commented that a balance of urban growth and rural character was an overarching theme of the Comprehensive Plan and noted that the majority of the City is still planned to remain rural with larger lots and sewer and well. He noted that the urban growth follows the availability of City utilities (sewer/water). He stated that the question before the Commission tonight is related to the lot width.

Ms. Reud asked if the developer commented that the smaller lots would sell from $250,000 to $650,000.

Mr. Schmidt replied that the finished homes would range from $350,000 $600,000 noting that the smaller lot homes would begin at the lower price and the larger lots would have the higher priced homes.

Ms. Reud asked if the $350,000 range is the product that the developer believes that empty nesters and first-time buyers would select.

Mr. Schmidt confirmed that it is difficult to build a new home for less than that price in today's market. He stated that when the home value averages $400,000 that does not devalue the existing property values.

Chairperson Bauer stated that he has seen virtually no teenagers in the Riverstone development, noting that the development primarily has empty nesters in the villas and young families in the larger single-family homes which fits with the market projection that the developer suggests.

Mr. Walker asked how many of the Commissioners live on larger lots and could understand the concerns of the existing residents tonight.

Commissioner Peters commented that he lives on an 80-foot lot in Brookfield that will neighbor this development.

Chairperson Bauer noted that his neighbor's home is ten feet from his house in Riverstone.

Commissioner Woestehoff stated that he is on an 80-foot lot in the Woodlands neighborhood and joined the Commission because there are a lot of homes on 80-foot lots and he wanted to be that voice. He stated that his wife is excited that they could have six chickens on their lot.

Mr. Walker commented that he raises horses and is concerned with the impact that this level of development would have on his horses and the wildlife in the area. He recognized that it could be hard for others to imagine how the residents in this area live if they do not live in that manner.

Chairperson Bauer commented that the same wildlife would not remain whether this is developed with 80-foot lots of smaller lots.

Commissioner Peters stated that he has woods backing to his home and has deer, turkey and sandhill cranes in his yard. He stated that he sees the wildlife and therefore the lot size does not always make that go away. He noted that the deer often eat his wife's hostas in the front yard.

Ms. Reud stated that if the pine trees are removed where the wildlife live, that will cause those animals to leave.

Cyndy Showalter stated that people do not drive to this area to look at homes. She stated that people that want smaller lots are not going to want to drive out this far. She stated that the majority of residents in this area do not want this type of development in this area and moved to the area to see and be a part of the natural setting. She stated that while they understand that the property will develop, it was intended to support 80-foot lots. She did not think the plan should be changed to accommodate development because the residents of this area purchased their homes based on the development plans of the City.

Jill Winger stated that although the property is zoned for 80-foot lots, she would believe that there are people that want to see larger lots.

Mark Winger stated that the plan to specify a density rating and lot width is to ensure that only a certain number of homes could be constructed. He believed that the original plan for development of this parcel should be followed with less homes allowed.

Senior Planner McGuire Brigl referenced a resident comment received asking where the developer is from and that the City is not Minnetonka where homes are built close together. She commented that Excelsior Group is based out of Saint Louis Park.

Mr. Schmidt stated that his office is in Saint Louis Park and he lived in North Oaks.

Norm Novak stated that he believes that this is too much density. He stated that if this moves forward, he wants to ensure that the developer does not take shortcuts and wants to make sure the development is done right.

Chairperson Bauer commented that he understands that the developer has agreed to another 60-day extension and asked the applicant for feedback on what may be recommended in terms of modifications.

Mr. Schmidt stated that he would want to get further into the process before he looks to modify the plan. He recognized the comments of the existing residents and stated that while he would like to be mindful of their concerns, he has experience in development and knows that things change. He stated that the Comprehensive Plan allows three units per acre for this site, as that would be the only way to make a development would from an infrastructure standpoint with urban utility services. He stated that he is sympathetic to the comments and concerns and will continue to listen and have more dialogue, which is why he agreed to the additional 60-day extension to continue the process.

Chairperson Bauer referenced some of the comments recommended by staff and the Commission and asked if the developer would be open to tabling the request tonight to allow additional time for the developer and staff to review those suggestions and come back in June.

Mr. Schmidt stated that they are not opposed to spending additional time discussing but would not want to see an indefinite tabling of the request. He confirmed that they are open to continued discussions but would want to get a vote at some point.

Chairperson Bauer explained that if the City does not take action after the 60-day extension, the request would automatically be approved, which prevents the issue of indefinite tabling.

Mr. Schmidt commented that staff has been professional, and they appreciate the time they have been given tonight and looks forward to continuing discussions.

Motion by Commissioner Johnson, seconded by Commissioner Peters, to close the public hearing.

A roll call vote was performed by the Deputy City Administrator:

Commissioner Gengler	aye
Commissioner Johnson	aye
Commissioner Anderson	aye
Commissioner Woestehoff	aye
Commissioner VanScoy	aye

Chairperson Bauer aye
Commissioner Peters aye

Motion carried.

Chairperson Bauer closed the public hearing closed at 10:06 p.m.

Commission Business

Deputy City Administrator Gladhill stated that if the Commission tables the request, staff would still appreciate direction as to whether there is an appetite towards a mix of lot sizes.

Chairperson Bauer stated that if the Commission feels that 80-foot lots would be the choice, that recommendation should be made tonight. He stated that if the Commission is open to a mix of lots, that direction should be provided along with additional elements for the developer and staff to work on.

Commissioner Anderson stated that the City worked hard on the draft Comprehensive Plan and would not support anything other than 80-foot lots as anything else would not support the character of the neighborhood.

Councilmember Musgrove asked if the Brookfield development has only 80-foot lots.

Senior Planner McGuire Brigl confirmed that Brookfield has 80-foot lots.

Councilmember Musgrove referenced the comment made by a resident that density ranges from denser in The COR and then moves towards wider lots as you go out from there. She stated that she would also support 80-foot lots.

Commissioner VanScoy asked if Councilmember Musgrove is speaking as a member of the Council or whether that is her personal opinion.

Councilmember Musgrove stated that is her personal opinion. She stated that the Council has had recent discussion related to housing and density. She stated that her comment was not meant to sway the Commission but felt that was an important comment made by the residents.

Commissioner VanScoy echoed the comment that there was a lot of intent in developing the draft Comprehensive Plan and zoning in order to support a transition in zoning. He stated that he would support the 80-foot lot size and would not support smaller lot sizes on the property.

Commissioner Gengler stated that she is open to smaller lots sizes in the development. She understands the intent of the zoning but feels like there have been some changes to what consumers desire in the housing market. She stated that it does not seem that 80-foot lots are as popular as they once may have been. She stated that she understands the idea of changing a neighborhood is scary and therefore would support the idea of surveying residents to gather additional input and

clarify some misunderstanding that may exist. She stated that perhaps the 55 lots against Variolite would be an issue and would encourage 80-foot lots and buffering in that area.

Commissioner Peters stated that he lives in Brookfield, noting that the previously existing homeowners' association has been disestablished. He stated that he has lived in a range of housing products and in different areas and therefore has a wide understanding of different living arrangements. He commented that some people desire different things. He stated that sometimes an 80-foot lot is more than some people can handle and maintain. He commented that you are not able to pick your neighbors and sometimes smaller lots are easier for some to maintain in a well-kept manner. He stated that perhaps a single parent desires a smaller lot with less maintenance.

Commissioner Woestehoff stated that he finds himself in a position of compromise quite a bit and supports the element of affordable housing. He stated that the more different the people around you are, the better person you ultimately become. He stated that to say that a home valued at $350,000 is low income housing is absurd and it is helpful to have variety in housing. He commented that he does not believe that an R-2 zoning would be appropriate but would continue to support R-1 zoning. He commented that he wants to see the park and other elements remain. He stated that he would love to see a compromise to bring diversity to the development.

Chairperson Bauer clarified that R-1 villas would support 65-foot lots, rather than the 55-foot lots supported by R-2.

Commissioner Woestehoff encouraged the Commission to remember that a lot of time has been spent on this case and he would encourage a decision rather than tabling.

Senior Planner McGuire Brigl stated that regardless of the direction tonight, staff plans to bring this forward to the City Council at the May 26th meeting for input.

Commissioner VanScoy asked if input has been received from all the Commissioners.

Commissioner Johnson commented that he would be in favor of smaller lots but in respect to the Comprehensive Plan and comments of the neighbors he would support 80-foot lots. He stated that he lives on a 66-foot lot in the Woodlands and loves it, often seeing wildlife in his yard. He stated that based on the feedback and intent of the Comprehensive Plan he would support 80-foot lots.

Commissioner VanScoy stated that he has no problem with smaller lots in certain areas, closer to Highway 10. He commented that as you move out from that corridor and into the rural area, the intent for the parcel was to have 80-foot lots and he would support that. He stated that this area is intended to transition to rural and he would like it to remain that way.

Motion by Commissioner Johnson, seconded by Commissioner VanScoy, to recommend that City Council deny Ordinance #20-07 approving a Zoning Amendment for the Makowsky Property for The Excelsior Group.

Further discussion

Commissioner Gengler asked the ramifications of denying this amendment. Chairperson Bauer noted that this is a recommendation to the City Council, who will make the ultimate decision. Senior Planner McGuire Brigl stated that if the City Council denies the application, a period of one year would need to pass before the City would consider it again but a modified application could be submitted. Deputy City Administrator Gladhill clarified that if the motion passes by the City Council, the zoning would default to the standard R-1 MUSA District. Commissioner Woestehoff clarified to those attending the meeting, supporting the motion of denial means the member is supporting 80-foot lots while opposing would support lesser sized lots.

A roll call vote was performed by the Deputy City Administrator:

Commissioner Johnson	aye
Commissioner Gengler	nay
Commissioner Anderson	aye
Commissioner Woestehoff	nay
Commissioner Peters	nay
Commissioner VanScoy	aye
Chairperson Bauer	nay

Motion failed.

Motion by Commissioner Anderson, seconded by Commissioner VanScoy, to recommend that City Council table Ordinance #20-07 approving a Zoning Amendment for the Makowsky Property for The Excelsior Group with the direction that staff work with the developer to develop another plan with a combination of 75- and 80-foot lots.

Further discussion

Commissioner Woestehoff asked if an amendment could be made to the motion to allow a mix of 65- and 80-foot lots, which would still remain within the R-1 district. Commissioners Anderson and VanScoy confirmed to allow that amendment.

Motion by Commissioner Anderson, seconded by Commissioner VanScoy, to amend the motion to recommend that City Council table Ordinance #20-07 approving a Zoning Amendment for the Makowsky Property for The Excelsior Group with the direction that staff work with the developer to develop another plan with a combination of 65- to 80-foot lots with the recommendation that the 65 lots are no more than 30 percent of the lots.

Further discussion

Commissioner Johnson asked the ratio of 65-foot lots that would be allowed and commented that he believed the maximum percent of 65-foot lots should be 30 percent. The Commission confirmed consensus. Commissioner VanScoy stated that he would also like to see what the density transitioning would be. Commissioner Anderson stated that he would prefer the smaller lots to be in the interior of the development, similar to the Paxmar request. Councilmember Musgrove asked what would be presented to the Council on the 26th if this motion passes. Senior

Planner McGuire Brigl stated that the information from tonight's meeting would be presented. Deputy City Administrator Gladhill stated that the input would be gathered from the Council as well, before the developer attempts to amend their sketch plan.

A roll call vote was performed by the Deputy City Administrator:

Commissioner Gengler	aye
Commissioner Johnson	nay
Commissioner Anderson	aye
Commissioner Woestehoff	aye
Commissioner Peters	aye
Commissioner VanScoy	nay
Chairperson Bauer	aye

Motion carried.

5.04: Public Hearing: Consider Recommendations Related to Hunt Property Development Proposal (Project No. 20-105); Case of Platinum Land, LLC

- **Public Hearing: Consider Ordinance #20-08 Rezoning Hunt Property from R-1 Residential (MUSA) District to R-1 Residential (Detached Villa) District and R-1 Residential (Detached Villas) District**
- **Review Sketch Plan (Major Subdivision)**

Public Hearing

Chairperson Bauer called the public hearing to order at 10:34 p.m.

Presentation

Senior Planner McGuire Brigl presented the staff report stating that since this is a legislative (policy) decision of the City due to the fact that the request requires a zoning amendment, staff needs broad policy direction before formulating a recommendation. The Planning Commission should provide feedback on moving the project forward to Preliminary Plat. This is a key time in the project to make major layout changes, provide feedback on lot sizes, road alignment, trails, etc. before the Developer incurs expense of detailed civil engineering drawings. Staff does believe there is room to compromise on the mix of lot sizes. Based on the 60 Day Rule, Ordinance #20-08 does need to move forward to the City Council. If approved, the Ordinance would be contingent upon approval of a future Preliminary Plat and tied to this project specifically. The Planning Commission would request that the applicant provide an additional 60 Day Extension to provide additional time for discussion, negotiation, and compromise. This would require written confirmation by the Developer. Staff is hopeful that the Developer would be willing to provide an additional extension if the City desires to explore a compromise concept plan.

Commissioner VanScoy asked the purpose of comments through a citizen survey.

Deputy City Administrator Gladhill stated that the idea of surveying residents is to make sure the right question is asked, and the addresses are known. He stated that the existing petition struggled to identify the addresses and proximity to the project location.

Commissioner VanScoy clarified that it would be a voluntary survey online where residents could input comments.

Deputy City Administrator Gladhill stated that this would be another method to provide assistance and validate that the input is from Ramsey residents as door to door action is not allowed in terms of forming a petition.

Commissioner Gengler asked the zoning of the parcels to the west.

Senior Planner McGuire Brigl commented that the property to the west is zoned R-1 (MUSA) as well.

Commissioner VanScoy asked if transitioning would be required.

Senior Planner McGuire Brigl confirmed that density transitioning would be required because of the existing rural residential use, rather than the R-1 (MUSA) zoning.

Jason Bebo, applicant, stated that when he looks for property to develop, he looks for the highest and best use and to provide diversity, which is why he desires different lot sizes. He stated that the diversity in lot sizes allows different consumers to purchase the homes.

Citizen Input

Chairperson Bauer commented that the written comments received become a part of the record of tonight's meeting along with the verbal testimony on the previous case that also apply to this case.

Ryan Hunt, 1755 Nowthen Blvd NW, stated that the plan submitted by the developer looks like a nice mixed layout. He recognized that some residents are concerned with the size of the lot frontage, but the request meets the density of the Comprehensive Plan. He stated that if the City restricts itself to a larger frontage it would be hard to meet that density and reduce the ability of the developer to provide a creative layout. He stated that the property will be developed and will be different than farmland. He stated that the developer should be given the freedom to use creativity and make this a good development. He stated that the concept of form-based code is to think of the result that you want and work backward from that. He stated that he has grown up in Ramsey and watched development occur, making Ramsey less rural. He stated that Ramsey will continue to develop and wants to see the development occur smartly and look good. He asked people to let go of the psychological hurdle of 80-foot lots and allow the developer to have freedom and creativity to make this a good development.

Amanda Jongewaard, 6841 173rd Ave NW, asked what the transitioning would look like, whether it would be fencing or trees and landscaping.

City Planner Anderson replied that density transitioning is typically done with landscaping in a mix of different styles of trees.

Ms. Jongewaard asked if the developer would need to install their own transitioning rather than counting the trees on her property.

City Planner Anderson confirmed that the developer would need to incorporate the transitioning on their property as part of their project.

Ms. Jongewaard asked the proposed price point for this development.

Mr. Bebo replied that his project would begin around the $300,000s for the villas and $350,000 for the larger lots.

Ms. Jongewaard asked if there is typically an issue with homes ranging from $300,000 to $600,000 within the same development.

Mr. Bebo replied that he will not have $600,000 homes in his development.

Ms. Jongewaard stated that she is excited to have neighbors and additional children in the area but just wants to ensure that the development occurs in the correct manner and that that mix of development is right. She noted that this case and the previous case would share a street and become a large neighborhood.

Deputy City Administrator Gladhill replied that the City can regulate aesthetics but cannot regulate price. He stated that a reasonable goal would be to have a range of housing products from starter to executive, which these two products would provide.

Ms. Jongewaard stated that she would want to ensure that there is a sense of community within the range of different priced homes.

Chairperson Bauer stated that is a decision the developer makes, and they do their research to ensure that the mix of homes would be cohesive.

Mark Winger, 7610 168th Ave NW, stated that he is bothered by the statement that the developer needs to make the lot sizes smaller in order to meet the density for the site. He stated that this request includes every home with a smaller lot size than originally guided for.

Deputy City Administrator Gladhill reviewed a resident comment stating that the resident was opposed to 55- and 65-foot-wide lots and requested a berm along 165th with a ten-foot privacy fence.

Norm Novak commented that this is too many houses in a small area. He stated that if approved he would like the berm and privacy fence to provide a buffer but noted that he would also support nice trees and grass and sod that provide a nice aesthetic buffer. He stated that he would like the development to look nice if it moves forward.

City Planner Anderson provided details on density transitioning and tree size requirements. He stated that an agreement is also recorded against the property in terms of maintaining and warrantying the transitioning area, which is meant to remain in eternity. He stated that the City also has a nuisance code to address weeds and vegetation concerns, should that not be maintained. He provided details on the tree inventory that would need to be completed and replacement that would be required depending upon the proposed removal. He noted that he could follow up with Mr. Novak to provide additional details.

Deputy City Administrator Gladhill reviewed a comment from a resident related to traffic on 175th and Nowthen Boulevard.

Kim Salocka, stated that she was curious as to how the utilities would be brought to the site.

Senior Planner McGuire Brigl advised how the water and sewer would be brought to the site.

Deputy City Administrator Gladhill referenced a comment from a resident related to how the City would ensure that well water supply would not be impacted. He stated that the City is involved in two water studies at this time and provided additional details on how the City monitors water usage and future options. He stated that the City would ensure that private wells continue to operate properly.

Motion by Commissioner Peters, seconded by Commissioner Woestehoff, to close the public hearing.

A roll call vote was performed by the Deputy City Administrator:

Commissioner Peters	aye
Commissioner Woestehoff	aye
Commissioner Anderson	aye
Commissioner Johnson	aye
Commissioner Gengler	aye
Commissioner VanScoy	aye
Chairperson Bauer	aye

Motion carried.

Chairperson Bauer closed the public hearing closed at 11:05 p.m.

Commission Business

Deputy City Administrator Gladhill summarized the decision of the Commission on the last case and noted that a similar action could carry over for this case.

Commissioner Woestehoff stated that the last case was voted to table with comments but noted that this case does not have a written extension from the developer and asked if the Commission would therefore need to make a decision tonight.

Senior Planner McGuire Brigl stated that the developer is open to granting an extension, similar to the previous request.

Commissioner Anderson stated that he cannot support a 55-foot lot. He stated that while he would rather have 80-foot lots, he would be open to 65-foot lots. He stated that he would like to follow a similar direction from the last case with a mix of 65-foot lots and 80-foot lots.

Deputy City Administrator Gladhill stated that if similar direction is made from the previous case, that could be done.

Mr. Bebo stated that he does agree with the 60-day extension and sent an email to staff stating such. He stated that the villas are an in-demand product and stated that he would be willing to work between 55 feet and 80 feet because he likes to have diversity within the development. He stated that he would like to have some 55-foot lots but would like the ability to have that flexibility.

Motion by Commissioner Anderson, seconded by Commissioner Peters, to recommend that City Council table Ordinance #20-08 approving a Zoning amendment for the Hunt Property for Platinum Development, LLC with direction for staff and the developer to work together on a plan that includes diversity of lots between 65- to 80-foot lots with a small percentage of 55-foot lots in the interior.

Further discussion

Commissioner Woestehoff stated that he would not feel comfortable with that as the Commission just told the last developer that 55-foot lots would not be allowed on a larger piece of property. Commissioner VanScoy echoed those comments and noted that he would like to see 80-foot lots. Commissioner Anderson stated that he would be open to an amendment to the motion. Commissioner Woestehoff suggested that the minimum lot size be 65-foot wide. Commissioners Anderson and Peters agreed to the amendment.

Motion by Commissioner Anderson, seconded by Commissioner Peters, to amend the motion to recommend that City Council table Ordinance #20-08 approving a Zoning amendment for the Hunt Property for Platinum Development, LLC with direction for staff and the developer to work together on a plan that includes diversity of lots between 65- to 80-foot lots.

A roll call vote was performed by the Deputy City Administrator:

Commissioner Gengler	aye
Commissioner Johnson	aye
Commissioner Anderson	aye
Commissioner Woestehoff	aye
Commissioner Peters	aye

Commissioner VanScoy	nay
Chairperson Bauer	aye

Motion carried.

5.05: Public Hearing: Adopt Resolution #20-085 Revoking the Conditional Use Permit (CUP) for Truck Garant located at 6021 Highway 10 NW

Public Hearing

Chairperson Bauer called the public hearing to order at 11:14 p.m.

Presentation

Planning Consultant Maass presented the staff report and recommendation for the Planning Commission to recommend adoption of Resolution #20-085 approving the revocation of the Conditional Use Permit (CUP) previously issued to Truck Garant for the property located at 6021 Highway 10 NW.

Chairperson Bauer stated that he drove through the property and it has a junkyard look, noting that the pictures in the staff report do not do the issue justice.

Citizen Input

Roman Gadaskin, property owner, agreed that the site is a junkyard. He noted that he spoke with the tenant multiple times and unfortunately the tenant refuses to comply. He stated that the tenant is aware he continues to violate City Code. He stated that he took the tenant to court for eviction but lost the case. He stated that he would like to complete the redevelopment of the property, but the tenant is stopping the ability to do that.

Planning Consultant Maass stated that he has sent the operator updates throughout the meeting to ensure that he could participate if desired, but the operator has not chosen to attend.

Motion by Commissioner VanScoy, seconded by Commissioner Johnson, to close the public hearing.

A roll call vote was performed by the Deputy City Administrator:

Commissioner Johnson	aye
Commissioner Anderson	aye
Commissioner Gengler	aye
Commissioner Woestehoff	aye
Commissioner Peters	aye
Commissioner VanScoy	aye
Chairperson Bauer	aye

Motion carried.

Chairperson Bauer closed the public hearing closed at 11:23 p.m.

Commission Business

Motion by Commissioner Gengler, seconded by Commissioner Woestehoff, to recommend that City Council adopt Resolution #20-085 approving the revocation of the Conditional Use Permit (CUP) previously issued to Truck Garant for the property located at 6021 Highway 10 NW.

Further discussion

Commissioner VanScoy asked what would happen once the CUP is revoked. Planning Consultant Maass stated that this will move forward to the City Council at its May 12th meeting and if approved staff would work with the property owner and tenant to develop a plan to move the tenant off the property. Deputy City Administrator Gladhill stated that he believes that this will be a mix of abatement and perhaps civil court proceedings.

A roll call vote was performed by the Deputy City Administrator:

Commissioner Peters	aye
Commissioner Woestehoff	aye
Commissioner Gengler	aye
Commissioner Anderson	aye
Commissioner Johnson	aye
Commissioner VanScoy	aye
Chairperson Bauer	aye

Motion carried.

Councilmember Musgrove thanked the members of the Commission, staff and the public for their participation in tonight's meeting.

6. COMMISSION BUSINESS

There was none.

7. COMMISSION / STAFF INPUT

7.01: Final Check for Citizen Input

There were no additional comments.

8. ADJOURNMENT

Motion by Commissioner VanScoy, seconded by Commissioner Gengler, to adjourn the meeting.

A roll call vote was performed by the Deputy City Administrator:

Chairperson Bauer	aye
Commissioner VanScoy	aye
Commissioner Peters	aye
Commissioner Woestehoff	aye
Commissioner Gengler	aye
Commissioner Johnson	aye
Commissioner Anderson	aye

Motion carried.

The regular meeting of the Planning Commission adjourned at 11:28 p.m.

Respectfully submitted,

_____

Chloe McGuire Brigl
Senior Planner

ATTEST:

_____

JoAnn Shaw
Planning Division Secretary

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Regular Planning Commission **5. 2.**

Meeting Date: 06/04/2020

By: Chloe McGuire Brigl, Community Development

Information

Title:

Receive Update on Trott Brook and Hunt Property Cases from City Staff

Purpose/Background:

The purpose of this case is meant as an update for the Planning Commission on the City Council meeting on May 26, 2020. The City Council met to discuss both the Trott Brook North proposal from the Excelsior Group and the Hunt Property proposal from Platinum Land, LLC. The City Council took two separate actions on these cases - both were to deny the request to rezone the properties.

The properties are zoned for 80 foot wide lots (R-1 Residential (MUSA) District) and the City Council recommended that the Applicants and Developers work with the current zoning to protect the surrounding neighbors.

Staff is working on a one-pager of information for these sites to summarize the City's vision for the properties, which may be added to this case prior to the meeting or forwarded to a future Planning Commission Meeting for further policy clarification.

Notification:

Observations/Alternatives:

Funding Source:

Recommendation:

Action:

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	05/27/2020 09:38 PM
Form Started By: Chloe McGuire Brigl		Started On: 05/27/2020 11:19 AM
Final Approval Date: 05/27/2020		

Regular Planning Commission **5. 3.**

Meeting Date: 06/04/2020

By: Chloe McGuire Brigl, Community Development

Information

Title:

Receive Update on Proposed Site Plan for RGH Ramsey/Rob Hardy/Sunwood Retail

Purpose/Background:

The purpose of this case is to update the Planning Commission on an Economic Development Project that the City has been working on with Rob Hardy (the "Applicant") since 2019. Specifically, Staff is simply communicating the current concept plan that is included with a request to extend the Purchase Agreement. The City has seen great value in looping in the Planning Commission on Purchase Agreements for City Owned Land in case there are any red flags that can be caught before the City enters into a Real Estate Agreement.

The Planning Commission previously approved a Conditional Use Permit (CUP) for an oversized sign for these three (3) properties (the "Subject Properties) on the corner of Sunwood Drive and Armstrong Blvd. The Applicant has been working with City Staff to layout the Subject Properties and has sketched out the attached layout for informal review. The site will require a formal Site Plan application if it moves forward, which will be routed through the Planning Commission.

Notification:

No notification required. No formal site plan application at this time, this case is meant as an update only and to provide the Planning Commission an opportunity to comment if they so choose.

Observations/Alternatives:

Summary and Zoning

The Subject Properties are located on the southeast corner of Sunwood Dr NW and Armstrong Blvd. They are the entrance to the COR downtown area and are guided for commercial/retail. The Applicant has proposed three buildings on these lots that would meet the intent of the COR district. The site plan appears to generally meet the requirements of the COR design standards.

Proposed Uses

The proposal includes a convenience type use with fuel on the northern parcel, a traditional retail store on the southwestern parcel, and a drive-through quasi-retail space on the southeast parcel. While no formal action is required at this time, the Planning Commission may want to consider:

- Are these the types of uses that the Planning Commission and City envisions for these parcels?
- Are there any red flags that the Planning Commission sees on the high level sketch plan?

Consent Agenda

This case is meant as an update only and is on the consent agenda as there is no formal application at this time. The consent agenda is meant as a tool for the Planning Commission to receive information or pass resolutions that do not require discussion at the meeting. Any Commissioner can request that an item be pulled from the consent agenda before the agenda is finalized for the evening.

Funding Source:

The Applicant is responsible for all costs associated with review.

Recommendation:

This case is meant as an update only to provide the Planning Commission information on a current proposal. A formal site plan review will come forward to Planning Commission when there is an application. The Planning Commission can provide input on this site plan if they so choose.

Action:

No formal action required.

Attachments

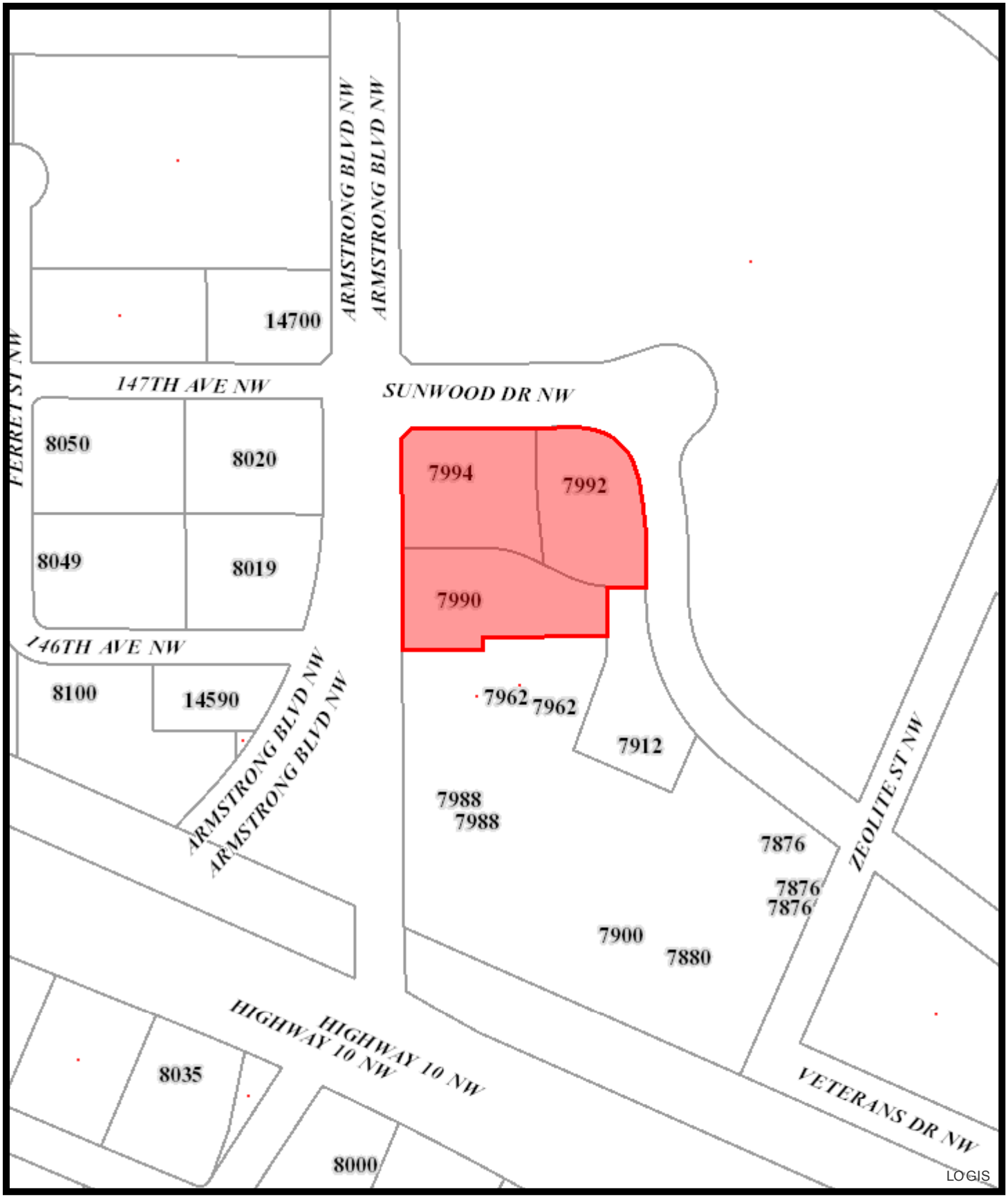
Site Location Map

Site Plan DRAFT

Form Review

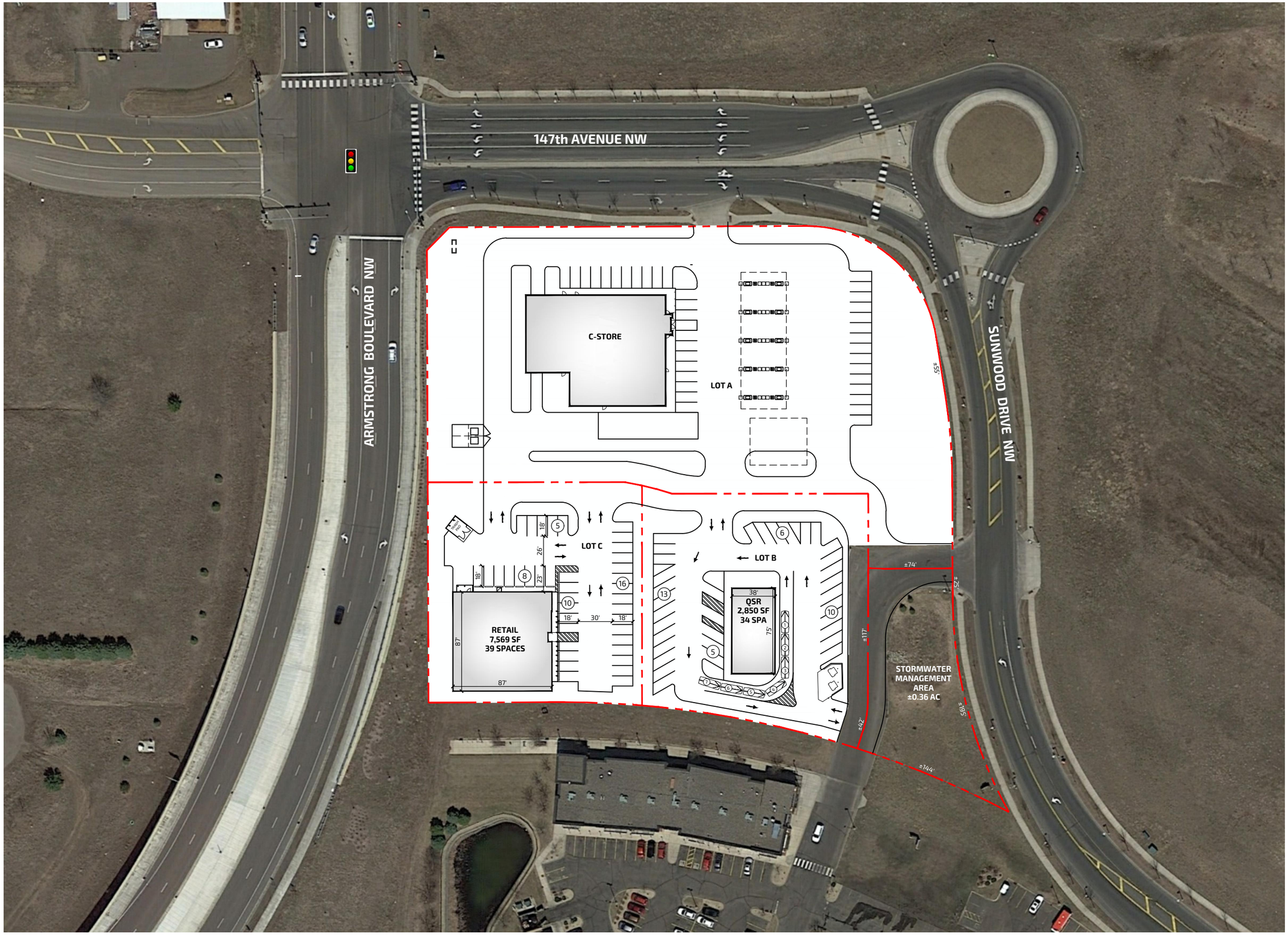
Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	05/27/2020 09:22 PM
Form Started By: Chloe McGuire Brigl		Started On: 05/27/2020 11:07 AM
Final Approval Date: 05/27/2020		

RGH Ramsey LLC Site Location Map



Feet
0 62.5125 250 375 500

Print Date: February 5, 2019



SITE DATA

LOT A
- LOT AREA ±2.434 AC
- BUILDING C-STORE
- PARKING TBD

LOT B
- LOT AREA 0.833 AC
- BUILDING 7,569 SF - RETAIL
- PARKING 39 SPACES

LOT C
- LOT AREA ±0.919 AC
- BUILDING 2,800 SF - QSR
- PARKING 34 SPACES

DEVELOPER
ROB HARDY
REAL ESTATE ADVISORY GROUP
ACQUISITION/DEVELOPMENT
SPECIALISTS

NORTH

0 40' 80' 160'

SCALE: 1" = 80' PRINT 11X17

PROJECT NAME:

COR COMMONS

project

RAMSEY, MINNESOTA

ARMSTRONG BOULEVARD NW AND 147TH AVENUE NW

drawing title

PROPOSED SITE PLAN

date	drawing no.
04.25.2020	**1.8**

Regular Planning Commission **6. 1.**

Meeting Date: 06/04/2020

By: Chris Anderson, Community Development

Information

Title:

PUBLIC HEARING: Consider Request for an Amended Conditional Use Permit for the Property Located at 6750 Highway 10 NW (Project No. 20-108); Case of 22 Properties, LLC

Purpose/Background:

The City has received an application from 22 Properties, LLC (the "Applicant") for an Amended Conditional Use Permit related to the motor vehicle sales and detailing services operation (Diamond Auto) at 6750 Highway 10 NW (the "Subject Property"). The Applicant is seeking an extension to the timeframes outlined in the current Conditional Use Permit (CUP) relating to certain required improvements.

Notification:

Staff published the Notice of Public Hearing in the Anoka County UnionHerald. City Staff also attempted to notify all property owners within 350 feet of the Subject Property, per Anoka County property records, of the request by U.S. Mail.

Observations/Alternatives:

The current CUP, which was approved in May of 2018, including a phased pavement installation plan to bring the Subject Property into compliance with City Code Section 117-115 (B-2 Highway Business District). There were two areas the Applicant sought to use as part of the motor vehicle sales and detailing operation that, at the time, were unimproved (e.g. dirt and/or grass). The approved CUP included a condition outlining the timeframes by which paving was to be installed. The smaller area was to be completed by the end of June, 2020, and the larger area was to be paved by the end of June, 2023.

The Applicant contacted the City in mid April to request an extension to those established timeframes. The Applicant noted that, due to the COVID-19 pandemic and its associated economic impacts, he was not in a financial position to complete the first phase of paving, which was to be completed by the end of June, 2020. The Applicant has requested that the timeframes each be extended by two years; the smaller area to be paved by the end of June, 2022 and the larger area to be paved by the end of June, 2025.

It should be noted that there are two existing Zoning Code provisions that need attention/correction. One involves temporary signage being displayed and the other involves the light fixtures illuminating the parking/display areas. More specifically to the light fixtures, the parking lot lighting is creating additional illumination onto the eastbound Highway 10 lanes. The City has received a complaint on this topic.

While Staff is supportive of the request to amend the CUP based on the economic hardships resulting from the pandemic, this also represents an opportunity to correct these two additional items. It should be noted that a notice of violation has not been sent to the Applicant. This is not a case in which an individual has been resistant to bring a property into compliance with City Code. However, with the current request, it seems that these would be reasonable conditions to include in the Amended Conditional Use Permit. The Amended Conditional Use Permit does address both of these issues and includes specified timeframes (30 days after approval to remove temporary signage and 90 days after approval to correct the light fixtures).

The attached draft Amended Conditional Use Permit was created with track changes on so that the proposed modifications are obvious for the Planning Commission and City Council.

Alternatives

Alternative 1: Motion to recommend City Council approve Resolution #20-101 granting an Amended Conditional Use Permit for 6750 Highway 10 NW that extends the deadlines to complete the required paving upgrades. Due to the economic impact related to COVID-19, it does seem reasonable to approve an extension to the timeframes for completing the paving improvements on the Subject Property. This also aides in bringing the Subject Property into compliance with lighting and signage standards.

Alternative 2: Motion to recommend City Council approve a modified version of Resolution #20-101 granting an Amended Conditional Use Permit without incorporating conditions to address code violations related to lighting and signage. While these unrelated violations could be addressed through the code enforcement program, it seems the more prudent approach would simply be to incorporate those conditions into the Amended Conditional Use Permit.

Alternative 3: Motion to recommend City Council not approve an Amended Conditional Use Permit. This action would result in the Applicant having to make the necessary paving upgrades prior to the end of June, 2020 or be in violation of the terms of the Conditional Use Permit. No one could have anticipated the current pandemic and the associated economic hardships it has caused.

Funding Source:

The Applicant is responsible for all costs associated with this request.

Recommendation:

Staff recommends approving the request for an Amended Conditional Use Permit to extend the deadlines to complete the necessary paving improvements on the Subject Property.

Action:

Motion to recommend City Council adopt Resolution #20-101 approving an Amended Conditional Use Permit for Diamond Auto at 6750 Highway 10 NW.

Attachments

Site Location Map
Updated Pavement Phasing Plan
Lighting and Signage Pictures
Resolution #20-101: Amended Conditional Use Permit (Redlined Version)

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	05/28/2020 12:53 PM
Form Started By: Chris Anderson		Started On: 05/15/2020 10:53 AM
Final Approval Date: 05/28/2020		

Site Location Map

DIAMOND AUTO			REV
6750 HWY 10 NW, RAMSEY, MN 55303			BY
DRAWN BY	DATE		DATE
	02/27/2018		

SHEET NO. 2 OF 3

PARKING LAYOUT (APPROXIMATE)

Scale: 1/32" = 1'-0"

DIAMOND

DIAMOND
Auto Inc

WELCOME
DIAMOND
Auto Inc
DIAMOND
Auto Inc

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

RESOLUTION #20-101

A RESOLUTION APPROVING THE ISSUANCE OF AN AMENDED CONDITIONAL USE PERMIT TO 22 PROPERTIES, LLC ALLOWING MOTOR VEHICLE SALES AND DETAILING SERVICES IN THE B-2 HIGHWAY BUSINESS DISTRICT AND DECLARING TERMS OF SAME:

RECITALS

1. 22 Properties, LLC, hereinafter referred to as the "Permittee" has properly applied for an Amended Conditional Use Permit to extend the approved timeframes for certain paving improvements associated with ~~allow~~the motor vehicle sales and detailing operation on the property generally known as 6750 Highway 10 NW and legally described as follows:

   Lot 2, Block 1 Riverside West, Anoka County, Minnesota

   ("Subject Property")

2. That the Permittee appeared before the Planning Commission for a public hearing pursuant to Section 117-51 (Conditional Use Permits) of the Ramsey City Code on ~~March 1~~June 4, 20~~18~~20, and that said public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.

3. That the Subject Property is zoned B-2 Highway Business District and is approximately 1.32 acres in size.

4. That motor vehicle, implement, and recreation equipment sales and service is a conditional use in the B-2 Highway Business District.

5. That the Subject Property abuts Riverdale Drive NW to the south, Highway 10 to the north, and parcels to the east and west of the Subject Property are zoned B-2 Highway Business District.

6. That the Permittee has submitted a site plan identifying a paved future parking area to upgrade the unpaved area on the Subject Property to provide additional area to display motor vehicles for sale and store motor vehicles onsite for detailing.

7. That Section 117-120 of the City Code requires all parking and pavement (including maneuvering, sales, and display areas) be setback from the street right-of-way a distance of at least twenty (20) feet.

8. That boat sales had been occurring on the Subject Property when City Code was amended to identify recreational vehicle sales as a Conditional Use and was occurring on the Subject Property since that amendment.

9. That due to the COVID-19 pandemic and its economic impacts, the Permittee has requested an Amended Conditional Use Permit to extend the timeframes for completing certain required paving improvements related to the ~~allow for~~ motor vehicle sales and detailing operation on the Subject Property by two (2) years.

10. That City Code Section 117-356 (Commercial and Industrial Development Off-Street Parking) requires one (1) dedicated customer parking space for every ten (10) vehicles displayed; three (3) dedicated customer parking spaces for each enclosed bay; and one (1) dedicated parking space for each full time employee.

11. That vehicles displayed for sale, or those that have been detailed, shall be restricted to bituminous or concrete surfaces only.

~~11.~~12. That there are existing Zoning Code violations on the Subject Property regarding temporary signage and lighting.

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~~12.~~13. That the Planning Commission met on ~~March 1, 2018~~June 4, 2020, conducted a public hearing and recommended City Council approve/deny~~al of~~ the request.

FINDINGS OF FACT

1. That motor vehicle sales and detailing will not be unduly dangerous or detrimental to persons residing or working in the vicinity of the use, or to the public welfare.

2. That motor vehicle sales and detailing will not substantially adversely impair the use, enjoyment or market value of any of the surrounding properties.

3. That the motor vehicle sales and detailing operation will be maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area.

4. That motor vehicle sales and detailing will not be hazardous to existing or future neighboring uses.

5. That motor vehicle sales and detailing will not impact essential public facilities and services, such as highways, streets, police and fire protection.

6. That motor vehicle sales and detailing will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.

7. That motor vehicle sales and detailing will not involve uses, activities and equipment that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

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

That the Ramsey City Council hereby grants approval of an Amended Conditional Use Permit (the "Permit") for motor vehicle sales and detailing on the Subject Property contingent upon the following conditions:

CONDITIONS

1. That this **Permit** allows for motor vehicle sales and detailing to occur on the **Subject Property** and supersedes the previously approved Resolution #18-045.

2. A fence must remain onsite to continue to screen the unimproved parking areas.

3. That the **Permittee** shall ensure that any new or upgraded parking and pavement onsite comply with Section 117-1~~20~~15 of the City Code requiring all parking and pavement (including maneuvering, sales, and display areas) require at least a twenty (20) foot setback from adjacent street right-of-way.

4. That the expansion of the paved area shall be in accordance with the plans prepared by 22 Properties, LLC and in compliance with the City Code. The **Permittee** shall submit paving plans to the City of Ramsey prior to paving to ensure they meet current standards at the time of paving.

5. As shown on Exhibit 1, ~~That~~ the 6,500 square-foot unpaved area shall be paved not later than the end of June 202~~0~~2. **Permittee** may use all unpaved areas on the **Subject ~~p~~Property** for vehicle sales, detailing, storage, and maneuvering until the end of June, 202~~0~~2. If the aforementioned 6,500 square-foot unpaved area has not been paved by June 30, 202~~0~~2, **Permittee** will no longer be able to use any unpaved surfaces on the **Subject ~~p~~Property** for any vehicle sales, detailing, storage, or maneuvering. If the 6,500 square-foot area has been paved on or before June 30, 2020, then **Permittee** may continue to use the adjacent 14,300 square-foot unpaved area for vehicle sales, detailing, storage and maneuvering until June 30, 202~~3~~5. The remaining 14,300 square-foot unpaved area shall be paved by the end of June, 202~~3~~5. After June, 202~~3~~5, no unpaved surfaces may be used for any vehicle sales, detailing, storage, or maneuvering.

6. That motor vehicle sales and repairs shall only be conducted within the building located on the **Subject Property**.

7. That the **Permittee** shall maintain the Subject Property in compliance with City Code Sections 117-356 (Commercial and Industrial Development Off-Street Parking) and 117-115 (B-2 Highway Business District); Chapter 117 (Zoning and Subdivisions) Article II (Zoning) Division 8 (Signs); and Chapter 30 (Nuisances) at all times.

8. That the **Permittee** shall remove all unpermitted temporary signs from the **Subject Property** within thirty (30) days of approval of this **Permit**.

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7.9. That the **Permittee** shall adjust the lighting fixtures on the **Subject Property** to ensure that they are deflecting light away from Highway 10 within ninety (90) days of approval of this **Permit**.

8.10. That there shall be no salvaging of parts from inoperable motor vehicles on site to be used to repair other motor vehicles.

9.11. That there shall be no outside storage of parts or cannibalized vehicles on the **Subject Property**.

10.12. That the **Permittee** shall obtain all necessary permits to complete any required building modifications.

11.13. That the **Permittee** (or any other tenants) shall obtain all necessary licenses to lawfully operate motor vehicle sales operations on the **Subject Property**.

12.14. That the **Permittee** shall stripe all required customer parking stalls and those stalls shall not be used for any use other than customer parking.

13.15. That the **Permittee** shall maintain all required drive aisle widths in accordance with City Code Section 117-356.

14.16. That the **Permittee** is forgoing the previous lawful, nonconforming status of the boat sales and storage on unpaved surfaces and agrees that such use shall no longer be permitted, except as described in paragraph 5 above.

15.17. That this **Permit** shall be perpetual in duration as long as the terms are herein complied with.

16.18. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this Permit.

17.19. That the City Administrator, or his/her designee, shall have the right to inspect the premises for compliance and safety purposes annually or at any time, upon reasonable request.

18.20. That this **Permit** shall automatically expire if the use is not initiated by June 23, 2021.

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:

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and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 23rd day of June, 2020.

CITY OF RAMSEY:

By:_____ By:_____
Mayor City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

On this _____ day of _____, ____, before me a Notary Public personally appeared Mayor John LeTourneau and Colleen Lasher, to me personally known, who, being each by me duly sworn, did say that they are respectively the Mayor and City Clerk of the City of Ramsey, the Municipal Corporation named in the foregoing instrument, and seal affixed to said instrument is the corporate seal of said Municipal corporation, and the said instrument was signed and sealed on behalf of said Municipal Corporation by authority of its City Council, and said John LeTourneau and Colleen Lasher acknowledge said instrument to be the free act and deed of said Municipal Corporation.

_____
Notary Public

This document drafted by:
City of Ramsey
7550 Sunwood Dr NW
Ramsey, MN 55303

Exhibit 1

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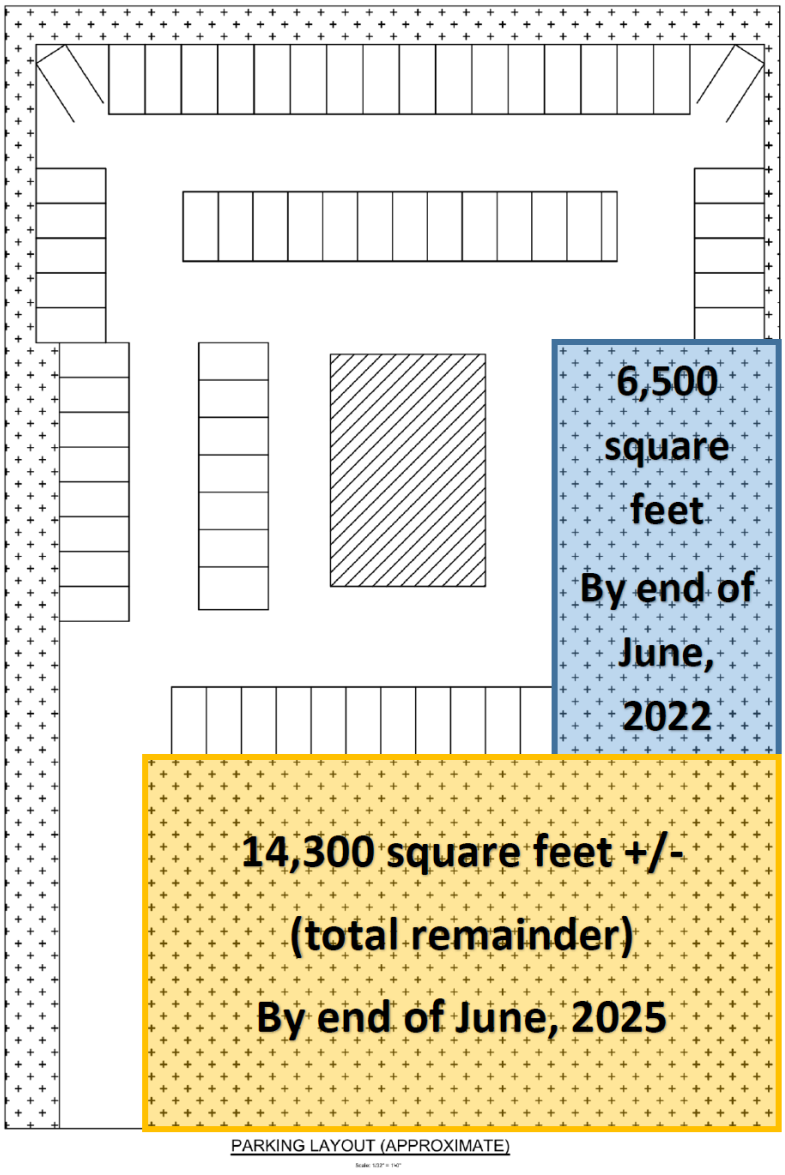

PARKING LAYOUT (APPROXIMATE)

Regular Planning Commission **6. 2.**

Meeting Date: 06/04/2020

By: Chris Anderson, Community Development

Information

Title:

PUBLIC HEARING: Consider Resolution #20-114 Approving Preliminary Plat for Hampton Homes (Project #19-140): Case of Platinum Land LLC

Purpose/Background:

The City has received an application from Platinum Land LLC (the "Applicant") for Preliminary Plat review of Hampton Homes, a twenty-six (26) unit, attached townhome project located at 14600, 14544, 14520 Nowthen Boulevard and Anoka County PID 25-32-25-23-0020, which has no address assigned (together, the "Subject Property"). The Planning Commission has reviewed the Sketch Plan twice; first on January 2, 2020 (the case was tabled due to the absence of the Applicant) and again on February 6, 2020. Furthermore, a public workshop was also held on February 6, 2020 prior to the regular Planning Commission meeting.

While the Preliminary Plat is the second step in a three step review process (Sketch Plan, Preliminary Plat, Final Plat), it is the most significant step. Should the Preliminary Plat be approved, it grants the Applicant entitlement to the project as long as the Final Plat substantially complies with the approved Preliminary Plat.

Notification:

Staff published the Notice of Public Hearing in the Anoka County UnionHerald. City Staff also attempted to notify all property owner within 700 feet of the Subject Property, according to Anoka County property records, of the request by U.S. Mail.

Observations/Alternatives:

Project Overview

The Subject Property consists of four parcels and is approximately 950 feet long running parallel to Nowthen Boulevard from 146th Avenue NW. The Subject Property is approximately 5.55 acres and fronts both 146th Avenue NW and Nowthen Boulevard NW. There is currently one detached accessory building (pole barn) on each of the two most northern parcels and a home and detached building on the southern parcel that are proposed to be removed with this project. The Applicant is proposing twenty-six (26), two-story, attached townhome units on the site.

Zoning and Guidance

The Subject Property is located in the R-2 Residential District, which allows for a density range of four to seven (4-7) units per acre. The proposed development is at a density of approximately 4.7 units per acre. The Subject Property is also guided as Medium Density Residential in the Comprehensive Plan.

Bulk Standards and Architecture

The project appears to comply with all bulk standards outlined in City Code Section 117-112 in accordance with comments in the Staff Review Letter. Multifamily developments that face a county highway are supposed to vary structure orientation. As proposed, all buildings are in line with each other. There is some articulation on the fronts of each building and there is an outlot (containing the private road) that separates the lots from the county highway. However, one possibility could be to offset each building by a foot or two. This could have an impact on tree preservation and may not necessarily be noticeable by traffic on Nowthen Boulevard, but nonetheless could be considered.

The buildings appear to have the necessary architectural standards per City Code, with one exception. The front of each building, as well as the northern elevation of the northern most building (facing 146th Avenue), needs to be modified to include at least thirty-five percent (35%) face brick, natural stone, or stucco (excluding window and door areas).

Density Transitioning
One of the larger concerns raised at the February 6, 2020 workshop and during the Sketch Plan review was tree preservation. There is a decent 'buffer' of existing trees along the western and northern boundaries of the Subject Property that many wanted to see retained. Based on the Tree Inventory and Preservation Plan, many of these trees will be protected and retained as they will help satisfy the required density transitioning, especially along the western property line. Due to the proposed access point off 146th Avenue, it is not possible to retain the trees along the northern lot line. However, the Landscape Plan does provide additional plantings in this area, consisting of Bur Oak, Spring Snow Crabapple, and Techny Arborvitae.

Streets and Access
The project proposes a twenty-four (24) foot wide private street accessing the Subject Property from 146th Avenue and running south to a right-out only access point on Nowthen Boulevard. Anoka County has been provided with the plans and have stated that the access onto Nowthen Boulevard does not meet access spacing guidelines and thus, they would recommend revisions that would eliminate the direct access point. However, Anoka County also concluded that if that is not possible, the proposed right-out only access point onto Nowthen Boulevard would not require a turn lane to be constructed. Ramsey Public Safety would like some sort of access for multiple points of access, and is fine with the current Developer Proposal. The review letter from Anoka County is attached.

Traffic was identified as another significant concern during the workshop. While Anoka County has stated that a turn lane would not be required for the new right-out only access point, the City could still require the addition of a turn lanes on Nowthen Boulevard at 146th Avenue NW for northbound and southbound traffic. Anoka County has stated that if there are concerns with turning maneuvers at this intersection, they would be supportive of incorporating northbound and southbound turn lanes on Nowthen Boulevard at 146th Avenue with this project.
Specific direction from the Planning Commission is desired on this particular item, but City Staff is recommending requiring at least a turn lane for northbound Nowthen Boulevard to westbound 146th Avenue.

Noise
Staff is recommending that a noise study be conducted prior to final action by the City Council on the Preliminary Plat, or at least as a contingency of Preliminary Plat to be completed before Final Plat. The contingent approval would allow for modification to the Preliminary Plat if warranted. While noise was another concern raised during the workshop as a result of potential loss of trees, this study would be more about potential noise impacts to the new units that would face Nowthen Boulevard. As outlined in the Anoka County review letter, municipalities are responsible for taking reasonable measures to prevent noise concerns when new development is adjacent to a highway and to incorporate appropriate mitigation measures if applicable. The outcome of that study could have a significant impact to this project as there is very little room for mitigation elements such as berming and plantings. This has been a standard requirement of other similar projects.

Applicable Code Sections

- Section 117-110 Residential Development Transitioning
- Section 117-112 R-2 Residential (Medium Density)
- Section 117-588 Major Plat

Alternatives

Alternative 1: Recommend City Council approve the Preliminary Plat with one or more of the following contingencies:

- Compliance with the Staff Review Comments
- Completion of a noise study prior to final action by the City Council
- Incorporation of northbound and southbound turn lanes on Nowthen Boulevard at 146th Avenue

This alternative would help address concerns that have been raised both by the public (traffic) as well as Anoka County (noise). The Preliminary Plat does address the other major concern, which was tree preservation and density transitioning. The Subject Property is properly zoned and guided for the proposed product and density. Based on feedback over the years concerning Nowthen Boulevard and public comments specific to this project regarding traffic, Staff supports this alternative with all three contingencies.

Alternative 2: Recommend City Council approve the Preliminary Plat as proposed without the three (3) contingencies listed above. Should there be future concerns raised due to noise, the City could be responsible for completing mitigation measures. If a noise study is completed now, it would help inform whether any mitigation measures should be incorporated into this project now, at the developer's cost. While the proposed right out only access point wouldn't require modifications to Nowthen Boulevard, the additional traffic could create issues at 146th Avenue and Nowthen Boulevard. If the Planning Commission has concerns about traffic, it should not recommend this alternative.

Alternative 3: Recommend the City Council not approve the Preliminary Plat. However, the project does generally comply with the zoning designation and the land guidance.

Funding Source:

The Applicant is responsible for all costs associated with this project and review.

Recommendation:

Staff recommends Alternative 1: Approval of the Preliminary Plat with contingencies.

Action:

Motion to recommend that the City Council adopt Resolution #20-114 approving Preliminary Plat for Hampton Townhomes.

[Note on above motion: as drafted, Resolution #20-114 already includes the three (3) additional contingencies listed in Alternative #1]

Attachments

Site Location Map
Preliminary Plat
Landscape Plan Sheet 1
Landscape Plan Sheet 2
Anoka County Review Letter
Planning Commission Meeting Minutes Dated January 2, 2020
Planning Commission Meeting Minutes Dated February 6, 2020
Fire Truck Turning Movements Exhibit
Planning Review Comments
ProjectDox Review Comments
Resolution #20-114

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	05/29/2020 09:01 AM
Form Started By: Chris Anderson		Started On: 05/26/2020 03:42 PM
Final Approval Date: 05/29/2020		

Site Location Map

N

SCALE 40 0 40 80 IN FEET

SUNNY PONDS 3RD ADDITION

STONEY RIVER ADDITION

LOT 1

146TH AVE. NW

C. S. A. H. NO. 5

(NOWTHEN BLVD. NW)

S29°41'34"E 594.09

S29°41'34"E 22.89

C.BRG=S32°11'33"E CHD=299.77

SPIRAL CURVE Δ=16°35' D=5°00' Ls=300.00 Lc=31.66 Δc=01°35'

C.BRG=S37°57'43"E CHD=30.77

C.BRG=S40°32'14"E CHD=79.04

79.83

Highway Easement per Doc. No. 455358

Highway Easement per Doc. No. 394012

Highway Easement per Doc. No. 393880

S87°48'26"W 67.64

S29°41'34"E 37.20

67.64 N87°48'26"E

563'

654'

54'

OUTLOT A

All of Outlot A is Drainage & Utility Easement

Proposed 24' B-B Private Roadway

L=24'

SW1/4 of the NW1/4

899'

315.31 Meas. N89°46'24"W

156'

79'

N6°18'26"E 247.27 Meas.

187'

127'

68'

435'

27

All of Lot 27 is Drainage & Utility Easement

POND OUTLOT A WOOD HILLS

WOOD POND HILLS

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26

65.0 x 28.0 / 26.0

502.57 N29°41'34"W

401.96 N30°35'54"W

HELIUM ST. NW

145TH AVE. NW

BLOCK 2 5TH ADDITION

PONDS

BLOCK 5 OF RAMSEY

DATE	REVISION
04/24/20	Revise Plat Name

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 Land Surveyor under the laws of the State of Minnesota.

BRIAN PERSON, LS

Date 03/05/20 Lic. No. 49138

DESIGNED BY: BP

DRAWN BY: SMM

CHECKED BY: BP

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.haa-inc.com

HAMPTON TOWNHOMES

PLATINUM LAND, LLC

PRELIMINARY PLAT

CITY OF RAMSEY, MINNESOTA

SHEET 1 OF 1 SHEETS

4455.01

Apr. 24, 2020 1:13pm
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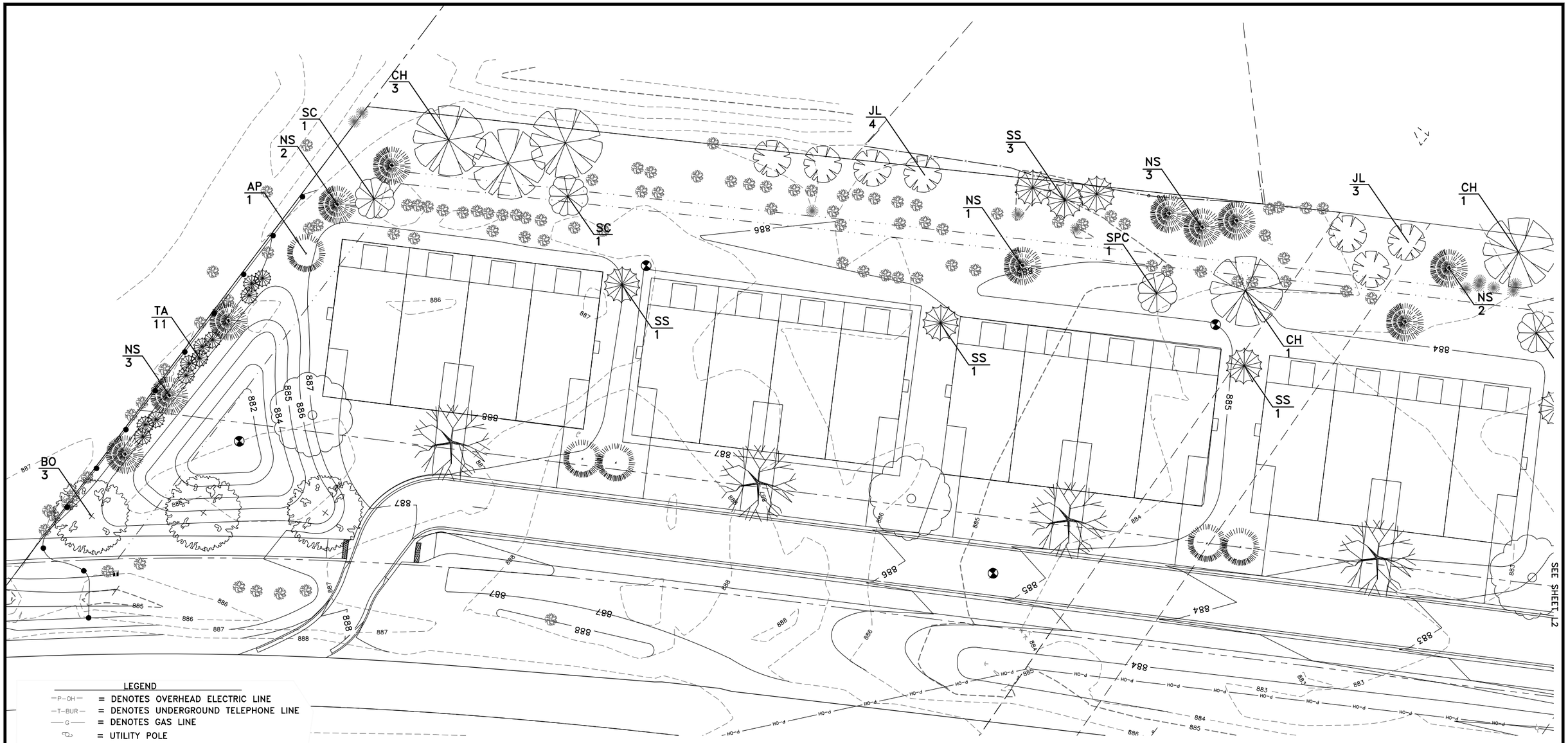

LEGEND

- —P—OH— = DENOTES OVERHEAD ELECTRIC LINE
- —T—BUR— = DENOTES UNDERGROUND TELEPHONE LINE
- —G— = DENOTES GAS LINE
- = UTILITY POLE
- = TELEPHONE PEDESTAL
- = CONIFEROUS TREE (SPREAD)
- = DECIDUOUS TREE (DIAMETER)
- --800-- = EXISTING CONTOUR
- —800— = PROPOSED CONTOUR
- = DENOTES EXISTING CURB AND GUTTER
- = DENOTES PROPERTY LINE
- = DENOTES RIGHT OF WAY
- = DENOTES SILT FENCE
- = DENOTES SOIL BORING

GENERAL NOTES:

1. SEE SHEET L3 FOR FOUNDATION PLANTING PLAN.
2. SEE SHEET L4 FOR DETAILS AND TABULATIONS.

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.

Debra Bradale

Debra Bradale

REG. NO. 23849 DATE 4-13-20

SCALE 20 0 20 40 IN FT.

DATE	REVISION
4/24/20	REVISE PLAT NAME

DESIGNED BY: DB
DRAWN BY: DB
CHECKED BY: CJJ

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.hakanson-anderson.com

HAMPTON TOWNHOMES

LANDSCAPE PLAN

CITY OF RAMSEY, MINNESOTA

SHEET L1 OF L4 SHEETS

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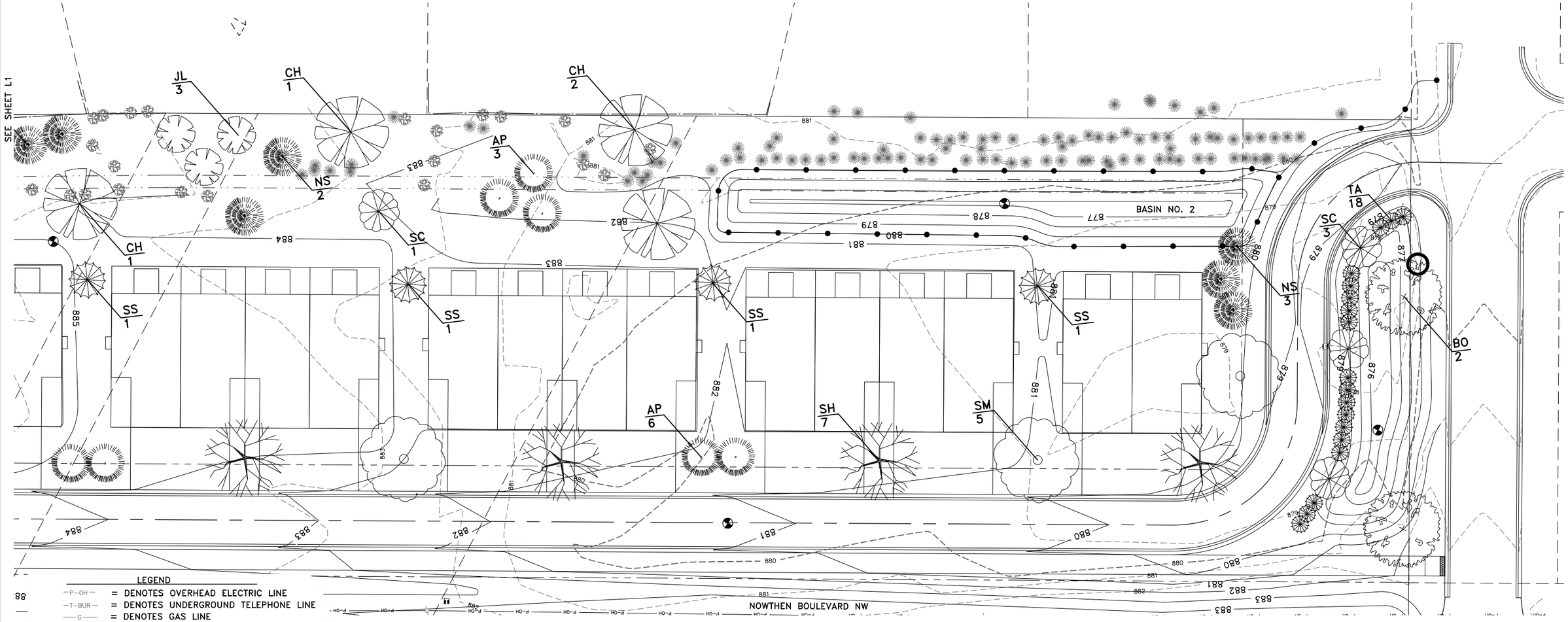

LEGEND

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Debra Brodsho

Debra Brodsho

REG. NO. 23849 DATE 4-13-20

SCALE 20 0 20 40 IN FT.

DATE	REVISION
4/24/20	REVISE PLAT NAME

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HAMPTON TOWNHOMES

LANDSCAPE PLAN

CITY OF RAMSEY, MINNESOTA

SHEET L2 OF L4 SHEETS

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Anoka County
TRANSPORTATION DIVISION
Highway

Chloe McGuire Brigl
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

January 27, 2020

Re: Sketch Plan - Town Homes at CSAH 5/146th Avenue NW

Dear Chloe,

We have reviewed the sketch plan for the proposed town homes west of CSAH 5 (Nowthen Boulevard NW) and south of 146th Avenue NW within the City of Ramsey, and I offer the following comments:

The existing right of way along CSAH 5 should be adequate for future reconstruction purposes (60' feet total right of way width west of CSAH 5 centerline). In addition to gaining access via 146th Avenue NW, the sketch plan also proposes an additional roadway connection onto CSAH 5 approximately 960 feet south of 146th Avenue NW, which does not meet access spacing guidelines and will lead to increased safety issues on this arterial roadway, and consequently, the sketch plan for this development should be reworked to eliminate any need for additional direct access to CSAH 5. If there are concerns regarding turning maneuvers at the intersection of CSAH 5/146th Avenue NW, this department would be supportive of the construction of NB and SB CSAH 5 left turn and right turn lanes at the intersection in conjunction with this development. If it is determined that the development cannot be reconfigured to eliminate the proposed roadway intersection with CSAH 5, if the access must be a full access, we will require the construction of NB and SB CSAH 5 left and right turn lanes at the new intersection. If instead, the access is determined that it must be a right turn in/right turn out access point, we will require that it be constructed with an adequate splitter island and a NB CSAH 5 right turn lane. Lastly, if it is determined that the proposed roadway access could be reconfigured to be an emergency vehicle access only, we will require that it be designed to be gated and consistent with other emergency vehicle access points elsewhere on the county highway system. The right of access should be dedicated to Anoka County for the entire length of this plat, and any existing driveways or field entrances are to be removed and the ditch section restored to match the adjacent existing ditch depth, slope, and grades. The City/Developer should ensure that clearing and/or grading is completed to satisfy sight distance requirements to the greatest extent possible for this development. Please note that no plantings or private signing will be permitted within the county right of way and care must be exercised when locating private signs, buildings, structures, plantings, berms, etc. outside of the county right of way, so as not to create any new sight obstructions for this section of CSAH 5.

ACHD would like to work with local governments in promoting compatibility between land use and the county highway system. It should be recognized that residential land uses located adjacent to County highways often results in complaints about traffic noise. Existing and/or future traffic noise from CSAH 5 could exceed noise standards

established by the Minnesota Pollution Control Agency (MPCA), the U.S. Department of Housing and Urban Development, and the U.S. Department of Transportation. Minnesota Rule 7030.0030 states that municipalities are responsible for taking all reasonable measures to prevent land use activities listed in the MPCA's Noise Area Classification (NAC) where establishment of the land use would result in violations of established noise standards. It is advised that the City and the Developer assess the noise situation for this development as it is proposed to be located directly adjacent to CSAH 5, and take the level of action deemed necessary to minimize the impact of any highway noise by incorporating the appropriate noise mitigation elements into the design and phasing of this plat as applicable.

The ACHD Engineering Plan Review process will apply to this site. Calculations must be submitted along with grading and erosion control plan that delineates the drainage areas for this development. The post-developed rate of runoff shall not exceed the pre-developed rate runoff for the 10-year critical design storm. Contact Michelle Pritchard, Engineer I via phone at 763.324.3162 or via email at Michelle.Pritchard@co.anoka.mn.us for further information and to coordinate the ACHD Engineering Plan Review Process. Please submit the drainage calculations, grading and erosion control plans, ACHD Design Requirements Checklist for County Highway Modifications (copy available via our website), CSAH 5 turn lane construction plans (if applicable) and the corresponding ACHD Engineering Plan Review fee (estimated at $150.00 if drainage review only is required) to Ms. Pritchard for her review and approval.

Following completion of the ACHD Engineering Plan Review process outlined above, the contractor(s) who will be completing any work within the county right of way must begin the ACHD Permit process prior to the commencement of any construction (fee = $150.00). License permit bonding, methods of construction, design details, work zone traffic control, restoration requirements and follow-up inspections are typical elements of the permitting process. Contact ACHD Sue Burgmeier via phone at 763.324.3142 or e-mail at Susan.Burgmeier@co.anoka.mn.us for further information and to coordinate the ACHD Permit process.

Thank you for the opportunity to comment. Feel free to contact me if you have any questions regarding this review.

Sincerely,

Jane K. Rose
Traffic Engineering Manager

xc: File - CSAH 5/Plats + Developments/2020
Michelle Pritchard, Engineer I
Chuck Gitzen, County Surveyor
Sean Thiel, Graduate Engineer
Sue Burgmeier, Traffic Engineering Technician
Jerry Auge, Assistant County Engineer

6.02: Consider Amended Sketch Plan for Odyssey Homes; Case of Odessey Homes (Project No. 19-140)

Presentation

City Planner McGuire Brigl presented the Staff Report stating stated staff recommends that the applicant proceed to the Preliminary Plat phase.

Commission Business

Commissioner Anderson asked if the second entrance presently exists.

City Planner McGuire Brigl commented that she believes there is an existing access for both homes, but the applicant would propose one access further south on the property.

Commissioner Anderson asked if construction vehicles would be allowed to access from CR 5, avoiding 146th.

City Planner McGuire Brigl commented that is a great suggestion. She noted that Anoka County would have a specific permit that would be required to access from the County Road, but staff could speak with the County. The Commission confirmed consensus that staff should investigate that option.

Commissioner Anderson commented that it appears there are trees along the western edge of the property already, which would create density transitioning.

City Planner McGuire Brigl confirmed that the area along the western boundary appears to have a large number of trees and staff would suggest preserving the trees in the buffer area to the extent possible.

City Planner Anderson noted that staff drove past the site today but did not walk the site. He reviewed some of the tress species he observed. He noted that there are some invasive species and underbrush that would most likely be removed but confirmed that there are native species as well. He stated that a more thorough review would be completed through the tree inventory and preservation plan which are steps of the Preliminary Plat process.

Commissioner VanScoy asked if all four parcels are currently zoned R-2.

City Planner McGuire Brigl confirmed that to be true.

Commissioner VanScoy asked if staff is aware when the zoning occurred, as there are individual homes on the property.

City Planner McGuire Brigl stated that she attempted to find the exact date but was unable. She estimated that the zoning change occurred at least 15 years ago.

Commissioner Anderson referenced written comments received from a resident and asked if staff has responded to those concerns.

City Planner McGuire Brigl confirmed that she spent time with that resident discussing their concerns and attempting to provide the information that was requested.

Chairperson Bauer noted that although this is not a public hearing, the Commission would accept some comments from residents if desired.

Alena Hunter, 14628 Helium Street, stated that she was the first resident in the development and therefore has seen the area grow. She commented that she is not against development but believes that it should be done smartly. She stated that she listed her concerns in her communication with staff, identifying the issue of tree preservation, specifically along 146th. She noted that while the City considers a street to be a buffer, she would like the developer to preserve some trees along 146th to provide additional buffering. She asked whether these would be market value, owner occupied homes. She commented on how the plans for this property have grown and the proposed number of homes has increase, which will cause additional traffic on the already busy roadways in the area. She asked that something be done to mitigate traffic between Alpine and 47 on CR 5. She stated that she would like to see this take a step back to ensure that the develop works with the existing residents to ensure that this will fit well into the neighborhood. She asked if the private road would be signed as a private road.

Chairperson Bauer asked if there has been a worksession on this project.

City Planner McGuire Brigl confirmed that has not yet been done but could be scheduled prior to the February Commission meeting.

Chairperson Bauer explained the format of the open house style meeting, which would allow input and discussion from the neighborhood and with the developer.

Commissioner Anderson thanked the resident for the photos she provided and the comments she provided. He noted that the Fire Department also had some concerns. He stated that he would like to see the private road location moved slightly to preserve additional trees. He stated that the private road would be proposed at 24 feet wide, without parking allowed on either side. He stated that he would propose to move the roadway closers to CR 5.

Ms. Hunter stated that she would be concerned with moving it closer to CR 5, as it would disrupt the stacking that occurs on 146th. She stated that narrowing the road would create less of an opportunity for traffic to speed through but would be concerned with moving the access closer to CR 5.

Patrick Hampton, 15551 Potassium St NW, stated that he lives about one mile from the proposed development and is the current owner of the northmost lot. He encouraged the Commission and City to speed this process up. He commented that he has had multiple medical issues and needs to sell his property to pay for those expenses. He appreciated anything the City can do to speed up this process. He stated that if the City drags this process out too long it could deter the

development of the property, similar to a situation that occurred on another property in the area 15 years ago that remains undeveloped today.

Chad Lindgren, 5561 145th Circle NW, stated that he has seen some change in the area in the 15 years he has lived on his property. He stated that he does not want to see someone not have the ability to sell and develop their land. He believed that there is something that can be done to develop the property but believed that it would have to work for both the residents and developer. He commented that while he would love to see trees preserved, he would not want to see the access moved closed to CR 5. He agreed that perhaps moving the construction entrance off CR 5 would make sense. He stated that location and density of the trees are both important. He noted that he would want to see trees both on the front and back of the property. He stated that on his cul-de-sac there are some two-story homes and some single-story and therefore had some concern with two-story townhomes. He noted that perhaps there could be some slab homes transitioning to the two-story townhomes.

Commissioner VanScoy asked if the turn lane issue has been addressed by the developer.

City Planner McGuire Brigl noted that the comments were provided to the developer and shared with the developer's engineer. She stated that perhaps the developer is awaiting input from the Commission before asking for their engineer to make additional changes.

Chairperson Bauer commented that he feels that the best solution to move forward would be to hold a worksession with the developer and neighbors prior to the February meeting to allow more open dialogue.

Commissioner Anderson commented that this is a good project that he would like to see continue to move forward but has some concerns. He encouraged the neighbors to attend the open house/worksession prior to the February meeting to provide additional input.

Ms. Hunter asked if anything is known about this developer and their experience. She stated that she was unable to find a website and would like to see assurance that this would be a quality development.

City Planner McGuire Brigl stated that the developer does not yet have a website or finished products. She commented that the developer has built homes but did not believe they have completed a full development as of yet.

Commissioner VanScoy stated that he is comfortable with the general approach and supports the open house concept.

Commissioner Gengler commented that she also believes that this would be a good project and improvements have been made since the last review. She agreed with the concerns regarding access, CR 5, and the trees and buffers. She agreed that the open house meeting would be helpful.

Chairperson Bauer confirmed that this would move forward to an open house meeting prior to the regular February meeting.

City Planner Anderson explained that although the open house would begin at 5:30, there is not an agenda and residents can come anytime during that hour to ask questions or provide input.

City Planner McGuire Brigl asked if the Commission would be supportive of a resolution asking the City Council to improve CR 5. She confirmed the consensus of the Commission and noted that she would bring a proposed resolution to the February meeting.

6.01: Consider Amended Sketch Plan for Odyssey Homes; Case of Odyssey Homes (Project No. 19-140)

Presentation

Senior Planner McGuire Brigl presented the Staff Report stating that staff recommends that the applicant proceed to the Preliminary Plat phase with revisions outlined in the staff review files. She stated that a letter of opposition was included in the case.

Commission Business

Commissioner Gengler asked the cul-de-sac standards.

Senior Planner McGuire Brigl commented that the standard would be 600 feet for cul-de-sac length.

Commissioner VanScoy stated that he does not recall a 900-foot cul-de-sac length for this type of density, although there are R-1 developments with longer cul-de-sacs.

Senior Planner McGuire Brigl provided input from the County comments related to Nowthen and emergency access.

Commissioner Anderson stated that he does not believe he would support a 900-foot cul-de-sac.

Councilmember Musgrove stated that recently there was a requirement for a certain size for a bus to turn around and asked that size.

City Planner Anderson explained that within the rural area a 65-foot radius is required and in the urban area a 60-foot radius is required.

Senior Planner McGuire Brigl stated that she spoke with Public Safety and the comment was that the cul-de-sac would need to be full-sized in order to accommodate larger vehicles (plows, garbage trucks, etc.).

Commissioner VanScoy commented that the right-in/right-out option seems like it would be a good compromise but would require a divider because people would attempt to turn in. He assumed that most of the traffic leaving would be heading towards Highway 47.

Senior Planner McGuire Brigl stated that the applicant is going to propose a right exit only, which has not yet been vetted by Anoka County.

Commissioner Woestehoff asked if the County concern would be the connection to 146th and that traffic would cut through.

Senior Planner McGuire Brigl believed that the issue was with the spacing.

Commissioner Woestehoff suggested removing the connection to 146th which would eliminate the cut through ability, making the access on Nowthen with the cul-de-sac at the other side of the development.

Commissioner Anderson asked if the development checks all the boxes for R-2 and this type of development.

Senior Planner McGuire Brigl confirmed that in general all the bulk standards are met with the sketch plan, though items like storm water management, landscaping, density transitioning, traffic, etc. will need to be addressed with the preliminary plat.

Jason Bebeau, 15363 Radium St NW, stated that as the developer his goal would be to have a right on only onto CR 5, with no entrance into the development from CR 5.

Craig Jochum, Hakanson Anderson, referenced a City comment of at least 25 feet, noting that 50 feet is included. He stated that they would ensure that emergency vehicles have access.

Commissioner VanScoy referenced the plan to have a right-out only and no entrance and asked for input from the engineer.

Mr. Jochum stated that the County stated that they would consider a right-in/right-out with a turn lane. He stated that they have not yet proposed the right-out only option to the County.

Alena Hunter, 14628 Helium St, thanked everyone for the opportunity to have the open house. She described the path traffic takes from Highway 47 onto and along CR 5. She stated that if the only entrance into the development is from 146th that will cause a bigger traffic problem on CR 5. She believed a right-in/right-out may be a good solution. She believed that the intersection of CR 5 and 146th is already a dangerous intersection and should be addressed before this development could be added. She stated that the existing trail stops before this development property and does not continue until Sunwood, although there is a full trail on the other side of CR 5. She stated that there are arborvitaes that are very dense and could solve the problem of screening. She stated that drainage is a huge issue as the property sits in a low spot. She stated that she was happy to hear that the homes would be priced around $250,000 to $300,000. She stated that she will look at the development the developer completed in Isanti. She commented that she wants to see a high-quality development and wants this to be reviewed from a holistic perspective. She asked the Commission to think this through as this development will be right off a major City roadway that already has traffic/safety issues.

Chad Lindgren, 5561 145th Circle, stated that traffic is a big issue for this area. He stated that many residents that attended the open house were concerned with tree density. He understands that the developer meets all the requirements for the development. He liked that the developer has stated that they will try to save the trees that can be saved. He agreed that arborvitaes would be a great addition as they grow quickly and provide great transition. He appreciated the time of the Commission and developer to listen to the residents earlier at the open house.

Patrick Hampton, 15551 Potassium St NW, stated that he is the owner of the northern parcel of land and thanked the Commission for providing him an opportunity to speak. He stated that the Commission seems to be honest and fair and attempts to look at the issue from all sides. He stated that he has been on both sides of the issue and provided background on an issue that occurred 15 years ago when a development was proposed across from his parcel which would cause him to lose land and be assessed. He stated that he spent three years and $20,000 fighting against the City. He stated that now he is on the other side and has welcomed the input from the residents. He stated that in this case the residents are not going to lose land or be assessed. He agreed that as many trees should be saved as possible, but also commented that it is his land and they are his trees. He stated that he wants to sell his land to help with his ongoing medical issues. He stated that the neighbors have enjoyed the benefits of his property being undeveloped for many years without paying any of the associated costs. He commented that its frustrating that this process is moving slowly and appreciated if this could continue to move forward. He thanked the Commission for listening to concerns and being fair in its consideration. He stated that he has lived in his home for over 60 years and would hate to lose the home that he and his elderly mother live in because of the medical expenses and issues he has, when the sale of this property would resolve that issue. He recognized that there are issues with traffic because Ramsey is becoming a City rather than a little rural township.

Chairperson Bauer explained the intent of a sketch plan, which allows the Commission and residents to provide input to the developer before additional expense is incurred developing the Preliminary Plat elements.

Commissioner Anderson commented that the developer should proceed to Preliminary Plat but work with staff to address the questions raised tonight at the meeting and through the open house.

Commissioner Peters asked what is keeping CR 5 from having the speed limit lowered, noting that there are now two elementary schools along that roadway.

Commissioner Woestehoff stated that he had the same concern with Alpine and learned that a speed study could result in a higher speed limit posted, as the County will adjust to what drivers are driving.

Senior Planner McGuire Brigl stated that she would speak with Public Works, as the City could send in a request to have the speed limit reviewed.

Commissioner Gengler stated that this is a viable option for this site, and she likes the density, but the CR 5 piece is the problematic piece for her.

Commissioner VanScoy stated that he is comfortable as long as there could be some type of access on the southern end, noting that he would prefer the right-in/right-out. He acknowledged that would be a decision of the County. He stated that the traffic on CR 5 is what it is and adding a few more vehicles will not significantly change the conditions.

Ms. Hunter stated that there was discussion at the open house related to a left-hand turn lane northbound on CR 5 at 146th and asked if the City could ask the County about that option. She noted that this may be an opportunity for the developer to fund that improvement.

Mr. Hampton thanked the Commission for providing him the opportunity to vent and for agreeing to allow the project to move forward. He stated that he has been trying to sell the land since May and the developer began this process with the City in September, so it can just be frustrating with the length of time needed for these types of projects to move ahead.

Mr. Bebeau stated that he agrees that the left turn lane would be beneficial but did not believe that is an expense that the developer should pay for, as that would require widening CR 5. He recognized that the turn lane would benefit the hundreds of other homes in that area, rather than the additional 26 homes. He noted that type of expense would most likely kill this project.

Chairperson Bauer stated that he would not think that expense would be of the developer.

Senior Planner McGuire Brigl commented that it is her understanding that if a development warrants a change to a major road, the developer is responsible to making the improvement. She explained that if the County required that improvement, the developer would be responsible.

Chairperson Bauer commented that the issue already exists without this development present.

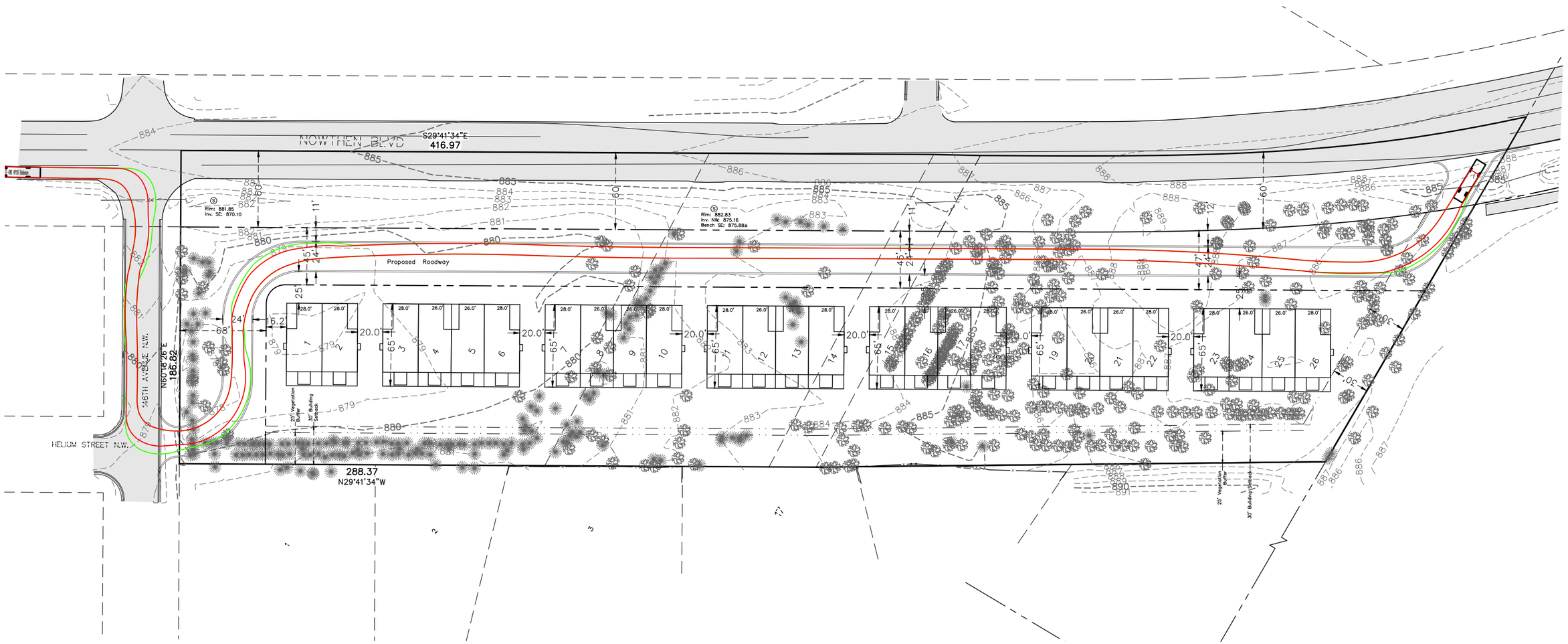
Senior Planner McGuire Brigl explained that if the traffic levels are changing because of this development and the improvement is required to support the development, the developer would be responsible.

Mr. Bebeau stated that he does not believe that the County would require the left turn lane. He recognized that if the right-in/right-out is approved/selected, he would be responsible for constructing the right turn lane.

Commissioner VanScoy stated that the County traffic report has no discussion requiring left turn lanes and did not address the 146th intersection at all.

Chairperson Bauer stated that the property is zoned R-2 and this is on the low end of the density that would be allowed. He agreed that the County should have input as to what is considered safe and what could/should be done.

It was the consensus of the Commission that the applicant moves forward to the Preliminary Plat phase, addressing the concerns raised.



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DRAWN BY: MSS	DATE: 02/06/20
CHECKED BY: BP	FILE NO. 3373.16

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.haa-inc.com

SKETCH PLAN

4-PLEX BUILDING

SHEET 1 OF 1 SHEETS

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CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	MAY 26, 2020	**PROJECT ADDRESS**	TBD
PROJECT. TITLE	HAMPTON HOMES		
ESCROW #	117171		
DEPARTMENT:	Planning Division		
TECHNICAL REVIEWER:	Name: Chris Anderson Phone: 763-433-9817 Email: canderson@cityoframsey.com		

We offer the following comments regarding the civil engineering plans, prepared by Hakanson Anderson and dated April 24, 2020:

Sheet T1

- Provide a color rendering of the building(s).

Sheet A5

- Revise the front and side (north) elevations to include thirty-five percent (35%) coverage with face brick, natural stone, or stucco.

Sheet 1: Simplified Preliminary Plat

- Show the extension of the bituminous trail from southern boundary north to intersection with 146th Ave NW on this sheet and all other applicable sheets. Trail shall be ten (10) feet in width.
- Please add the property description, legend, lot tabulations, notes, etc. to this sheet (do not turn on any other layers, such trees, contours, etc.).
- Add open space calculation to this sheet. At least 40% open space is required and of that, at least 10% shall be identified as common space for use by residents of the development.
- Right of access along Nowthen Blvd shall be dedicated to Anoka County with the exception of the right out only access point.
- It is Staff's recommendation that northbound and southbound turn lanes on Nowthen Blvd at 146th Ave be incorporated into this project.
- Show building setback lines and density transition area 'buffer' widths on this sheet.
- Show separation distances between buildings (must be at least 20 feet).
- Private road must be signed as No Parking (either side).
- Offset/stagger the buildings by one to two feet to assist with varying structure orientation.

Sheet C14

- Add note that a Demolition Permit is required prior to removal of any building(s) on the property.

Sheet C15

- Where existing access to Nowthen Blvd are being removed, those areas of ditch section shall be restored to match the adjacent existing ditch depth, slope, and grades.

Sheet C16

- Tree Save Fencing must be shown on all grading sheets. Tree Save Fencing shall be installed no closer to a tree or group of trees than the dripline. There shall be no soil disturbance beyond the Tree Save Fence.

Sheet L1

- Update sheet to specify where sod will be installed and any areas where seed is proposed.
- Sod is required within all boulevard areas (at least the first ten [10] feet back from street).
- Proposed trees along the western border (density transitioning plantings) need to have some shade tolerance as they will be interspersed with existing tree cover. Consider substituting in other, more shade tolerant species, along this border.
- Labels appear to be missing for the trees planted along the private road. Add labels.

Sheet L2

- Density Transitioning is required along the northern boundary of the site, which is approximately 187 feet in length (requires at least four (4) each of ornamental, evergreen, and overstory trees). Additional plantings must be added to this area.
- There is a small, bold circle next to one of the bur oaks along eastern boundary, what does that represent?
- The Spring Snow Crabapple and two Austrian Pines between the two northern most four-unit buildings should be relocated elsewhere on site. There is a storm sewer line that will run between these two buildings so it would be best to avoid any potential future conflicts with this infrastructure.

Sheet L4

- Four (4) inches of topsoil, with not more than thirty-five percent (35%) sand content, is required over all disturbed areas not otherwise improved with impervious surfacing (e.g. buildings, driveways, walkways, etc.), excluding stormwater ponds.
- Irrigation system must include a rain sensor and some form of water efficient technology such as a smart controller. Add this language to Planting Notes.
- Change Plant List to specify minimum shrub size at installation is 24 inches in height or width, depending on species growth characteristics.

Sheet T2

- Add a legend to clarify what each color within the table represents.
- Add a summary table related to each of the colors that highlights what each category is, how many DBH inches per color, and how many inches will be saved or removed per color.
- It is unclear if invasive species that are not being removed are being excluded from the removal calculation. Only invasive trees that are being removed can be excluded; any proposed to remain on site must be factored in to the tree preservation calculation.

Street Light Plan

- A Street Lighting Plan shall be prepared and submitted for review by the City. At a minimum, it shall include street lights at the intersection with 146th, at the right out only access to Nowthen Blvd, and at least one street light along the private road.

Noise Study

- Due to the proximity to County State Aid Highway 5 (CSAH 5), a noise study shall be prepared and submitted to the City for review. The findings of the noise study may impact the layout of the Preliminary Plat if noise mitigation measures are found to be necessary or warranted.

ProjectDox

Changemarks Report

Project Name: 19-140 Odyssey Homes Townhomes

Workflow Started: 03/05/2020 1:56 PM

Report Generated: 05/27/2020 02:14 PM

Cycle	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
1	False	Unresolved	City Planner		REMOVALS SHEET 2.pdf	CA	Restoration	All existing access points to Nowthen Blvd being eliminated shall be regraded to match existing ditch depth, slopes, and grades.	05/26/2020 2:53 PM	Chris Anderson	
1	False	Unresolved	City Planner		BUILDING ELEVATION SHEET 2.pdf	CA	Exterior Finish Materials	The north (side facing public street) and east (front) elevations must be updated to include 35% face brick, natural stone, or stucco (excluding door and window area from the calculation).	05/26/2020 2:34 PM	Chris Anderson	
1	False	Unresolved	City Planner		BUILDING ELEVATION SHEET 1.pdf	CA	Color Elevation	Provide a color rendering of the building(s).	05/26/2020 11:40 AM	Chris Anderson	
1	False	Unresolved	Civil Engineer II (Joe)		STORM-STREET SHEET 3.pdf	JJF	Street Tie-In	Replace Street Tie-in detail with STR-25, Street Patching Standards.	05/26/2020 9:15 AM	Joe Feriancek	
1	False	Unresolved	Civil Engineer II (Joe)		GRADING SHEET 2.pdf	JJF	Match Line	Adjust viewport in grading sheet 2 to show more of the proposed grading to the south, difficult to see the grading at the match line as shown.	05/26/2020 9:10 AM	Joe Feriancek	
1	False	Unresolved	Civil Engineer II (Joe)		GRADING SHEET 2.pdf	JJF	Standard Plate 40038	Add this to the plans, show the proposed orifices.	05/26/2020 9:10 AM	Joe Feriancek	

ProjectDox

Changemarks Report

1	False	Unresolved	Civil Engineer II (Joe)		GRADING SHEET 2.pdf	JJF	Perimeter Protection	Grading towards 146th Avenue, add protection at back of curb/edge of grading.	05/26/2020 9:10 AM	Joe Feriancek	
1	False	Unresolved	Civil Engineer II (Joe)		GRADING SHEET 2.pdf	JJF	Silt Fence	Call out silt fence and add to legend. For infiltration basin, silt fence after grading, call out note about no compaction within infiltration areas.	05/26/2020 9:10 AM	Joe Feriancek	
1	False	Unresolved	Civil Engineer II (Joe)		GRADING SHEET 2.pdf	JJF	Inlet Protection	Add note for inlet protection of CB's after installation.	05/26/2020 9:10 AM	Joe Feriancek	
1	False	Unresolved	Civil Engineer II (Joe)		GRADING SHEET 1.pdf	JJF	Trail Jog north side of exit	Is there a reason this jog cannot be made further from the intersection. This short jog is going to be difficult to plow.	05/26/2020 9:02 AM	Joe Feriancek	
1	False	Unresolved	Civil Engineer II (Joe)		GRADING SHEET 1.pdf	JJF	Grade Break between buildings	add the high point / grade break information for between the buildings. As shown some building are flat front to back.	05/26/2020 9:02 AM	Joe Feriancek	
1	False	Unresolved	Civil Engineer II (Joe)		SEWER-WATER SHEET 2.pdf	JJF	Service adjacent ot MH 102	Shift services north to get more seperation between water service and manhole.	05/26/2020 8:38 AM	Joe Feriancek	
1	False	Unresolved	Civil Engineer II (Joe)		SEWER-WATER SHEET 1.pdf	JJF	Wet Tap	Add detail for proposed wet tap.	05/26/2020 8:56 AM	Joe Feriancek	
1	False	Unresolved	Civil Engineer II (Joe)		SEWER-WATER SHEET 1.pdf	JJF	Services	Provide information for proposed services. Elevations, pipe size/length/slope/invert/stationing.	05/26/2020 8:56 AM	Joe Feriancek	

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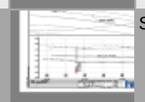
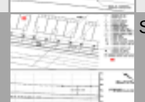
Changemarks Report

1	False	Unresolved	Civil Engineer II (Joe)		SEWER-WATER SHEET 1.pdf	JJF	Lots	Call out Lot and/or unit numbers.	05/26/2020 8:56 AM	Joe Feriancek	
1	False	Unresolved	Civil Engineer II (Joe)		SEWER-WATER SHEET 1.pdf	JJF	MH Label	Add Station information to label on sanitary structure profile labels.	05/26/2020 8:56 AM	Joe Feriancek	
1	False	Unresolved	Civil Engineer II (Joe)		SEWER-WATER SHEET 1.pdf	JJF	Profile	Call out if this profile is centerline profile.	05/26/2020 8:56 AM	Joe Feriancek	
1	False	Unresolved	Civil Engineer II (Joe)		SEWER-WATER SHEET 1.pdf	JJF	4" service into manhole 103	This service must fall into the trough in the bottom of the manhole,	05/26/2020 8:56 AM	Joe Feriancek	
1	False	Unresolved	Civil Engineer II (Joe)		SEWER-WATER SHEET 1.pdf	JJF	Watermain Note	Add watermain note, Watermain 6" or less class 53, 8" or greater class 52.	05/26/2020 8:56 AM	Joe Feriancek	
1	False	Unresolved	Civil Engineer II (Joe)		REMOVALS SHEET 1.pdf	JJF	Remove Striping	Highlight the areas of removal, call out striping type being removed.	05/26/2020 8:26 AM	Joe Feriancek	
1	False	Unresolved	Civil Engineer II (Joe)		DETAIL SHEET 1.pdf	JJF	Site Specific Typical Section	A site specific typical section is required. Use actuall prposed dimensions, show lot line distance, include trail as proposed on plans.	05/26/2020 8:11 AM	Joe Feriancek	
1	False	Unresolved	Civil Engineer II (Joe)		SWPPP PLAN.pdf	JJF	Add note for street sweeper	Sweeper must be available within 3 hours of notice from City. Tracking on CSAH 5 must be closely monitored at all times.	05/26/2020 8:07 AM	Joe Feriancek	
1	False	Unresolved	Civil Engineer II (Joe)		DETAIL SHEET 4.pdf	JJF	Pedestrian Ramp Grading Details	Add street names to make ramp location obvious.	05/26/2020 7:38 AM	Joe Feriancek	

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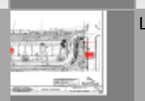
Changemarks Report

1	False	Unresolved	City Planner		REMOVALS SHEET 1.pdf	CA	Demolition Permit Required	A Demolition Permit must be obtained prior to removal of any buildings on the property.	05/12/2020 10:23 AM	Chris Anderson	
1	False	Unresolved	City Planner		LANDSCAPE SHEET 2.pdf	CA	Density Transitioning	Density Transitioning is required along the northern boundary (187 feet = 4 ornamental, 4 evergreen, and 4 overstory trees). Additional plantings shall be added in this area.	05/12/2020 10:30 AM	Chris Anderson	
1	False	Unresolved	City Planner		LANDSCAPE SHEET 2.pdf	CA	Storm Sewer Conflict	The Spring Snow Crabapple and 2 Austrian Pines should be relocated elsewhere on site. There is a storm sewer line proposed to run between these two buildings and the trees could conflict with that infrastructure.	05/12/2020 10:30 AM	Chris Anderson	
1	False	Unresolved	City Planner		GRADING SHEET 1.pdf	CA	Tree Save Fencing	Tree Save Fencing must be shown on all grading sheets. Tree save fencing shall be placed no closer to a tree or group of trees than the dripline. There shall be no disturbance of soil beyond the tree save fence.	05/12/2020 9:48 AM	Chris Anderson	
1	False	Unresolved	City Planner		LANDSCAPE SHEET 1.pdf	CA	Sod	Update this sheet to indicate where sod will be installed and areas where seed is proposed.	05/12/2020 9:44 AM	Chris Anderson	
1	False	Unresolved	City Planner		LANDSCAPE SHEET 1.pdf	CA	Shade Tolerant Options	Consider substituting in more shade tolerant options along the western boundary where there are existing trees that will cast some shade.	05/12/2020 9:44 AM	Chris Anderson	
1	False	Unresolved	City Planner		LANDSCAPE SHEET 1.pdf	CA	Labels	Add labels to the trees proposed along the road.	05/12/2020 9:44 AM	Chris Anderson	

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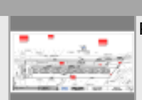
Changemarks Report

1	False	Unresolved	City Planner		LANDSCAPE SHEET 4.pdf	CA	Topsoil	City requires four (4) inches of topsoil over all disturbed areas not otherwise improved with impervious surfacing (e.g. buildings, driveways, walkways, etc.), excluding stormwater ponds. Topsoil shall contain not more than 35% sand content.	05/12/2020 9:23 AM	Chris Anderson	
1	False	Unresolved	City Planner		LANDSCAPE SHEET 4.pdf	CA	Irrigation System	Irrigation system must include a rain sensor and some form of water efficient technology such as a smart controller. Add this language to Planting Notes.	05/12/2020 9:23 AM	Chris Anderson	
1	False	Unresolved	City Planner		LANDSCAPE SHEET 4.pdf	CA	Shrub Size	Change Plant List to specify shrub size is at least 24" in height or width, depending on growth characterstics, at time of installation. This is noted in the Planing Notes, but must be reflected in the Plant List.	05/12/2020 9:23 AM	Chris Anderson	
1	False	Unresolved	City Planner		PRELIMINARY PLAT-SIMPLIFIED.pdf	CA	Details	Add the property description, legend, lot tabulations, notes etc. that are on top of the other Preliminary Plat sheet to this sheet so the info is all in one place without the underlying trees, contour lines, etc.	05/27/2020 2:06 PM	Chris Anderson	
1	False	Unresolved	City Planner		PRELIMINARY PLAT-SIMPLIFIED.pdf	CA	Bituminous Trail	This trail shall be extended to the intersection with 146th Ave. Must be shown on this sheet and all other applicable sheets. Bituminous trail shall be ten (10) feet in width.	05/27/2020 2:06 PM	Chris Anderson	

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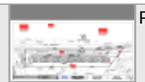
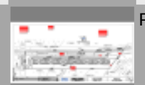
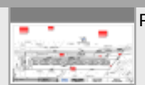
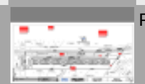
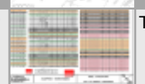
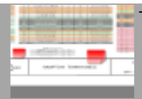
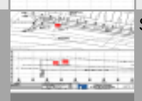
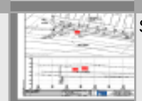
Changemarks Report

1	False	Unresolved	City Planner		PRELIMINARY PLAT-SIMPLIFIED.pdf	CA	Open Space	Add calculation of open space. Code requires at least 40% open space for use by the development's residents. At least 10% of that open space shall be identified as common space for the development.	05/27/2020 2:06 PM	Chris Anderson	
1	False	Unresolved	City Planner		PRELIMINARY PLAT-SIMPLIFIED.pdf	CA	Right of Access	Right of Access shall be dedicated to Anoka County for entire lenth of Nowthen Blvd, with the exception of the proposed right out access.	05/27/2020 2:06 PM	Chris Anderson	
1	False	Unresolved	City Planner		PRELIMINARY PLAT-SIMPLIFIED.pdf	CA	Turn Lanes	While the right out only access doesn't trigger any modifications to Nowthen Blvd, based on the feedback and public input received to this point, it is our recommendation that the plans be revised to incorporate northbound and southbound turn lanes on Nowthen Blvd at 146th Ave.	05/27/2020 2:06 PM	Chris Anderson	
1	False	Unresolved	City Planner		PRELIMINARY PLAT-SIMPLIFIED.pdf	CA	Building Setback Lines	Add building setback line(s) to this sheet and also the Density Transition Area 'buffer' width as well.	05/27/2020 2:06 PM	Chris Anderson	
1	False	Unresolved	City Planner		PRELIMINARY PLAT-SIMPLIFIED.pdf	CA	Setback Distance	What is this setback distance? Side yard setback for a building shall be at least 30 feet.	05/27/2020 2:06 PM	Chris Anderson	
1	False	Unresolved	City Planner		PRELIMINARY PLAT-SIMPLIFIED.pdf	CA	No Parking	Private road must be signed as No Parking	05/27/2020 2:06 PM	Chris Anderson	
1	False	Unresolved	Environmental Review		TREE INVENTORY SHEET 2.pdf	CA	Labels	What do the different color rows represent? Please add some sort of legend to clarify.	05/11/2020 3:33 PM	Chris Anderson	

ProjectDox

Changemarks Report

1	False	Unresolved	Environmental Review		TREE INVENTORY SHEET 2.pdf	CA	Summary Table	For quick glance and clarification, please add a summary table that shows what each color represents, how many DBH inches are included, and how many of those will be either saved or removed.	05/11/2020 3:33 PM	Chris Anderson	
1	False	Unresolved	Engineering Tech - Inspections (Logan)		SEWER-WATER SHEET 2.pdf	Logan Czech	Overlap	Water main should not run directly under storm sewer structures.	05/08/2020 10:44 AM	Logan Czech	
1	False	Unresolved	Engineering Tech - Inspections (Logan)		SEWER-WATER SHEET 1.pdf	Logan Czech	Storm Sewer Crossing	Show storm sewer crossings on elevation views of Sewer-Water pages	05/08/2020 10:41 AM	Logan Czech	
1	False	Unresolved	Engineering Tech - Inspections (Logan)		SEWER-WATER SHEET 1.pdf	Logan Czech	Insulation	If there is <2' of soil between storm sewer and water main at any crossing then show insulation between, per City of Ramsey Engineering Standards.	05/08/2020 10:41 AM	Logan Czech	
1	False	Unresolved	Engineering Tech - Inspections (Logan)		SEWER-WATER SHEET 1.pdf	Logan Czech	Overlap	Water main should not run directly under storm sewer structures.	05/08/2020 10:41 AM	Logan Czech	
1	False	Unresolved	Engineering Tech - Inspections (Logan)		STORM-STREET SHEET 1.pdf	Logan Czech	Storm Sewer Elevation	Show storm sewer in elevation view on Storm Sewer Pages	05/08/2020 10:32 AM	Logan Czech	
1	False	Unresolved	Engineering Tech - Inspections (Logan)		STORM-STREET SHEET 2.pdf	Logan Czech	Storm Grade	Is there no room to get these two storm pipes to have some grade change? Raise the inverts of CB 3,4 & STMH 5?	05/08/2020 10:23 AM	Logan Czech	

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

RESOLUTION #20-114

RESOLUTION APPROVING PRELIMINARY PLAT FOR HAMPTON HOMES

WHEREAS, Platinum Land LLC, hereafter referred to as "Developer", properly applied for Preliminary Plat approval of the legally described property in Exhibit A, attached hereto:

(the 'Subject Property'); and

WHEREAS, the Subject Property is currently zoned R-2 Residential (Medium Density), is guided as Medium Density Residential in the Comprehensive Plan, and is approximately 5.5 acres in size; and

WHEREAS, the Planning Commission considered the sketch plan for Hampton Homes (formerly known as Odyssey Homes) at its meeting on January 2, 2020 and again on February 6, 2020; and

WHEREAS, the City Council considered the sketch plan for Hampton Homes (formerly known as Odyssey Homes) at its meeting on January 14, 2020; and

WHEREAS, the City has received an Application for Preliminary Plat approval on May 1, 2020; and

WHEREAS, the Planning Commission considered the Preliminary Plat for Hampton Homes at its meeting on June 4, 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 for Hampton Homes contingent upon the following conditions
    a. Conformance with Staff Review and approval of plans by the City Engineer.
    b. Completion of a noise study and incorporation of any identified mitigation elements.
    c. Incorporation of northbound and southbound turn lanes on Nowthen Boulevard NW at 146th Ave.
    d. Stormwater Approval by the Lower Rum River Watershed Management Organization.

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 23rd day of June, 2020.

_____
Mayor

ATTEST:

_____

City Clerk

Exbibit A
Legal Description

That part of the Southwest Quarter of the Northwest Quarter of Section 25, Township 32, Range 25, Anoka County, Minnesota described as follows: Commencing at the west quarter corner of said section, thence north 90 degrees east along south line of said quarter 829.6 feet, thence north 30 degrees 49 minutes, 30 seconds west 401.96 feet, thence north 29 degrees, 55 minutes 10 seconds west 214.2 feet to point of beginning, thence continue north 29 degrees 55 minutes 10 seconds west 288.37 feet, thence north 60 degrees 04 minutes 50 seconds east 247.03 feet more or less to centerline of CSAH No 5, thence south 29 degrees 55 minutes 10 seconds east along said centerline 416.97 feet, thence south 87 degrees 34 minutes 50 seconds west 278.5 feet more or less to point of beginning except roads subject to easement of record

-and-

That part of Southwest Quarter of Northwest Quarter of Section 25, Township 32, Range 25, Anoka County, Minnesota described as follows: commencing at the west quarter corner of said section, thence east along south line of said quarter quarter 829.6 feet, thence north 30 degrees 49 minutes 30 seconds west 401.96 feet, thence north 29 degrees 55 minutes 10 seconds west 37.2 feet to point of beginning, thence continue north 29 degrees 55 minutes 10 seconds west 177 feet, thence north 87 degrees 34 minutes 50 seconds east 278.5 feet more or less to centerline of CSAH No 5, thence south 29 degrees 55 minutes 10 seconds east along said centerline 177 feet, thence south 87 degrees 34 minutes 50 seconds west 278.5 feet more or less to point of beginning, except road, subject to easement of record.

-and-

Unplatted Ramsey Township that part of the Southwest Quarter of the Northwest Quarter of Section 25, Township 32, Range 25 Anoka County, Minnesota described as follows: Commencing at the west quarter corner of said section 25, thence north 90 degrees 00 minutes east along the southerly line of said Northwest Quarter a distance of 829.6 feet to the actural point of beginning, thence north 30 degrees 49 minutes 30 seconds west a distance of 401.96 feet, thence north 87 degrees 34 minutes 50 seconds east a distance of 278.5 feet more or less to the centerline of County State Aid Highway No 5, thence southeasterly along the centerline of said Highway No 5 a distance of 430.2 feet more or less to said southerly line of Northwest Quarter, thence westerly along said souther ly line a distance of 310.0 feet more or less to the point of beginning subject to County State Aid Highway No 5

-and-

Outlot E Wood Pond Hills

Regular Planning Commission **6. 3.**

Meeting Date: 06/04/2020

By: Chloe McGuire Brigl, Community Development

Information

Title:

PUBLIC HEARING: Consider Resolution #20-115 Approving a Site Plan and Conditional Use Permit for Cobblestone Hotel

Purpose/Background:

The purpose of this case is to review an application for Site Plan Approval and a Conditional Use Permit (the "Application") to vary from signage requirements related to Cobblestone Hotel on the property generally known as Outlot A, Stonebrook Academy. The property is located directly to the west of 7800 Sunwood Dr NW (the "Subject Property") and includes a planned hotel with ground level restaurant. The Application was made by Ramsey Hotel LLC to construct a Cobblestone Hotel (the "Applicant").

Notification:

Notifications of this proposal were sent via Standard US Mail to Property Owners within 700 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.

Observations/Alternatives:

Summary

The Applicant has proposed a 9,236 square foot hotel with a restaurant on the main floor and 60 hotel rooms/suites. The proposed site is approximately 1.51 acres

Site Plan

The Subject Property is in the COR, within the COR-2 Sub-District. The COR is a flexible, mixed-use area where there are not traditional setbacks, but instead buildings are pushed up to the property lines. There is high importance put on form, including architecture, as opposed to traditional setbacks and coverage maximums. The hotel appears to generally meet the requirements of the COR-2 Sub-District.

- Analysis: The COR-2 Sub-District guidelines are generally met. Staff requested increased articulation on the side elevations of the building to increase the architecture of the building. Other staff comments were minor.

Parking

The Applicant has proposed 72 parking stalls. The City Code requires 38 spaces for the restaurant and does not specify a number of parking stalls for the hotel, but apartments are required 1 - 2 spaces per unit. The Applicant has stated that they typically park at a ratio of 1 stall per room, which would be 60 parking stalls.

- Analysis: Staff is a bit concerned that the site may be under-parked, but with the shared parking, street parking available, and proximity to the shopping center, Staff is not concerned that residents will be able to find parking if they want to visit the restaurant. It is also likely that the restaurant guests will overlap heavily with those staying in the hotel.

Signage

The Applicant has requested relief, via a Conditional Use Permit (CUP) for building signage. There are four (4) proposed hotel wall signs, one on each side of the building. Each sign is approximately 140 square feet in area. The front facade of the building is 6,962 square feet and 15% of that is 1,044 square feet. The total square footage of the

proposed hotel wall signage is less than the percent of allowed signage by City Code (maximum of 15% of the area of the front facade); however, the Code states that 50% of the total wall signage must be on the front facade. The proposed signage does not have 50% on the front facade, but instead is evenly distributed on each elevation.

- Analysis: The Applicant has requested no additional signage, but redistribution of signage. Staff can be supportive of this, but has recommended some additional articulation on the sides of the buildings to offset the look of signage. Staff believes the hotel is a positive addition to the Community and supports our Planning and Economic Development goals.

Code Sections
This case is being reviewed under the COR Design Framework, which is available on the Cit's website and adopted by the City Code.

Funding Source:
The Applicant is responsible for all costs associated with this request.

Recommendation:
Staff Recommends adoption of Resolution #20-115 Approving a Site Plan and Conditional Use Permit for Cobblestone Hotel

Action:
Motion to recommend the City Council adopt Resolution #20-115 approving site plan and conditional use permit for Cobblestone Hotel.

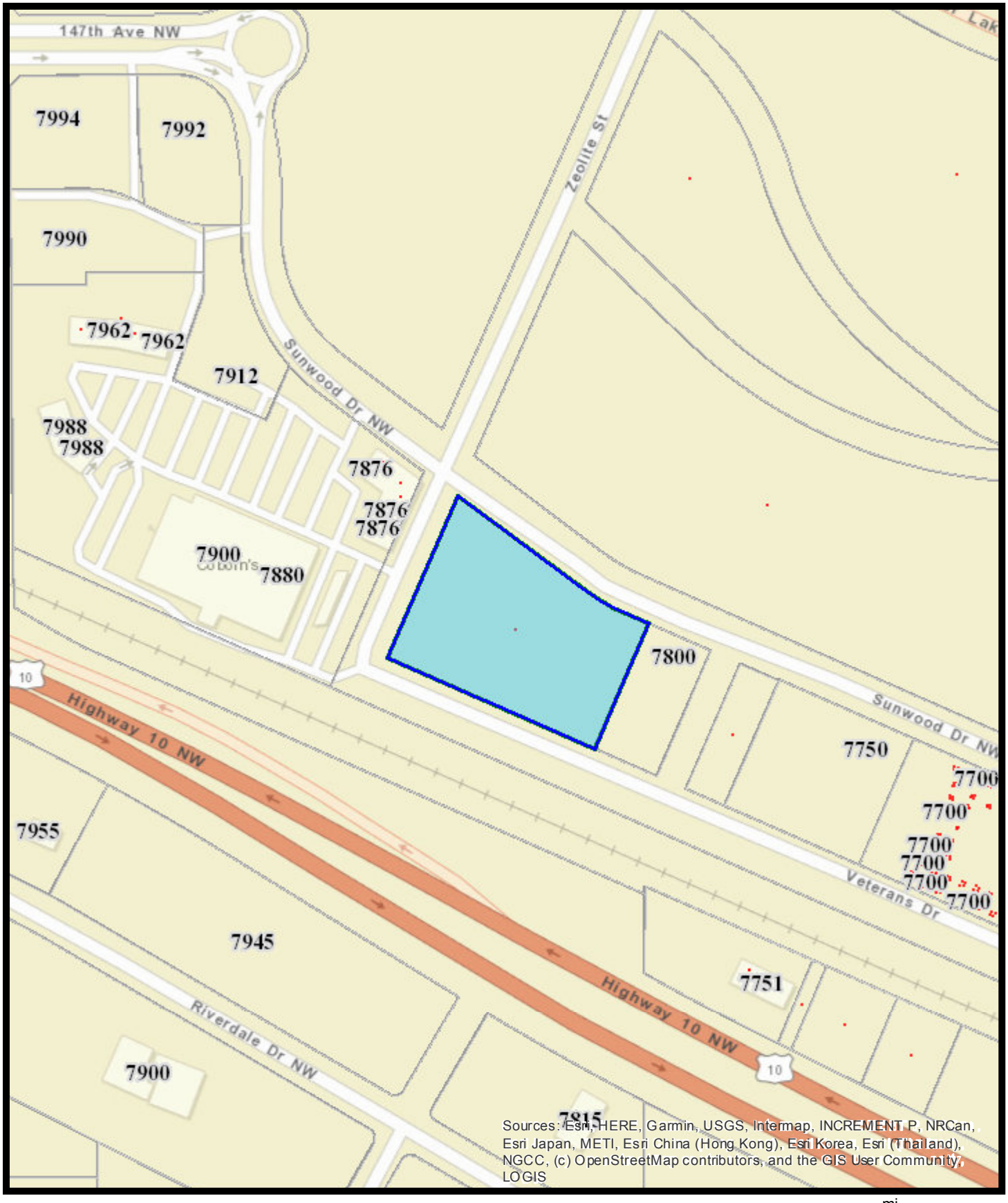
Attachments

Site Location Map
Plans
Proposed Rendering/Architecture
Landscape Report
Staff Comments
Application
Resolution #20-115

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	05/28/2020 01:30 PM
Form Started By: Chloe McGuire Brigl		Started On: 05/27/2020 11:24 AM
Final Approval Date: 05/28/2020		

Site Location Map



COBBLESTONE
HOTEL & SUITES

COBBLESTONE
HOTEL & SUITES

COBBLESTONE
HOTEL & SUITES

COBBLESTONE
HOTEL & SUITES
COBBLESTONE
HOTEL & SUITES
WISSOTA CHOPHOUSE

PROPOSED HOTEL FOR:
COBBLESTONE HOTEL AND SUITES
RAMSEY, MINNESOTA

LEGEND

- 000.00 — PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)
- 000.00 EG — EXISTING GRADE SPOT ELEVATIONS
- 000.00 BG / 000.00 FG — PROPOSED SPOT ELEVATIONS (REFERENCE R-WALL DETAIL) BG=FINISHED GRADE AT BACK OF WALL, FG=FINISHED GRADE AT FRONT OF WALL
- 000.00 TC / 000.00 BC — PROPOSED SPOT ELEVATIONS (TOP OF CURB, BOTTOM OF CURB)
- 000.00 TW / 000.00 BW — PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK)
- PROPOSED WATER VALVE IN BOX
- PROPOSED STORM CATCH BASIN — ST CB
- PROPOSED STORM FIELD INLET — ST FI
- PROPOSED STORM CURB INLET — ST CI
- PROPOSED DRAINAGE FLOW
- PROPOSED APRON ENDWALL
- PROPOSED HANDICAP PARKING STALL
- ST — PROPOSED STORM SEWER AND MANHOLE — ST MH
- SA — PROPOSED SANITARY SEWER AND MANHOLE — SAN MH
- W — PROPOSED WATER LINE AND HYDRANT
- PROPOSED CURB AND GUTTER
- 800 — PROPOSED GROUND CONTOUR

GENERAL PROJECT NOTES

1. ALL DRIVEWAYS AND CURB CUTS TO BE CONSTRUCTED ACCORDING TO LOCAL ORDINANCES. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL WORK IN ROW PERMITS.

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN MINNESOTA
CALL GOPHER STATE ONE CALL 1—800—252—1166

PLAN SPECIFICATIONS (BASED ON CSI FORMAT)

DIVISION 31 EARTH WORK

31 10 00 SITE CLEARING (DEMOLITION)

A. GOPHER STATE ONE CALL SHALL BE CONTACTED AND ALL UTILITIES SHALL BE LOCATED BEFORE STARTING SITE DEMOLITION. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR PRIVATE UTILITY LOCATES. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.

B. DEMOLITION PLAN IS AN OVERVIEW OF DEMOLITION TO TAKE PLACE ON SITE. CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS PRIOR TO BIDDING. CONTRACTOR SHALL REMOVE, REPLACE, OR DEMOLISH ALL ITEMS AS NEEDED DURING CONSTRUCTION.

C. CONTRACTOR TO PROTECT EXISTING IMPROVEMENTS THAT ARE SCHEDULED TO REMAIN. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED AT CONTRACTORS EXPENSE.

D. ALL CONCRETE NOTED TO BE REMOVED SHALL BE REMOVED TO THE NEAREST CONTROL JOINT.

31 20 00 EARTH MOVING

A GOPHER STATE ONE CALL SHALL BE CONTACTED AND ALL UTILITIES SHALL BE LOCATED BEFORE STARTING SITE DEMOLITION. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR PRIVATE UTILITY LOCATES. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.

B. PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT FOR ALL EXCAVATION, GRADING, FILL AND BACKFILL WORK AS REQUIRED TO COMPLETE THE GENERAL CONSTRUCTION WORK. ALL EXCAVATION AND BACKFILL FOR ELECTRICALS AND MECHANICALS ARE THE RESPONSIBILITY OF THE RESPECTIVE CONTRACTOR.

C. ALL ORGANIC TOPSOIL INSIDE THE BUILDING AREA, UNDER PAVED AREAS, AND AT SITE FILL AREAS SHALL BE REMOVED. PROOF ROLL SUBGRADES BEFORE PLACING FILL WITH HEAVY PNEUMATIC-TIRED EQUIPMENT, SUCH AS A FULLY-LOADED TANDEM AXLE DUMP TRUCK, TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING. CONTRACTOR SHALL VERIFY SOIL DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REVIEW AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ACCOUNT FOR EXISTING CONDITIONS PRIOR TO SUBMITTING BID FOR THE PROJECT. EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE DIRECTED IN THE PLANS OR BY LOCAL ZONING REQUIREMENTS.

D. PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED ELEVATIONS. UNIFORMLY MOISTEN OR AERATE SUBGRADE AND EACH SUBSEQUENT FILL OR BACKFILL LAYER BEFORE COMPACTION AS RECOMMENDED TO ACHIEVE SPECIFIED DRY DENSITY. REMOVE AND REPLACE, OR SCARIFY AND AIR DRY, OTHERWISE SATISFACTORY SOIL MATERIAL THAT IS TOO WET TO COMPACT TO SPECIFIED DRY DENSITY.

E. PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.

F. COMPACT THE SOIL TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D 698, STANDARD PROCTOR TEST. FILL MAY NOT BE PLACED ON FROZEN GROUND AND NO FROZEN MATERIALS MAY BE USED FOR BACK FILL. APPLY THE MORE STRINGENT REQUIREMENTS WHEN COMPARING BETWEEN THE FOLLOWING AND THE GEOTECHNICAL REPORT.
1. UNDER FOUNDATIONS - SUBGRADE, AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 98 PERCENT.
2. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS MORE THAN 3 FEET BELOW THE SLAB - PLACE A DRAINAGE COURSE LAYER OF 3/4" CRUSHED STONE, WITH 5% TO 12% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.
3. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS WITHIN 3 FEET OF THE SLAB SURFACE- PLACE A DRAINAGE COURSE LAYER OF CLEAN 3/4" CRUSHED STONE, WITH NO MORE THAN 5% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.
4. UNDER EXTERIOR CONCRETE AND ASPHALT PAVEMENTS - COMPACT THE SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
5. UNDER WALKWAYS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
6. UNDER LAWN OR UNPAVED AREAS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 85 PERCENT.

G. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS. IT IS SUGGESTED THAT THE GEOTECHNICAL FIRM USED TO PERFORM THE SUBSURFACE SOIL INVESTIGATION BE ENGAGED FOR THE FIELD QUALITY CONTROL TESTS. THE GEOTECHNICAL REPORT WAS PERFORMED BY TBD.

H. ALLOW THE TESTING AGENCY TO TEST AND INSPECT SUBGRADES AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBSEQUENT EARTHWORK ONLY AFTER TEST RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS. PROVIDE ONE TEST FOR EVERY 2000 SQUARE FEET OF PAVED AREA OR BUILDING SLAB, ONE TEST FOR EACH SPREAD FOOTING, AND ONE TEST FOR EVERY 50 LINEAR FEET OF WALL STRIP FOOTING.

I. WHEN THE TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL TO DEPTH REQUIRED; RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.

J. THE BUILDING SITE SHALL BE GRADED TO PROVIDE DRAINAGE AWAY FROM THE BUILDING AS INDICATED ON THE PLANS. SITE EARTHWORK SHALL BE GRADED TO WITHIN 0.10' OF REQUIRED EARTHWORK ELEVATIONS ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE GRADING PLAN.

31 30 00 EROSION CONTROL/STORMWATER MANAGEMENT

A. THE GRADING PLAN REFLECTS 65,700 SF (1.51 ACRES) OF DISTURBED AREA. DESIGN ENGINEER SHALL PREPARE A STORMWATER MANAGEMENT PLAN AND FILE A PERMIT WITH THE MPCA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE MONITORING, MAINTENANCE, AND PROCEDURAL REQUIREMENTS OF MPCA AND THE STORMWATER MANAGEMENT PLANS.

B. THE CONTRACTOR SHALL KEEP THE PERMIT, APPROVED EROSION CONTROL AND STORMWATER MANAGEMENT PLANS, AND PLAN AMENDMENTS ON THE CONSTRUCTION SITE AT ALL TIMES UNTIL PERMIT COVERAGE IS TERMINATED.

C. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL EROSION CONTROL PERMITS.

D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE MONITORING, MAINTENANCE, AND REPORTING REQUIREMENTS OF THE PERMIT. INSPECTIONS OF IMPLEMENTED EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MUST AT A MINIMUM BE INSPECTED EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A PRECIPITATION EVENT OF 0.5" OR MORE. A PRECIPITATION EVENT MAY BE CONSIDERED TO BE THE TOTAL AMOUNT OF PRECIPITATION RECORDED IN ANY CONTINUOUS 24-HOUR PERIOD. THE CONTRACTOR SHALL REPAIR OR REPLACE EROSION AND SEDIMENT CONTROL AS NECESSARY WITHIN 24 HOURS OF AN INSPECTION OR AFTER A DEPARTMENT NOTIFICATION WHERE REPAIR OR REPLACEMENT IS REQUESTED.

E. THE CONTRACTOR SHALL MAINTAIN, AT THE CONSTRUCTION SITE, WEEKLY WRITTEN REPORTS OF ALL INSPECTIONS CONDUCTED. USE MPCA PERMIT FORMS. WEEKLY INSPECTION REPORTS SHALL INCLUDE ALL OF THE FOLLOWING:
1. THE DATE, TIME, AND EXACT LOCATION OF THE CONSTRUCTION SITE INSPECTION.
2. THE NAME OF THE INDIVIDUAL WHO PERFORMED THE INSPECTION.
3. AN ASSESSMENT OF THE CONDITION OF THE EROSION AND SEDIMENT CONTROLS.
4. A DESCRIPTION OF ANY EROSION AND SEDIMENT CONTROL IMPLEMENTATION AND MAINTENANCE PERFORMED.
5. A DESCRIPTION OF THE PRESENT PHASE OF LAND DISTURBING CONSTRUCTION ACTIVITY AT THE CONSTRUCTION SITE.
6. AN OBSERVATION OF A DISCHARGE OFF THE SITE.

F. EROSION AND SEDIMENT CONTROL IMPLEMENTED DURING CONSTRUCTION SHALL STRICTLY COMPLY WITH THE GUIDELINES AND REQUIREMENTS SET FORTH IN MPCA STORMWATER MANUAL. TECHNICAL STANDARDS PUBLISHED BY THE MINNESOTA STORMWATER MANUAL SHALL ALSO BE UTILIZED TO IMPLEMENT THE REQUIRED EROSION CONTROL STANDARDS. THE METHODS AND TYPES OF EROSION CONTROL WILL BE DEPENDENT ON THE LOCATION AND TYPE OF WORK INVOLVED. ALL SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION, AND INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL. BELOW IS A LIST OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES TO ACHIEVE THE PERFORMANCE STANDARDS REQUIRED.

1. SILT FENCE SHALL BE PLACED ON SITE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. SILT FENCE SHALL ALSO BE PROVIDED AROUND THE PERIMETER OF ALL SOIL STOCKPILES. FOLLOW PROCEDURES FOUND IN MINNESOTA STORMWATER MANUAL.
2. STONE TRACKING PADS SHALL BE PLACED AT ALL CONSTRUCTION SITE ENTRANCES AND SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE CONSTRUCTION SITE. SEE THE EROSION CONTROL PLAN FOR LOCATIONS. THE AGGREGATE USED SHALL BE 1-1/2 TO 3 INCH CLEAR OR WASHED STONE, AND SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK. THE STONE SHALL BE UNDERLAIN WITH GEOTEXTILE FABRIC. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT, AND SHALL BE A MINIMUM OF 50 FEET LONG. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FOLLOW PROCEDURES FOUND IN MINNESOTA STORMWATER MANUAL.
3. STORM DRAIN INLET PROTECTION SHALL BE PROVIDED FOR ALL NEW AND DOWNSTREAM STORM CATCH BASINS AND CURB INLETS. PROTECTION SHOULD BE PROVIDED AND SHALL BE IN CONFORMANCE WITH MINNESOTA STORMWATER MANUAL.
4. DUST CONTROL MEASURES SHALL BE PROVIDED TO REDUCE OR PREVENT THE SURFACE AND AIR TRANSPORT OF DUST DURING CONSTRUCTION. CONTROL MEASURES INCLUDE APPLYING MULCH AND ESTABLISHING VEGETATION, WATER SPRAYING, SURFACE ROUGHENING, APPLYING POLYMERS, SPRAY-ON TACKIFIERS, CHLORIDES, AND BARRIERS. SOME SITES MAY REQUIRE AN APPROACH THAT UTILIZES A COMBINATION OF MEASURES FOR DUST CONTROL. FOLLOW PROCEDURES FOUND IN MINNESOTA STORMWATER MANUAL.
5. THE USE, STORAGE, AND DISPOSAL OF CHEMICALS, CEMENT, AND OTHER COMPOUNDS AND MATERIALS USED ON SITE SHALL BE MANAGED DURING THE CONSTRUCTION PERIOD TO PREVENT THEIR TRANSPORT BY RUNOFF INTO WATERS OF THE STATE.
6. CONTRACTOR SHALL PROVIDE AN OPEN AGGREGATE CONCRETE TRUCK WASHOUT AREA ON SITE. CONTRACTOR TO ENSURE THAT CONCRETE WASHOUT SHALL BE CONTAINED TO THIS DESIGNATED AREA AND NOT BE ALLOWED TO RUN INTO STORM INLETS OR INTO THE OVERLAND STORMWATER DRAINAGE SYSTEM. WASHOUT AREA SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.
7. TEMPORARY SITE RESTORATION SHALL TAKE PLACE IN DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 7 DAYS AND REQUIRES VEGETATIVE COVER FOR LESS THAN ONE YEAR. THIS TEMPORARY SITE RESTORATION REQUIREMENT ALSO APPLIES TO SOIL STOCKPILES THAT EXIST FOR MORE THAN 7 DAYS. PERMANENT RESTORATION APPLIES TO AREAS WHERE PERENNIAL VEGETATIVE COVER IS NEEDED TO PERMANENTLY STABILIZE AREAS OF EXPOSED SOIL. PERMANENT STABILLIZATION SHALL OCCUR WITHIN 3 WORKING DAYS OF FINAL GRADING. TOPSOIL, SEED, AND MULCH SHALL BE IN GENERAL CONFORMANCE WITH THE MINNESOTA STORMWATER MANUAL AND SHALL MEET THE SPECIFICATIONS FOUND IN THE LANDSCAPING AND SITE STABILIZATION SECTION OF THIS CONSTRUCTION DOCUMENT. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR FINAL STABILIZATION MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
8. IF SITE DEWATERING IS REQUIRED TO REMOVE SEDIMENT FROM CONSTRUCTION SITE STORMWATER PRIOR TO DISCHARGING OFF-SITE OR TO WATERS OF THE STATE, FOLLOW PROCEDURES FOUND IN MINNESOTA STORMWATER MANUAL AND PROVISION OUTLINED IN GEOTECHNICAL REPORT.
9. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH WORKING DAY. FLUSHING SHALL NOT BE ALLOWED.

G. ALL EROSION CONTROL DEVICES SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD. MAINTENANCE SHALL BE PERFORMED PER MINNESOTA STORMWATER MANUAL REQUIREMENTS.

H. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE AREA(S) SERVED HAVE ESTABLISHED VEGETATIVE COVER

I. ONCE THE CONSTRUCTION SITE HAS BEEN FULLY STABILIZED AND TEMPORARY EROSION CONTROL BEST MANAGEMENT PRACTICES HAVE BEEN REMOVED, THE CONTRACTOR SHALL FILE A CONSTRUCTION NOTICE OF TERMINATION WITH THE MPCA.

J. AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL GIVE THE OWNER COPIES OF THE EROSION CONTROL AND STORM WATER MANAGEMENT PLANS, AMENDMENTS TO PLANS, SUPPORTING PLAN DATA, AND CONSTRUCTION SITE EROSION CONTROL INSPECTION REPORTS. THE OWNER SHALL RETAIN THESE FOR A PERIOD OF 3 YEARS FROM THE DATE OF TERMINATION OF PERMIT COVERAGE UNDER MPCA REQUIREMENTS.

K. ALL POST CONSTRUCTION STORMWATER MANAGEMENT BEST MANAGEMENT PRACTICES SHALL BE CONSTRUCTED BEFORE THE SITE HAS UNDERGONE FINAL STABILIZATION.

DIVISION 32 EXTERIOR IMPROVEMENTS

32 10 00 AGGREGATE BASE & ASPHALT PAVEMENT

H. CONTRACTOR TO PROVIDE COMPACTED AGGREGATE BASE TYPE AND DEPTH AS INDICATED ON THE PLANS. ALL AGGREGATE PROVIDED MUST COMPLY WITH MNDOT SPECIFICATION SECTION 3138, CLASS 5, 6, OR 7C MATERIALS SUCH THAT THE PERCENT CRUSHED MATERIAL WITHIN THE AGGREGATE IS NO LESS THAN 20 PERCENT.

I. CONTRACTOR TO PROVIDE HOT MIX ASPHALT PAVEMENT TYPES AND DEPTHS AS INDICATED BELOW. MATERIALS TO MEET REQUIREMENTS OF MNDOT SPECIFICATION 2360, TYPE SP (VERIFY W/ SOILS REPORT):

STANDARD ASPHALT PAVING
SEE SHEET C1.2

J. CONTRACTOR TO COMPACT THE AGGREGATE BASE, ASPHALT BINDER COURSE, AND ASPHALT SURFACE COURSE TO AN AVERAGE DENSITY PER MNDOT SPECIFICATIONS

K. HOT MIX ASPHALT CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF GEOTECHNICAL REPORT OR CONSTRUCTION DOCUMENTS.

L. CONTRACTOR TO PROVIDE 4" WIDE WHITE PAINTED STRIPING FOR PARKING STALLS, TRAFFIC LANES, AND NO PARKING AREAS. WHITE PAINT MARKINGS SHALL ALSO BE PROVIDED FOR H.C. ACCESSIBLE SYMBOLS, TRAFFIC ARROWS, AND TRAFFIC MESSAGES.

32 20 00 CONCRETE AND AGGREGATE BASE

A. CONTRACTOR TO PROVIDE COMPACTED AGGREGATE BASE TYPE AND DEPTH AS INDICATED ON THE PLANS. ALL AGGREGATE PROVIDED MUST COMPLY WITH MNDOT SPECIFICATION SECTION 3138, CLASS 5, 6, OR 7C MATERIALS SUCH THAT THE PERCENT CRUSHED MATERIAL WITHIN THE AGGREGATE IS NO LESS THAN 20 PERCENT.

B. DESIGN AND CONSTRUCTION OF ALL CAST-IN-PLACE CONCRETE WORK SHALL CONFORM TO ACI 318 BUILDING CODE AND CRSI MANUAL OF STANDARD PRACTICE.

C. EXTERIOR CONCRETE FLAT WORK CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF THE GEOTECHNICAL REPORT OR THIS SPECIFICATION. CONCRETE FLAT WORK CONSTRUCTION IS AS FOLLOWS:

1. SIDEWALK/ PATIO CONCRETE - 4" OF CONCRETE OVER 4" OF 3/4" CRUSHED AGGREGATE BASE. CONTRACTION JOINTS SHALL CONSIST OF 1/8" WIDE BY 1" DEEP TOOLED JOINT WHERE INDICATED ON THE PLANS.
2. DUMPSTER PAD CONCRETE AREAS - 5" OF CONCRETE WITH FIBER MESH OVER 4" OF 3/4" CRUSHED AGGREGATE BASE.

D. DESIGN MIXES SHALL BE IN ACCORDANCE WITH ASTM C94
1. STRENGTH TO BE MINIMUM OF 4,000 PSI AT 28 DAYS FOR EXTERIOR CONCRETE.
2. SLUMP SHALL NOT EXCEED 4" FOR EXTERIOR CONCRETE SLABS
3. SLUMP SHALL BE 2.5" OR LESS FOR SLIP-FORMED CURB AND GUTTER
4. SLUMP SHALL BE BETWEEN 1.5" TO 3" FOR NON SLIP-FORMED CURB AND GUTTER.
5. ALL EXTERIOR CONCRETE SHALL BE AIR ENTRAINED WITH 4% TO 7% AIR CONTENT. NO OTHER ADMIXTURES SHALL BE USED WITHOUT APPROVAL OF EXCEL ENGINEERING, INC. CALCIUM CHLORIDE SHALL NOT BE USED.
6. MAXIMUM AGGREGATE SIZE FOR ALL EXTERIOR CONCRETE SHALL BE 0.75 INCHES.

E. ALL EXTERIOR MECHANICAL EQUIPMENT CONCRETE PADS SHALL BE SIZED AND DESIGNED BY THE EQUIPMENT SUPPLIER.

F. CONCRETE SLABS SHALL HAVE CONSTRUCTION JOINTS OR SAW CUT JOINTS PLACED AS INDICATED ON THE PLANS. SAWCUTS TO BE DONE AS SOON AS POSSIBLE, BUT NO LATER THAN 24 HOURS AFTER CONCRETE IS PLACED. CONCRETE CURB AND GUTTER JOINTING SHALL BE PLACED EVERY 10' OR CLOSER (6' MIN.). ALL EXTERIOR CONCRETE SLABS SHALL HAVE A LIGHT BROOM FINISH UNLESS NOTED OTHERWISE. ALL CONCRETE IS TO BE CURED FOR 7 DAYS. EXTERIOR CONCRETE SHALL BE SEPARATED FROM BUILDINGS WITH CONTINUOUS 0.5 INCH FIBER EXPANSION JOINT AND/OR 0.25 INCH FIBER EXPANSION JOINT AT DECORATIVE MASONRY UNITS.

G. ALL REINFORCING BARS SHALL BE ASTM A615 GRADE 60. THICKNESS OF CONCRETE COVER OVER REINFORCEMENT SHALL BE NOT LESS THAN 3" WHERE CONCRETE IS DEPOSITED AGAINST THE GROUND WITHOUT THE USE OF FORMS AND NOT LESS THAN 1.5" IN ALL OTHER LOCATIONS. ALL REINFORCING SHALL BE LAPPED 36 DIAMETERS FOR UP TO #6 BARS, 60 DIAMETERS FOR #7 TO #10 BARS OR AS NOTED ON THE DRAWINGS AND EXTENDED AROUND CORNERS WITH CORNER BARS. PLACING AND DETAILING OF STEEL REINFORCING AND REINFORCING SUPPORTS SHALL BE IN ACCORDANCE WITH CRSI AND ACI MANUAL AND STANDARD PRACTICES. THE REINFORCEMENT SHALL NOT BE PAINTED AND MUST BE FREE OF GREASE/OIL, DIRT OR DEEP RUST WHEN PLACED IN THE WORK. ALL WELDED WIRE FABRIC SHALL MEET THE REQUIREMENTS OF ASTM A 185. WELDED WIRE FABRIC SHALL BE PLACED 2" FROM TOP OF SLAB, UNLESS INDICATED OTHERWISE.

H. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO SAMPLE MATERIALS, PERFORM TESTS, AND SUBMIT TEST REPORTS DURING CONCRETE PLACEMENT. TESTS WILL BE PERFORMED ACCORDING TO ACI 301. CAST AND LABORATORY CURE ONE SET OF FOUR STANDARD CYLINDERS FOR EACH COMPOSITE SAMPLE FOR EACH DAY'S POUR OF EACH CONCRETE MIX EXCEEDING 5 CU. YD., BUT LESS THAN 25 CU. YD., PLUS ONE SET FOR EACH ADDITIONAL 50 CU. YD. OR FRACTION THEREOF. PERFORM COMPRESSIVE STRENGTH TESTS ACCORDING TO ASTM C 39. TEST TWO SPECIMENS AT 7 DAYS AND TWO SPECIMENS AT 28 DAYS. PERFORM SLUMP TESTING ACCORDING TO ASTM C 143. PROVIDE ONE TEST AT POINT OF PLACEMENT FOR EACH COMPOSITE SAMPLE, BUT NOT LESS THAN ONE TEST FOR EACH DAY'S POUR OF EACH CONCRETE MIX. PERFORM ADDITIONAL TESTS WHEN CONCRETE CONSISTENCY APPEARS TO CHANGE.

I. PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES. IN HOT, DRY, AND WINDY WEATHER, APPLY AN EVAPORATION-CONTROL COMPOUND ACCORDING TO MANUFACTURER'S INSTRUCTIONS AFTER SCREEDING AND BULL FLOATING, BUT BEFORE POWER FLOATING AND TROWELLING.

J. LIMIT MAXIMUM WATER-CEMENTITIOUS RATIO OF CONCRETE EXPOSED TO FREEZING, THAWING AND DEICING SALTS TO 0.45.

K. TEST RESULTS WILL BE REPORTED IN WRITING TO THE DESIGN ENGINEER, READY-MIX PRODUCER, AND CONTRACTOR WITHIN 24 HOURS AFTER TESTS. REPORTS OF COMPRESSIVE STRENGTH TESTS SHALL CONTAIN THE PROJECT IDENTIFICATION NAME AND NUMBER, DATE OF CONCRETE PLACEMENT, NAME OF CONCRETE TESTING SERVICE, CONCRETE TYPE AND CLASS, LOCATION OF CONCRETE BATCH IN STRUCTURE, DESIGN COMPRESSIVE STRENGTH AT 28 DAYS, CONCRETE MIX PROPORTIONS AND MATERIALS, COMPRESSIVE BREAKING STRENGTH, AND TYPE OF BREAK FOR BOTH 7-DAY TESTS AND 28-DAY TESTS.

L. ALL CONCRETE FLAT WORK SURFACES AND CONCRETE CURB FLOWLINES SHALL BE CONSTRUCTED TO WITHIN 0.05' OF DESIGN SURFACE AND FLOWLINE GRADES ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE DESIGN PLANS.

M. CONTRACTOR TO PROVIDE 4" WIDE WHITE PAINTED STRIPING FOR PARKING STALLS, TRAFFIC LANES, AND NO PARKING AREAS.

32 30 00 LANDSCAPING AND SITE STABILIZATION

A. TOPSOIL: CONTRACTOR TO PROVIDE A MINIMUM OF 6' OF TOPSOIL FOR ALL DISTURBED OPEN AREAS. REUSE SURFACE SOIL STOCKPILED ON SITE AND SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN QUANTITIES ARE INSUFFICIENT. PROVIDE SOIL ANALYSIS BY A QUALIFIED SOIL TESTING LABORATORY AS REQUIRED TO VERIFY THE SUITABILITY OF SOIL TO BE USED AS TOPSOIL AND TO DETERMINE THE NECESSARY SOIL AMENDMENTS. TEST SOIL FOR PRESENCE OF ATRAZINE AND INFORM EXCEL ENGINEERING, INC. IF PRESENT PRIOR TO BIDDING PROJECT. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 8, CONTAIN A MINIMUM OF 5 PERCENT ORGANIC MATERIAL CONTENT, AND SHALL BE FREE OF STONES 1 INCH OR LARGER IN DIAMETER. ALL MATERIALS HARMFUL TO PLANT GROWTH SHALL ALSO BE REMOVED.

TOPSOIL INSTALLATION: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 6 INCHES AND REMOVE STONES LARGER THAN 1" IN DIAMETER. ALSO REMOVE ANY STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND DISPOSE OF THEM OFF THE PROPERTY. SPREAD TOPSOIL TO A DEPTH OF 6" BUT NOT LESS THAN WHAT IS REQUIRED TO MEET FINISHED GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD TOPSOIL IF SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET. GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN 0.05 FEET OF FINISHED GRADE ELEVATION.

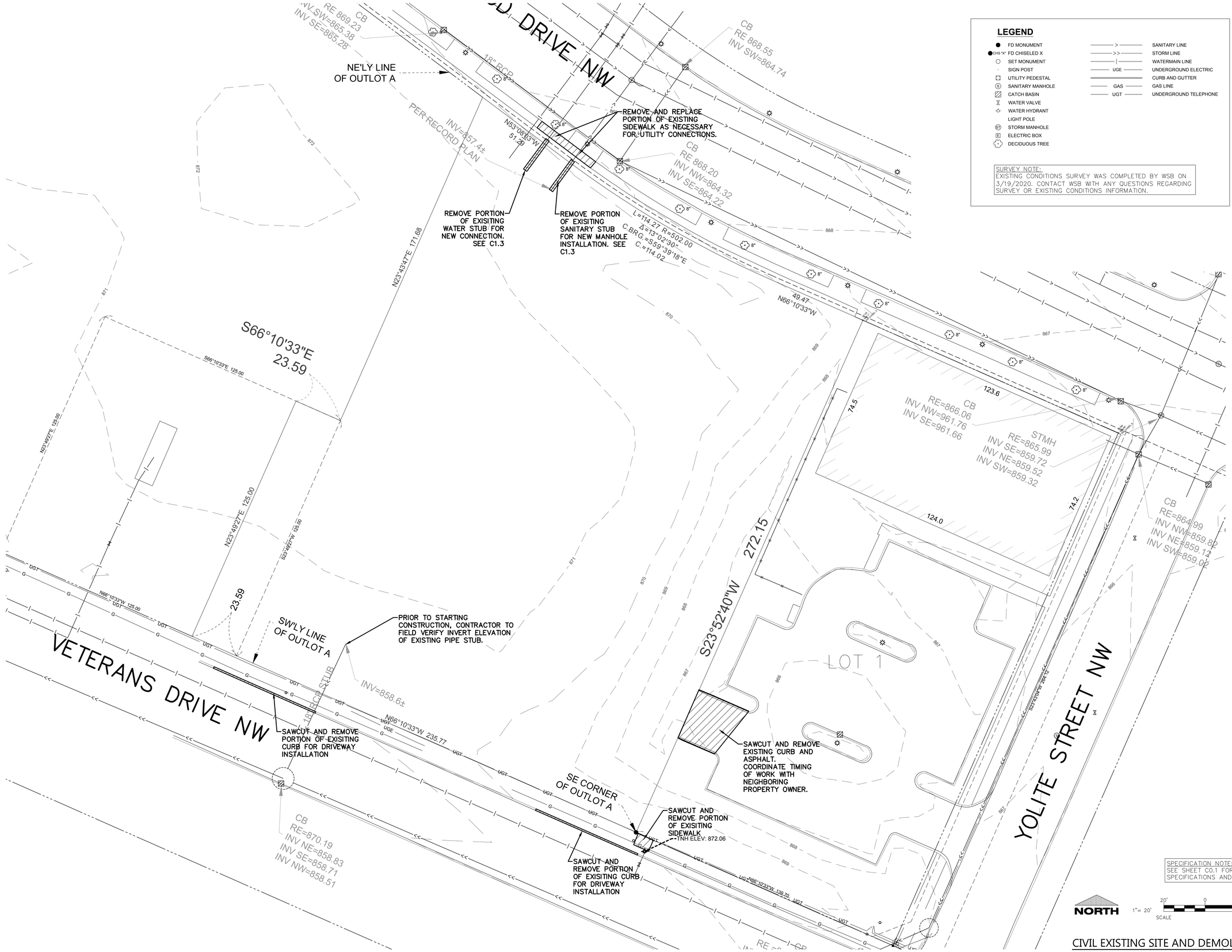
B. SEEDED LAWNS:
1. PERMANENT LAWN AREAS SHALL BE SEEDED WITH THE FOLLOWING MIXTURE: 65% KENTUCKY BLUEGRASS BLEND (2.0-2.6 LBS./1,000 S.F.), 20% PERENNIAL RYEGRASS (0.6-0.8 LBS./1,000 S.F.), 15% FINE FESCUE (0.4-0.6 LBS/1,000 S.F.). STRAW AND MULCH SHALL BE LAID AT 100LBS/1,000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 20 LBS/1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED.
2. ALL PERMANENT AND TEMPORARY STORM WATER CONVEYANCE SWALE BOTTOMS AND SIDE SLOPES AS WELL AS STORMWATER MANAGEMENT BASIN BOTTOMS AND SIDE SLOPES SHALL BE SEEDED WITH THE FOLLOWING MIXTURE: 45% KENTUCKY BLUEGRASS (0.60 LBS./1000 S.F.), 40% CREEPING RED FESCUE (0.50 LBS./1,000 S.F.), AND 15% PERENNIAL RYEGRASS (0.20 LBS./1,000 S.F.). FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 20 LBS/1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED.
3. ALL TEMPORARY SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE: 100% RYEGRASS AT 1.9 LBS./1,000 S.F. STRAW AND MULCH SHALL BE LAID AT 100 LBS./1,000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 14 LBS./1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED.

C. SEEDED LAWN MAINTENANCE: CONTRACTOR TO PROVIDE MAINTENANCE OF ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, IRRIGULARITIES, CLOSE STAND OF GRASS SHOULD BE ESTABLISHED FREE OF WEEDS AND SURFACE IRREGULARITIES. LAWN COVERAGE SHOULD EXCEED 90% AND BARE SPOTS SHOULD NOT EXCEED 5"X5". CONTRACTOR SHOULD REESTABLISH LAWNS THAT DO NOT COMPLY WITH THESE REQUIREMENTS AND CONTINUE MAINTENANCE UNTIL LAWNS ARE SATISFACTORY.

D. EROSION MATTING:
1. CONTRACTOR TO PROVIDE EROSION CONTROL MATTING (NORTH AMERICAN GREEN S150) OR EQUIVALENT ON ALL SLOPES THAT ARE 4:1 AND GREATER OUTSIDE OF STORMWATER CONVEYANCE SWALES AND STORMWATER MANAGEMENT BASINS.
2. CONTRACTOR TO PROVIDE EROSION MATTING (NORTH AMERICAN GREEN C125) OR EQUIVALENT IN ALL SWALE BOTTOMS AND SIDE SLOPES AS WELL AS STORMWATER MANAGEMENT BASIN BOTTOMS AND SIDE SLOPES AS REQUIRED.

E. TREES AND SHRUBS: FURNISH NURSERY-GROWN TREES AND SHRUBS WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, AND HEALTHY LOOKING STOCK. STOCK SHOULD ALSO BE FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. SEE THE LANDSCAPE PLAN FOR SPECIFIC SPECIE TYPE, SIZE, AND LOCATION.

F. TREE AND SHRUB INSTALLATION: EXCAVATE CIRCULAR PITS WITH SID



CIVIL EXISTING SITE AND DEMOLITION PLAN

SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

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COLLABORATION
BriMark Builders, LLC

PROJECT INFORMATION

NEW HOTEL FOR:
COBBLESTONE HOTEL AND SUITES
SUNWOOD DRIVE NW • RAMSEY, MINNESOTA

PROFESSIONAL SEAL

PRELIMINARY DATES
MAY 7, 2020

NOT FOR CONSTRUCTION

JOB NUMBER
1946540

SHEET NUMBER
C1.0

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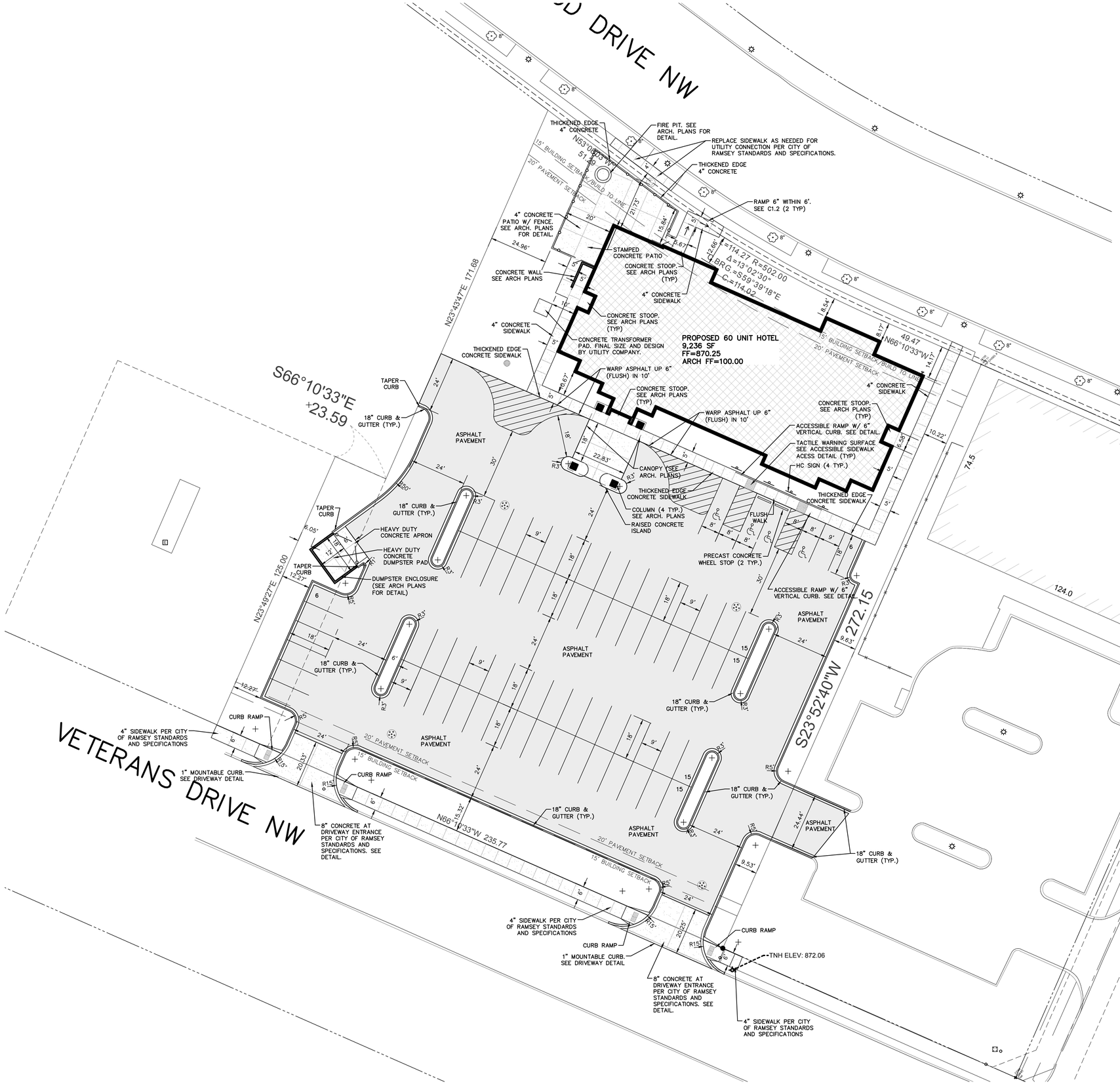

SITE INFORMATION:

PROPERTY AREA: AREA = 62,169 S.F. (1.427 ACRES).

EXISTING ZONING: CENTER OF RAMSEY (COR-2)

PROPOSED ZONING: CENTER OF RAMSEY (COR-2)

PROPOSED USE: HOTEL WITH RESTAURANT

AREA OF SITE DISTURBANCE: 1.51 AC

SETBACKS:
- BUILDING: FRONT = 15' (BUILD TO LINE; MIN 40% BLDG FACE WITHIN BUILD TO LINE; 52% PROVIDED WITHIN)
  SIDE = NONE
  STREET = 15'
- PAVEMENT: FRONT = 20'
  SIDE = NONE
  STREET = 20' (PARKING CAN ENCROACH IN COR-2)

PROPOSED BUILDING HEIGHT: 49' 6"

PARKING REQUIRED:
- RESTAURANT USE: 1 SPACE PER 2 SEATS (38 SPACES REQ.)
- HOTEL USE: NO CODIFIED PARKING REQ.
- REQUIREMENT: 38 SPACES MINIMUM

PARKING PROVIDED: 72 SPACES (4 H.C. ACCESSIBLE)

HANDICAP STALLS REQUIRED: 3, HANDICAP STALLS PROVIDED: 4

HOURS OF OPERATION: 24 HOURS

BUILDING OCCUPANCY CLASSIFICATION = R-1

CLASS OF BUILDING CONSTRUCTION = VA

EXISTING SITE DATA

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	1.43	62,169	
BUILDING FLOOR AREA	0.00	0	0.0%
PAVEMENT (ASP. & CONC.)	0.00	0	0.0%
TOTAL IMPERVIOUS	0.00	0	0.0%
LANDSCAPE/ OPEN SPACE	1.43	62,169	100.0%

PROPOSED SITE DATA

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	1.43	62,169	
BUILDING FLOOR AREA	0.21	9,236	14.9%
PAVEMENT (ASP. & CONC.)	0.87	38,042	61.2%
TOTAL IMPERVIOUS	1.09	47,278	76.0%
LANDSCAPE/ OPEN SPACE	0.34	14,891	24.0%

STANDARD PAVING OPTIONS:
BRIMARK STANDARD PAVING:
1) 4 INCHES ASPHALTIC CONCRETE OVER 6 INCHES CRUSHED AGGREGATE BASE.
2.) 5 INCHES REINFORCED CONCRETE PAVEMENT OVER 4" OF AGGREGATE BASE. PLACE # 3 REBAR AT 2' O.C. SPACING

GEOTECHNICAL REPORT PAVING RECOMMENDATIONS:
1.) GEOTECHNICAL REPORT: TBD

SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

NORTH

1"= 20' SCALE 20' 0 20' 40' FEET

CIVIL SITE PLAN

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PROJECT INFORMATION

NEW HOTEL FOR:

COBBLESTONE HOTEL AND SUITES

SUNWOOD DRIVE NW • RAMSEY, MINNESOTA

PROFESSIONAL SEAL

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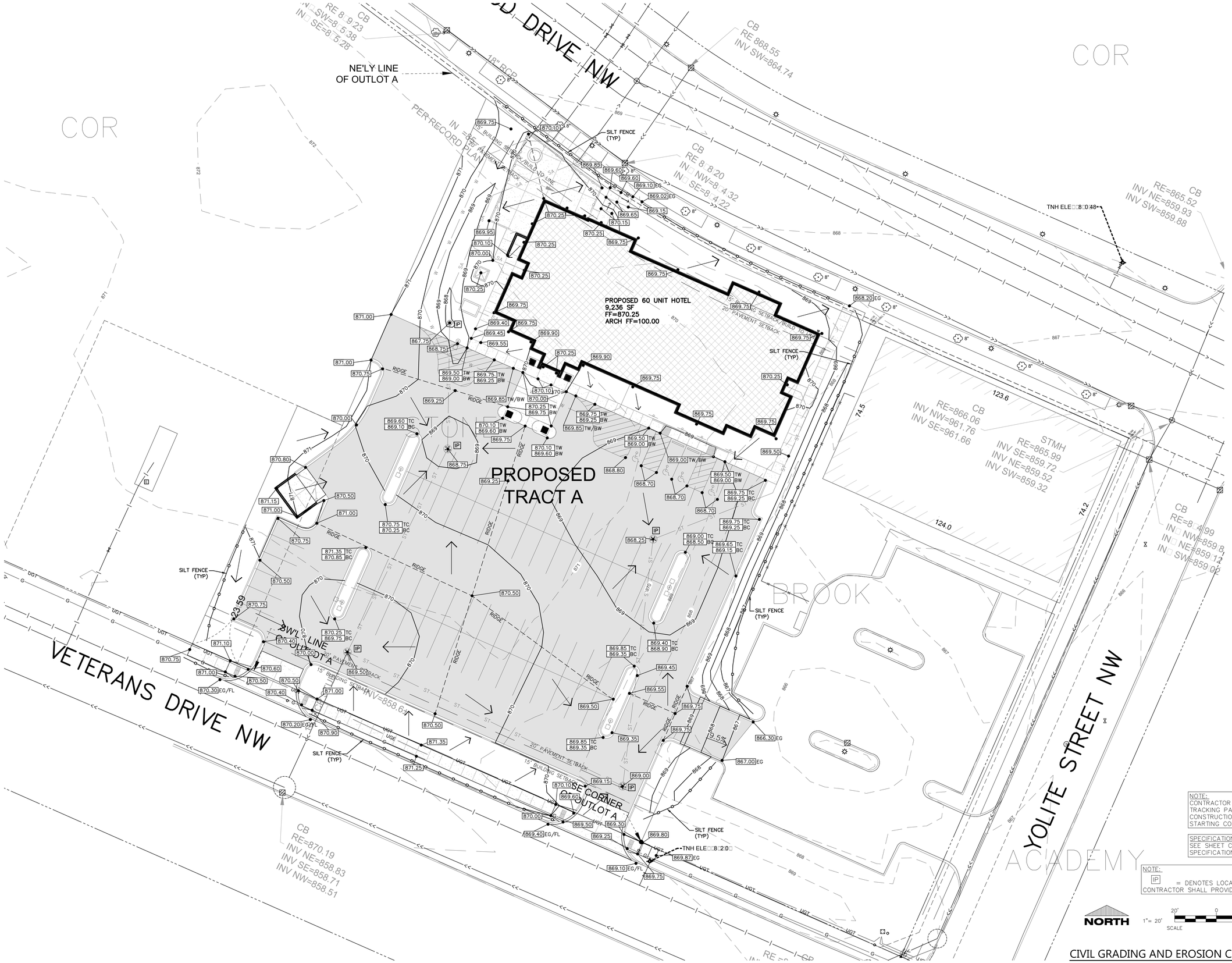

NOTE:
CONTRACTOR TO PROVIDE STONE TRACKING PAD AT LOCATION OF CONSTRUCTION ENTRANCE PRIOR TO STARTING CONSTRUCTION.

SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

NOTE:
IP = DENOTES LOCATIONS WHERE CONTRACTOR SHALL PROVIDE INLET PROTECTION.

NORTH

1"= 20'
SCALE
20' 0 20' 40'
FEET

CIVIL GRADING AND EROSION CONTROL PLAN

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COLLABORATION

BriMark Builders, LLC

PROJECT INFORMATION

NEW HOTEL FOR:

COBBLESTONE HOTEL AND SUITES

SUNWOOD DRIVE NW • RAMSEY, MINNESOTA

PROFESSIONAL SEAL

PRELIMINARY DATES

MAY 7, 2020

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JOB NUMBER

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SHEET NUMBER

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CIVIL UTILITY PLAN

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PROJECT INFORMATION

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COBBLESTONE HOTEL AND SUITES

SUNWOOD DRIVE NW • RAMSEY, MINNESOTA

PROFESSIONAL SEAL

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SHEET NUMBER
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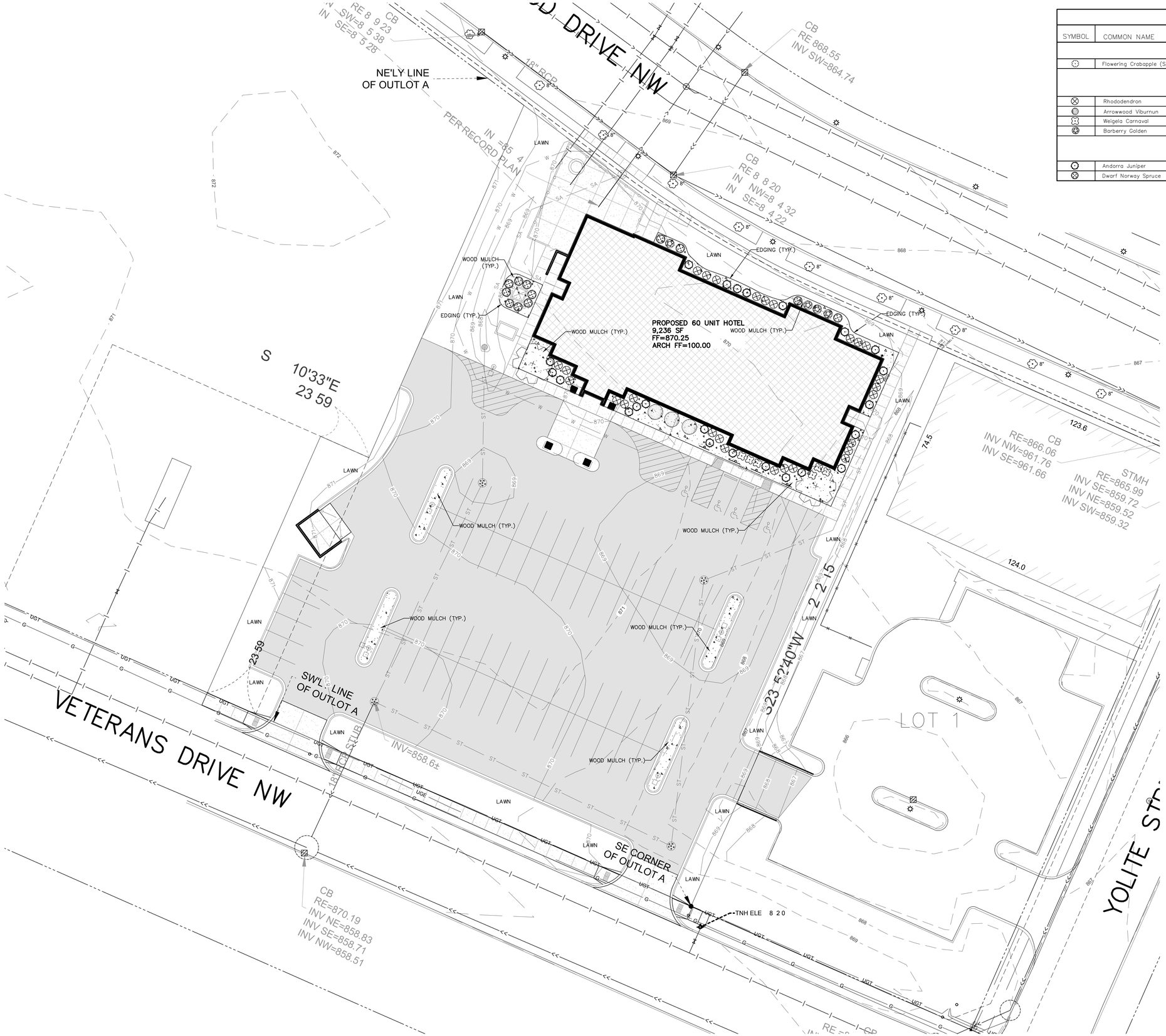
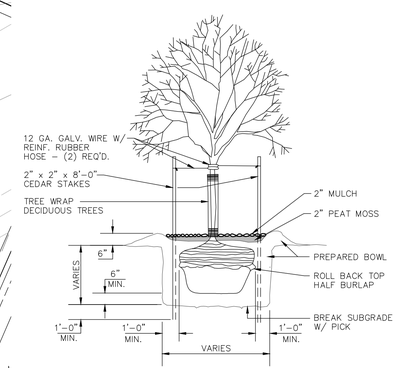
LANDSCAPING NOTES

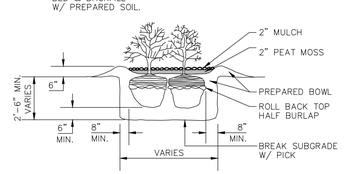
SYMBOL	COMMON NAME	BOTANICAL NAME	PLANTED SIZE	QUANTITY
	DECIDUOUS TREES			
	Flowering Crabapple (Spring Snow)	Malus x hybrid (Spring Snow)	2"	2
	DECIDUOUS SHRUBS			
	Rhododendron	Rhodendron haaga	15"–18"	27
	Arrowwood Viburnun	Viburnum dentatum	30"–36"	6
	Weigela Carnaval	Weigela Florida 'courtalor'	24"	6
	Barberry Golden	Berberis thunbergii aurea	24"	4
	EVERGREEN SHRUBS			
	Andorra Juniper	Juniperus horizontalis 'Plumosa'	12"–15""	23
	Dwarf Norway Spruce	Picea abies 'Pumila'	2'	12





TREE PLANTING DETAIL
NO SCALE

NOTE:
FOR MASS PLANTINGS EXCAVATE ENTIRE BED & BACKFILL W/ PREPARED SOIL.



SHRUB PLANTING DETAIL
NO SCALE

NORTH
1"= 20'
20' 0 20' 40'
SCALE FEET

CIVIL LANDSCAPE AND RESTORATION PLAN

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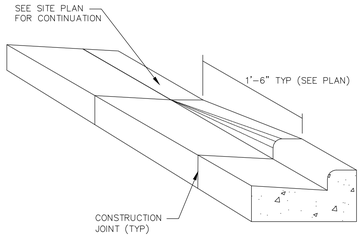
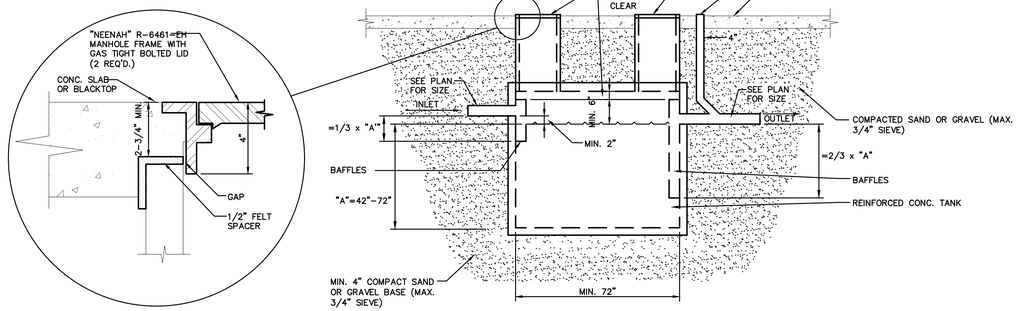
EXTERIOR GREASE INTERCEPTOR SCHEDULE (G.I.)

	NO.	MAT'L	LENGTH (INCHES)	WIDTH (INCHES)	HEIGHT (INCHES)	LIQUID LEVEL (INCHES)	CAPACITY (GAL.)	INLET & OUTLET SIZE	MANHOLES	APPROX. COVER DEPTH	MODEL	REMARKS
	1	PRECAST	120	82	53	41	1259	4"	SEE DETAIL	3'	WLP1250-P	"WIESER"

– ACCEPTABLE MANUFACTURERS: WEISER.

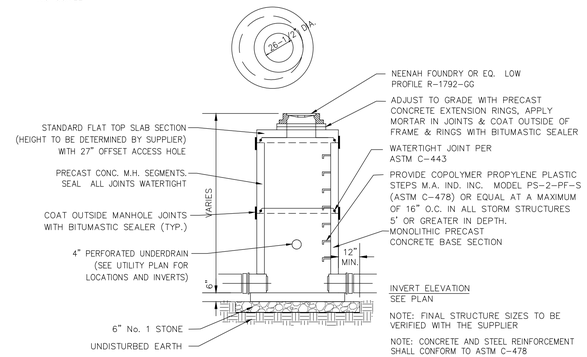
GREASE INTERCEPTOR CALCULATIONS	
S= NUMBER OF SEATS	91
H= HOURS OPERATION PER DAY	12
A= APPLIANCE FACTOR	1
REQUIRED CAPACITY	S x H x A
REQUIRED CAPACITY	1092



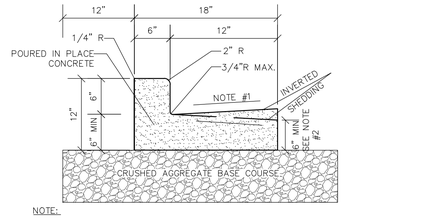


EXTERIOR GREASE INTERCEPTOR
NO SCALE

TAPER CURB DETAIL
NO SCALE

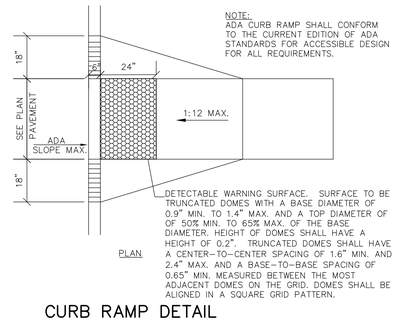


CATCH BASIN DETAIL
NO SCALE

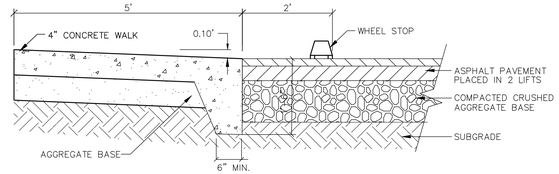


NOTE:
1. USE 4% GUTTER CROSS SLOPE UNLESS OTHERWISE NOTED IN THE PLANS.
2. THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 6" MIN. GUTTER THICKNESS IS MAINTAINED.
3. SEE SITE PLAN & GRADING PLAN FOR INVERTED & SHEDDING CURB LOCATIONS

18" CONCRETE CURB & GUTTER DETAIL
NO SCALE

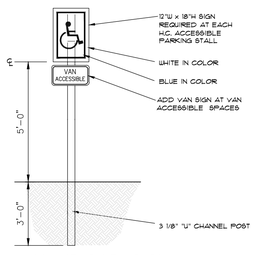


CURB RAMP DETAIL
NO SCALE

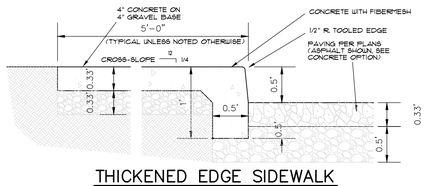


PARKING/WALK DETAIL
NO SCALE

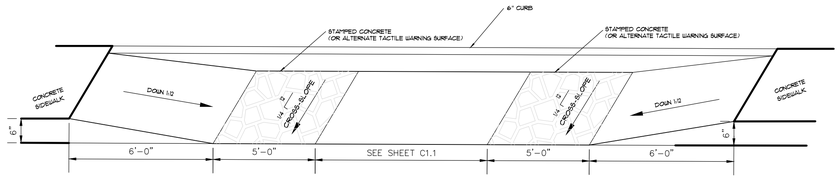
LIGHT POLE BASE
NOT TO SCALE



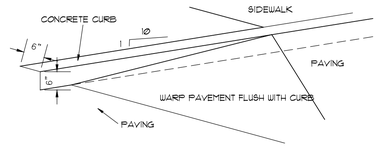
HANDICAP SIGN
NOT TO SCALE



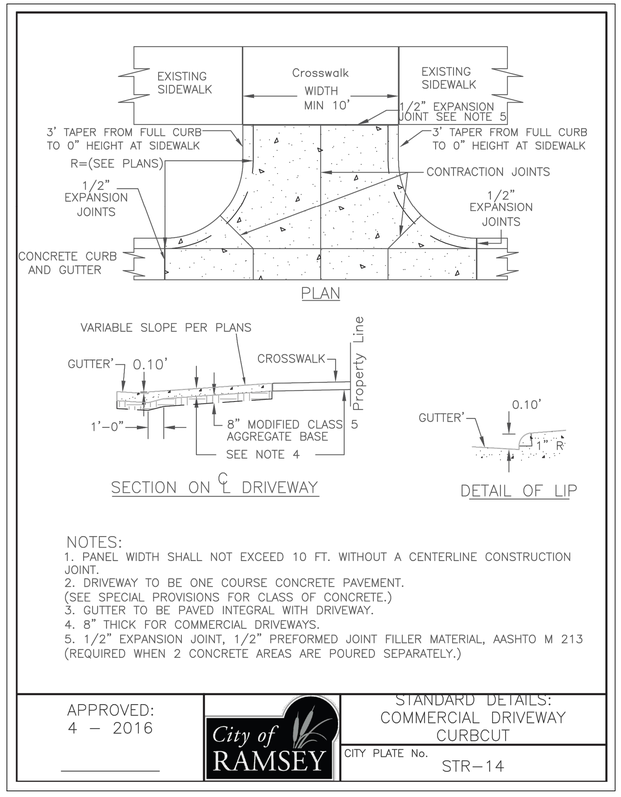
THICKENED EDGE SIDEWALK
NOT TO SCALE



ACCESSIBLE SIDEWALK ACCESS
NOT TO SCALE



PAVING BELOW CANOPY
NOT TO SCALE



NOTES:
1. PANEL WIDTH SHALL NOT EXCEED 10 FT. WITHOUT A CENTERLINE CONSTRUCTION JOINT.
2. DRIVEWAY TO BE ONE COURSE CONCRETE PAVEMENT. (SEE SPECIAL PROVISIONS FOR CLASS OF CONCRETE.)
3. GUTTER TO BE PAVED INTEGRAL WITH DRIVEWAY.
4. 8" THICK FOR COMMERCIAL DRIVEWAYS.
5. 1/2" EXPANSION JOINT, 1/2" PREFORMED JOINT FILLER MATERIAL, AASHTO M 213 (REQUIRED WHEN 2 CONCRETE AREAS ARE POURED SEPARATELY.)

APPROVED:
4 – 2016

City of RAMSEY

STANDARD DETAILS: COMMERCIAL DRIVEWAY CURBCUT

CITY PLATE No. STR-14

CIVIL DETAILS

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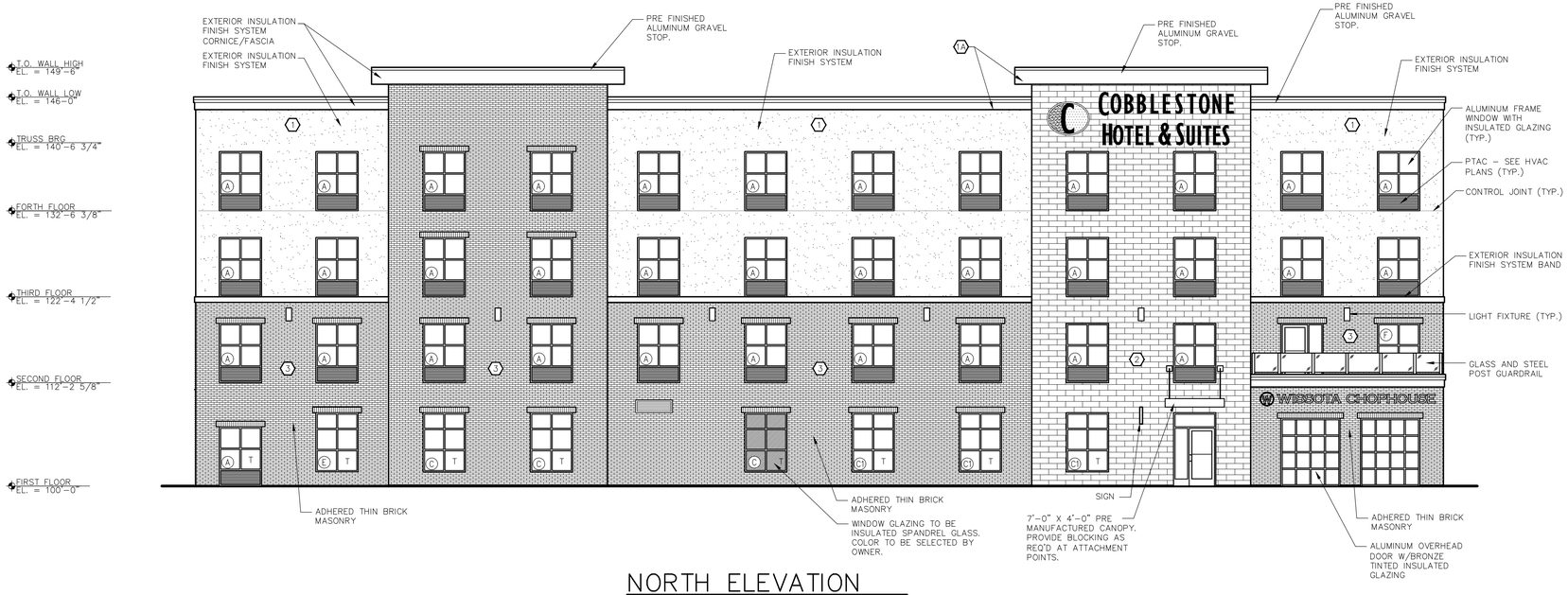
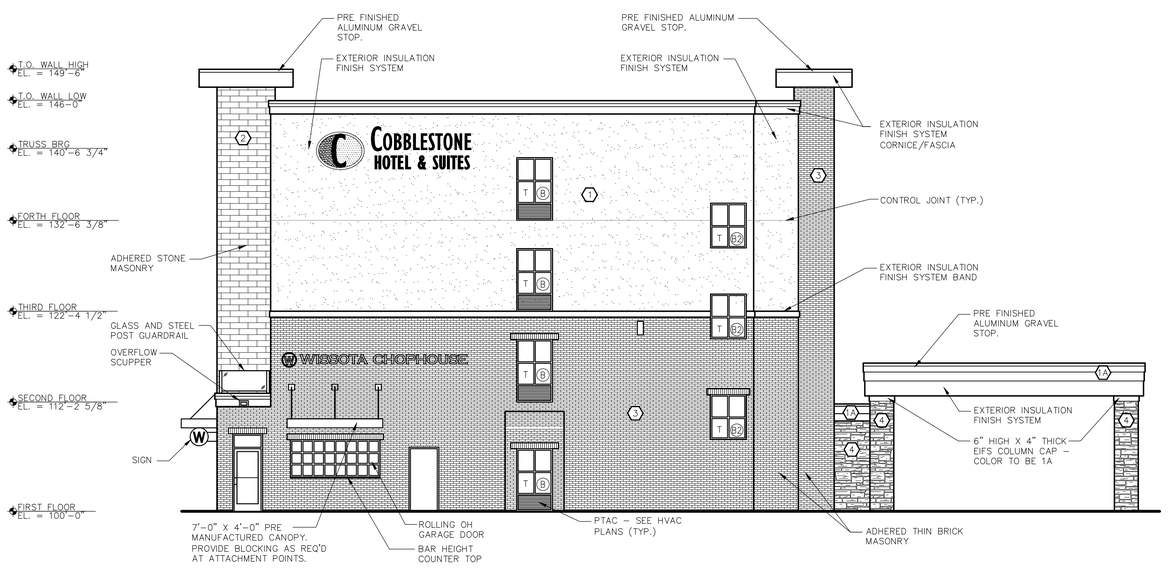


NORTH ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"

EXTERIOR COLORS		
EIFS COLOR #1	1	TOTAL WALL, NATURAL SILK #2060
EIFS COLOR #2	1A	TOTAL WALL, CUSTOM DARK BROWN TO MATCH ROOF COPING
DIMENSIONAL SLATE	2	CENTURION, #893 DIM-STATE 12x24 COLOR #121 SAND
BRICK	3	THIN BRICK BY MCNEAR BRICK AND BLOCK-COMMERCIAL SERIES SIENNA WIRE-CUT
STONE	4	CENTURION BUCKS COUNTY (RUBBLE)
STONE	5	CENTURION, MULTI-LEDGE #146 COLOR #587 CARBONDALE

WINDOW SCHEDULE

SYM.	MAT'L	DESCRIPTION	ROUGH OPENING UNIT SIZE W.xH.
A	ALUMINUM	FIXED WINDOW	UNIT: (1) 5'-0" X 5'-0" + PTAC GRILLE
B	ALUMINUM	FIXED WINDOW	UNIT: (1) 4'-0" X 5'-0" + PTAC GRILLE
B2	ALUMINUM	FIXED WINDOW	UNIT: (1) 4'-0" X 5'-0" NO PTAC GRILLE
C	ALUMINUM	FIXED WINDOW	UNIT: (1) 5'-0" X 7'-0" NO PTAC GRILLE
C1	ALUMINUM	FIXED WINDOW W/ BRONZE TINTED GLAZING	UNIT: (1) 5'-0" X 7'-0" NO PTAC GRILLE
D	ALUMINUM	FIXED WINDOW	UNIT: (1) 4'-0" X 7'-0" NO PTAC GRILLE
E	ALUMINUM	SLIDER WINDOW	UNIT: (1) 5'-0" X 5'-0" + PTAC GRILLE
F	ALUMINUM	FIXED WINDOW	UNIT: (1) 5'-0" X 5'-0" NO PTAC GRILLE

- PER IBC 2406.3.6 SAFETY GLAZING ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24"
- WINDOW MANUFACTURER SHALL REVIEW WINDOW LOCATIONS AND PROVIDE SAFETY GLAZING IN ALL LOCATIONS REQUIRED BY IBC CHAPTER 24.
- WINDOW COLOR: QUAKER TRADITIONAL SERIES T200, DARK BRONZE (TYP.)

EXTERIOR ELEVATIONS

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PROJECT INFORMATION

COBBLESTONE HOTEL AND SUITES

NEW HOTEL FOR:
SUNWOOD DRIVE NW • RAMSEY, MINNESOTA

PROFESSIONAL SEAL

PRELIMINARY DATES
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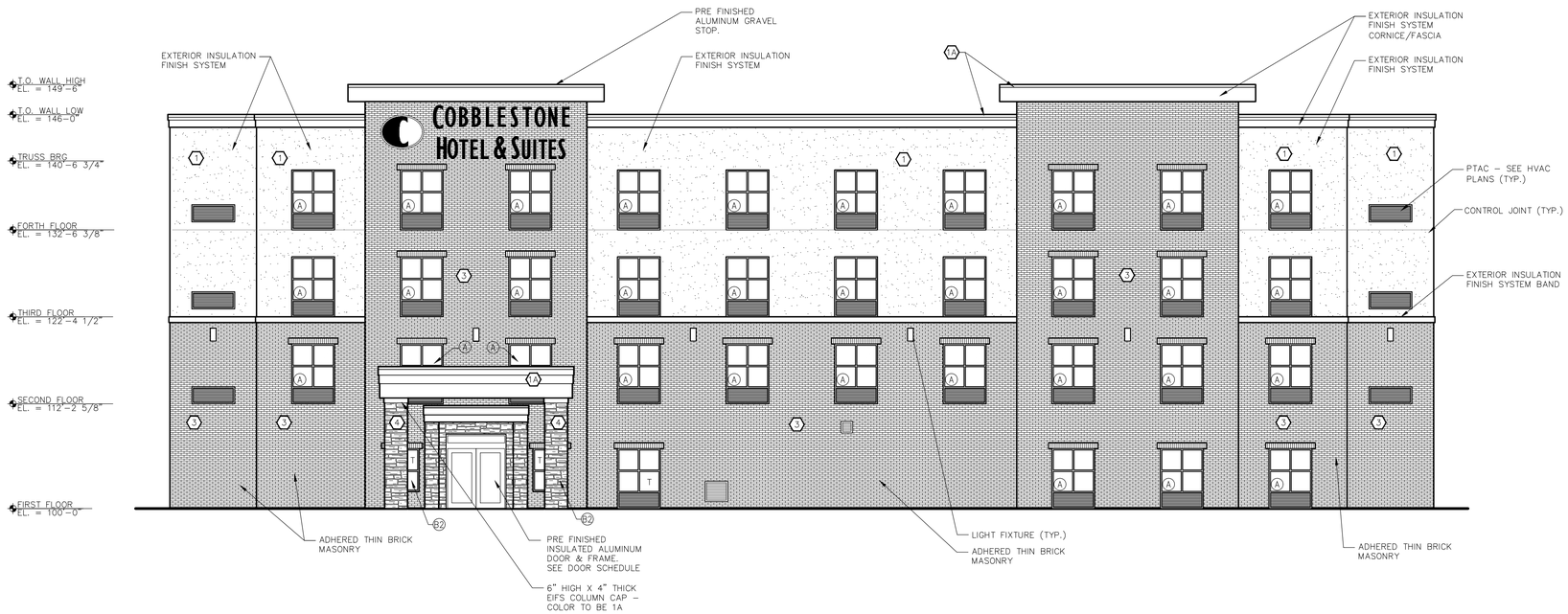
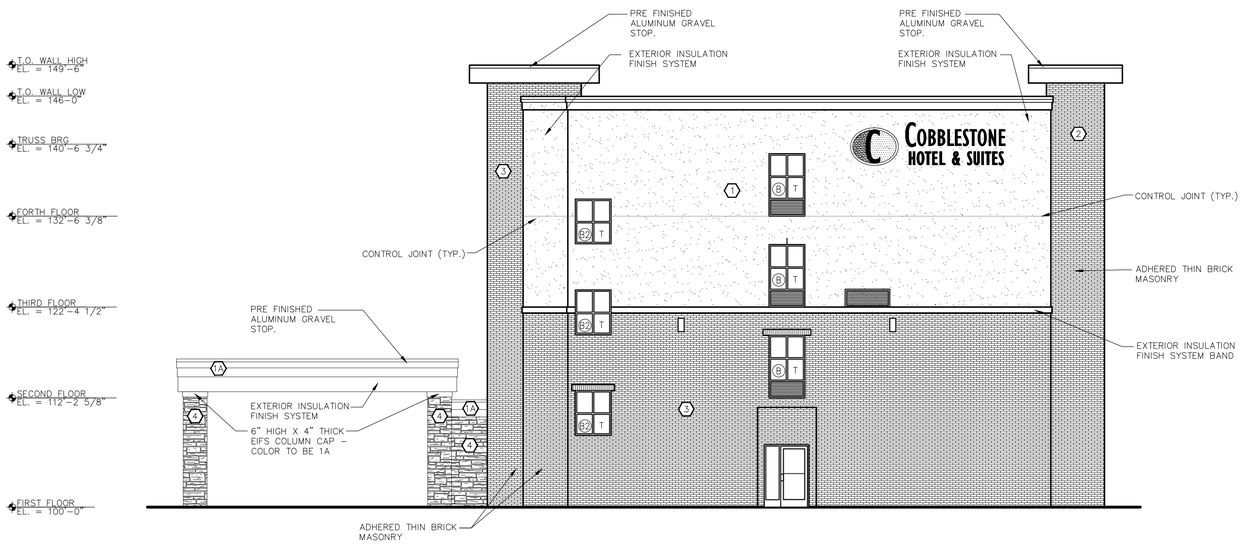


SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"

EXTERIOR COLORS		
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EIFS COLOR #2	1A	TOTAL WALL, CUSTOM DARK BROWN TO MATCH ROOF COPING
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WINDOW SCHEDULE			
SYM.	MAT'L	DESCRIPTION	ROUGH OPENING UNIT SIZE W.xH.
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A2.1

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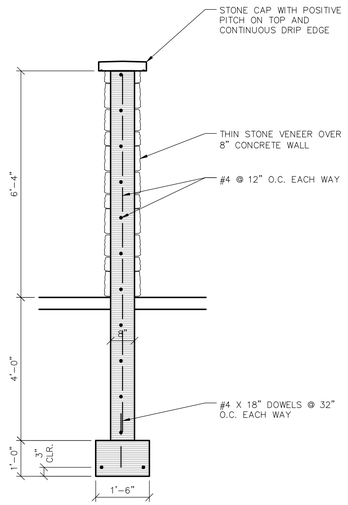
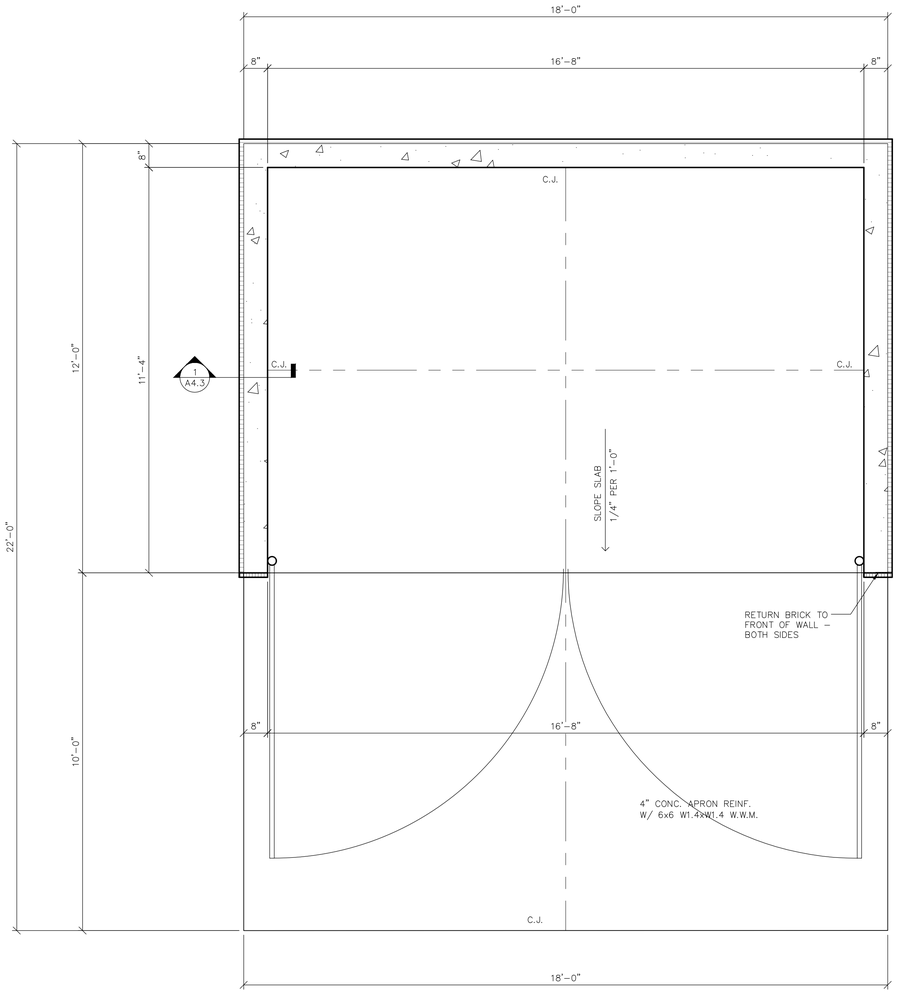


SECTION AT PATIO WALL

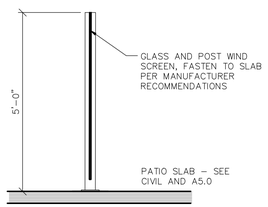
3 / A4.3

SCALE: 3/4" = 1'-0"



FLOOR PLAN – DUMPSTER

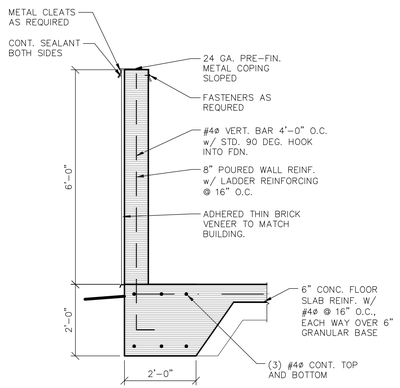
SCALE: 1/2" = 1'-0"



SECTION AT PATIO RETAINING WALL

2 / A4.3

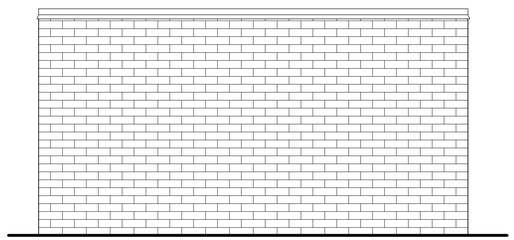
SCALE: 1/2" = 1'-0"



SECTION

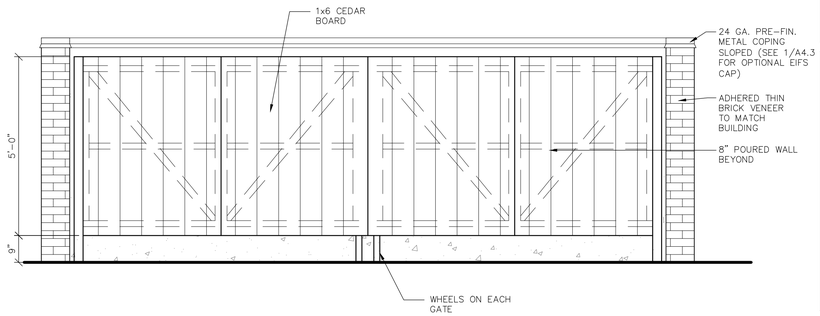
1 / A4.3

SCALE: 1/2" = 1'-0"



SIDE ELEVATION – DUMPSTER

SCALE: 1/2" = 1'-0"



FRONT ELEVATION – DUMPSTER

SCALE: 1/2" = 1'-0"

BUILDING DETAILS

EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS
Always a **Better Plan**
100 Camelot Drive
Fond Du Lac, WI 54935
Phone: (920) 926-9800
www.EXCELENGINEER.com

COLLABORATION
BriMark Builders, LLC

PROJECT INFORMATION

NEW HOTEL FOR:

COBBLESTONE HOTEL AND SUITES

SUNWOOD DRIVE NW • RAMSEY, MINNESOTA

PROFESSIONAL SEAL

PRELIMINARY DATES

APR. 2, 2020

NOT FOR CONSTRUCTION

JOB NUMBER

1946540

SHEET NUMBER

A4.3

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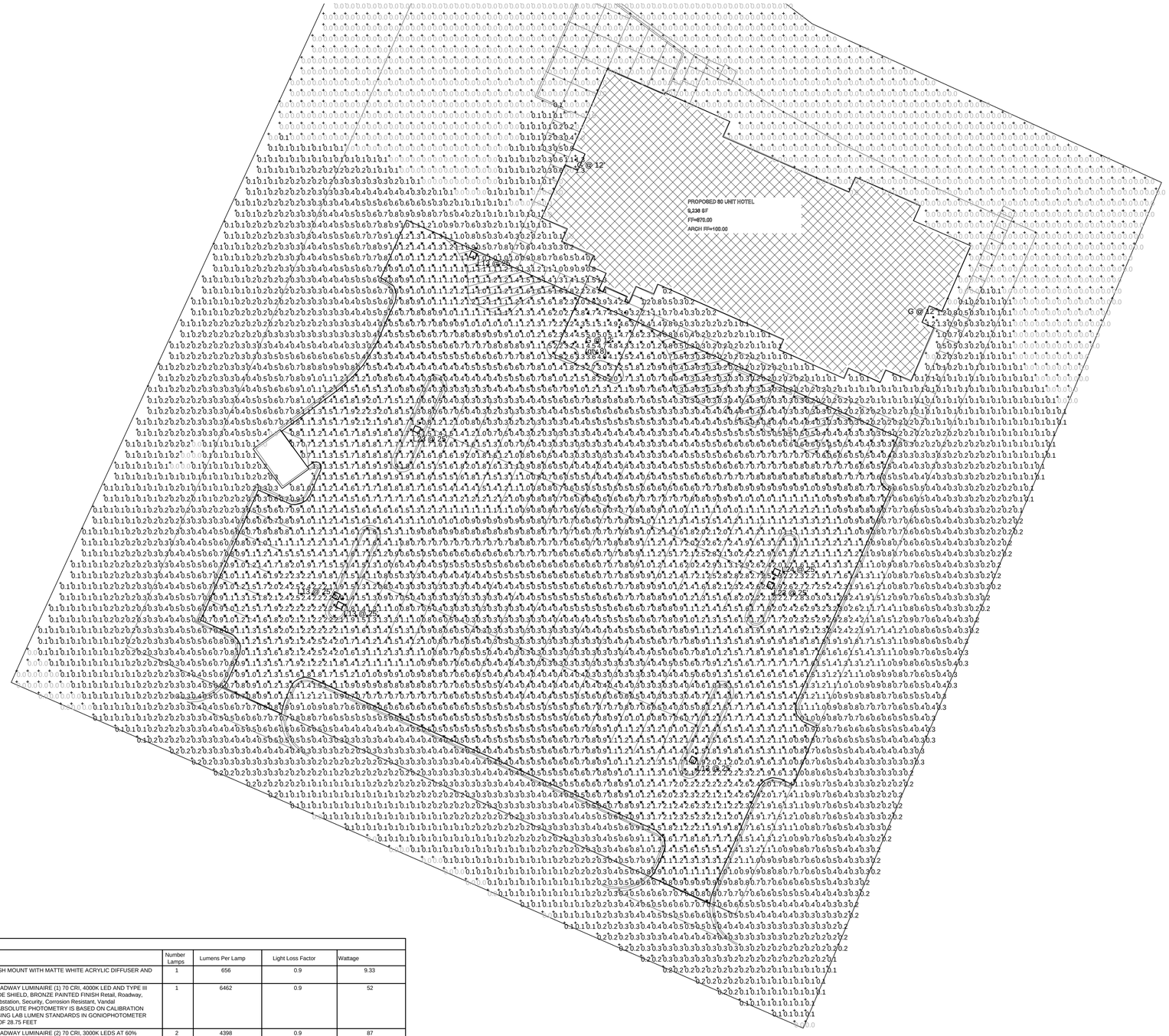

Schedule								
Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
G	10	Lithonia Lighting	FMML 7 840	7" VERSI-LITE LED FLUSH MOUNT WITH MATTE WHITE ACRYLIC DIFFUSER AND 4000K LEDS	1	656	0.9	9.33
L13	4	EATON - LUMARK (FORMER COOPER LIGHTING)	PRV-C15-D-UNV-T3-BZ-HSS	PREVAIL AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 4000K LED AND TYPE III OPTIC WITH HOUSE SIDE SHIELD, BRONZE PAINTED FINISH Retail, Roadway, Sidewalk, Site, Street, Substation, Security, Corrosion Resistant, Vandal Resistant, Wet Location ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	1	6462	0.9	52
L23	2	EATON - LUMARK (FORMER COOPER LIGHTING)	PRV-A25-D-UNV-T3-BZ-7030-HSS	PREVAIL AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 3000K LEDS AT 60% STANDARD LUMENS AND TYPE III OPTICS WITH HOUSE SIDE SHIELD, BRONZE PAINTED FINISH ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	2	4398	0.9	87
L24	1	EATON - LUMARK (FORMER COOPER LIGHTING)	PRV-A25-D-UNV-T4-BZ-7030-HSS	PREVAIL AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 3000K LEDS AT 60% STANDARD LUMENS AND TYPE IV OPTICS WITH HOUSE SIDE SHIELD, BRONZE PAINTED FINISH ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	2	4388	0.9	87

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking	+	1.1 fc	5.1 fc	0.2 fc	25.5:1	5.5:1
Site	+	0.5 fc	5.1 fc	0.0 fc	N/A	N/A

NORTH

SITE PLAN

SCALE: 1" = 20'

20' 0 20' 40'

ELECTRICAL SITE PLAN

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Fond Du Lac, WI 54935
Phone: (920) 926-9800
www.EXCELENGINEER.com

COLLABORATION

BriMark Builders, LLC

PROJECT INFORMATION

COBBLESTONE HOTEL AND SUITES

NEW HOTEL FOR:
SUNWOOD DRIVE NW • RAMSEY, MINNESOTA

PROFESSIONAL SEAL

PRELIMINARY DATES

MAY 7, 2020

NOT FOR CONSTRUCTION

JOB NUMBER

1946540

SHEET NUMBER

E2.1

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COBBLESTONE
HOTEL & SUITES

COBBLESTONE
HOTEL & SUITES

COBBLESTONE
HOTEL & SUITES

COBBLESTONE
HOTEL & SUITES
COBBLESTONE
HOTEL & SUITES
WISSOTA CHOPHOUSE

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	MAY 13, 2020	**PROJECT ADDRESS**	TBD
PROJECT. TITLE	COBBLESTONE HOTEL		
ESCROW #	117510		
DEPARTMENT:	Planning Division (Landscape Plan & Environmental Resources)		
TECHNICAL REVIEWER:	Name: Chris Anderson Phone: 763-433-9817 Email: canderson@cityoframsey.com		

We offer the following comments regarding the civil engineering plans, prepared by Excel and dated May 7, 2020:

Sheet C1.1

- Adequate protection and care must be taken to protect existing boulevard trees and planter beds along Sunwood Drive throughout the construction process.

Sheet C1.2

- Add legend to this sheet.

Sheet C1.4

- Add trees to the green space area along the southern lot line to continue the planting pattern established to the east.
- Enhance the parking lot islands with plantings, including trees, shrubs and/or perennails.
- Replace Barberry Golden with a different shrub species. This shrub is on the City's prohibited species list.
- Update Landscaping Notes to specify shrub size shall be at least twenty-four inches (24") at time of installation.
- Additional trees must be incorporated into the site to enhance the overall appearance of the green spaces.
- Lawn areas shall be established with sod. Add this note to plan sheet.
- Planting detail needs to be updated to specify: (1) root flare and/or first set of primary roots shall be at finished grade and (2) remove top 1/3 to ½ of wire basket.
- Add note stating that four (4) inches of topsoil, with no more than 35% sand content, is required over all disturbed areas not otherwise improved with impervious surfacing (e.g. pavement, building, walkways, etc.).

ProjectDox

Changemarks Report

Project Name: Cobblestone Hotel

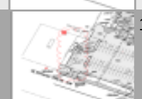
Workflow Started: 03/20/2020 10:16 AM

Report Generated: 05/28/2020 11:22 AM

Cycle	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
1	False	Unresolved	City Planner		2020-04-02 Exterior Renderings.pdf	EM	Changemark #01	Ability for added articulation along this wall and other side wall?	05/27/2020 11:20 AM	Eric Maass	
1	False	Unresolved	City Planner		1946540a2-0.pdf	EM	Changemark #1	Ability for added articulation on east/west facades?	05/27/2020 11:19 AM	Eric Maass	
1	False	Unresolved	City Planner		1946540 c-1_1.pdf	EM	Changemark #02	restaurant parking is minimum of 3 spots per 1,000 sq ft and maximum of 5 spots per 1,000 sq ft. Hotel also has 60 units + staff. Currently 72 spaces required. Any opportunities for shared parking if this isn't enough space at full capacity?	05/27/2020 11:17 AM	Eric Maass	
1	False	Unresolved	Civil Engineer II		1946540 c-2_0.pdf	JJF	City Details Requires	Sidewalk, Street Patch	05/21/2020 3:24 PM	Joe Feriancek	
1	False	Unresolved	Civil Engineer II		1946540 c-1_3.pdf	JJF	Sampling Manhole?	Typo	05/21/2020 3:03 PM	Joe Feriancek	
1	False	Unresolved	Civil Engineer II		1946540 c-1_3.pdf	JJF	Drop	City does not allow Outside Drops, must use inside drop per City Standard Detail SEW 5.	05/21/2020 3:03 PM	Joe Feriancek	

ProjectDox

Changemarks Report

1	False	Unresolved	Civil Engineer II		1946540 c-1_3.pdf	JJF	Storm and Sanitary Sewer Line	Change Storm and Sanitary line types to show flow directions.	05/21/2020 3:03 PM	Joe Feriancek	
1	False	Unresolved	Civil Engineer II		1946540 c-1_1.pdf	JJF	Add City Detail for Sidewalk	6" thick required.	05/21/2020 2:56 PM	Joe Feriancek	
1	False	Unresolved	Civil Engineer II		1946540 c-1_1.pdf	JJF	Improvements within Utility Easement	Showing improvements within the Utility Easement. This will have to be signed off on by the Utility Department.	05/21/2020 2:56 PM	Joe Feriancek	
1	False	Unresolved	Civil Engineer II		1946540 c-1_1.pdf	JJF	Parking	Is there adequate parking on-site? seems tight given the size of the hotel.	05/21/2020 2:56 PM	Joe Feriancek	
1	False	Unresolved	Civil Engineer II		1946540 c-1_0.pdf	JJF	DW Street Patch	Sawcut and mill patch per City Standard Detail STR-25 Street Patching Standards.	05/21/2020 1:59 PM	Joe Feriancek	
1	False	Unresolved	Civil Engineer II		1946540 c-0_1.pdf	JJF	Sidewalk Note	Any sidewalk within City-owned ROW must be 6" thick.	05/21/2020 1:52 PM	Joe Feriancek	
1	False	Unresolved	Civil Engineer II		1946540 c-0_1.pdf	JJF	Topsoil	City has specific topsoil requirements see City Standard Detail ERO-6 Topsoil. All City Detail are available on the City Webiste / Engineering Dept page.	05/21/2020 1:52 PM	Joe Feriancek	
1	False	Unresolved	Civil Engineer II		1946540 c-0_1.pdf	JJF	Water Pipe	Must Provide 7.5' minimum cover. Municipal water main must be DIP CL 53 for 6" or less, DIP CL 52 for 8" or larger.	05/21/2020 1:53 PM	Joe Feriancek	

ProjectDox

Changemarks Report

1	False	Unresolved	Environmental Review		1946540 c-1_4.pdf	CA	Trees	Trees should be added in this green space area to continue the pattern established to the east.	05/13/2020 10:21 AM	Chris Anderson	
1	False	Unresolved	Environmental Review		1946540 c-1_4.pdf	CA	Plantings	Enhance the parking lot islands with some plantings. Trees, shrubs and/or perennials.	05/13/2020 10:21 AM	Chris Anderson	
1	False	Unresolved	Environmental Review		1946540 c-1_4.pdf	CA	Shrub Species	Replace Barberry Golden shrub with another species. Berberis thunbergii is on our prohibited list.	05/13/2020 10:21 AM	Chris Anderson	
1	False	Unresolved	Environmental Review		1946540 c-1_4.pdf	CA	Shrub Size	All shrubs must be at least 24 inches in height or width, depending on species growth characteristics, at time of planting. Update Landscaping Notes to show Planted Size as no less than 24 inches.	05/13/2020 10:21 AM	Chris Anderson	
1	False	Unresolved	Environmental Review		1946540 c-1_4.pdf	CA	Additional Trees	The Landscape Plan is very minimal. Additional trees shall be incorporated to enhance the overall green spaces of the site.	05/13/2020 10:21 AM	Chris Anderson	
1	False	Unresolved	Environmental Review		1946540 c-1_4.pdf	CA	Lawn	Lawn shall be established with sod. Add that note to plan sheet.	05/13/2020 10:21 AM	Chris Anderson	
1	False	Unresolved	Environmental Review		1946540 c-1_4.pdf	CA	Planting Detail	Add the following notes: Root flare, or first set of primary roots, shall be at finished grade. Remove top 1/3 to 1/2 of wire basket.	05/13/2020 10:21 AM	Chris Anderson	

ProjectDox

Changemarks Report

1	False	Unresolved	Environmental Review		1946540 c-1_4.pdf	CA	Topsoil	Add note to plan sheet stating that 4 inches of topsoil, with no more than 35% sand content, shall be installed over all disturbed areas not otherwise improved with impervious surfacing (e.g. pavement, building, walkways, etc.).	05/13/2020 10:21 AM	Chris Anderson	
1	False	Unresolved	Environmental Review		1946540 c-1_2.pdf	CA	Legend	Please add a legend to this sheet.	05/13/2020 9:46 AM	Chris Anderson	
1	False	Unresolved	Environmental Review		1946540 c-1_1.pdf	CA	Existing Blvd Trees and Planter Beds	Protect existing blvd trees and planter beds throughout construction.	05/13/2020 9:30 AM	Chris Anderson	

Land Use Application

☐ Plat – Sketch Plan	☐ Plat – Preliminary Plat	☐ Plat – Final Plat
☐ Administrative Plat	☐ Site Plan Review	☐ Easement/ROW Vacation
☐ Conditional Use Permit	☐ Interim Use Permit	☐ Comprehensive Plan Amendment
☐ Zoning Amendment	☐ Home Occupation Permit	☐ Variance
☐ Dwelling Moving Permit	☐ Environmental Permit	☐ Registered Land Survey
☐ Non-Traditional Animal License	☐ Beekeeping License	☐ Private Kennel License

Applicant Contact Information

Please note: All official communication will be routed through this contact.

Name:			
Street Address:			
City, State, ZIP:			
Home Phone:		Work Phone:	
Email:		Fax Number:	
Name of Business (if applicable):			
Business Address (if applicable)			
Business City, State, ZIP			
Business Phone:		Business Fax:	

Subject Property Information

(Location of Application)

Address	
PIN	
Legal Description	
Zoning District	

Contact the Planning Division at 763-433-9824 or planning@cityofframsey.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		Printed Name	
Title		Title	
Date		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		Printed Name	
Title		Title	
Date		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.

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

RESOLUTION #20-115

A RESOLUTION APPROVING SITE PLAN AND CONDITIONAL USE PERMIT FOR COBBLESTONE HOTEL

RECITALS

1. Ramsey Hotel LLC, hereinafter referred to as the "Permittee", has properly applied for Site Plan and Conditional Use Permit to construct a hotel on the eastern half of the property generally known as PID 28-32-25-23-0018 and legally described as follows:

   Outlot A COR Stone Brook Academy, Anoka County, Minnesota

   Or upon platting

   Lot 1, Block 1, _____ Addition

   (the "Subject Property")

2. That the City of Ramsey (the "City") is the owner of the Subject Property.

3. The City received an application for a Site Plan and Conditional Use Permit to allow for redistribution of wall signage on the Subject Property on May 7, 2020.

4. That the Subject Property is located within the COR-2 District as are all the surrounding properties.

5. That the City is selling a portion of the Subject Property to the Permittee as part of this Project and the Permittee has a purchase agreement with the City for the east half of the property, generally.

6. That the Permittee has proposed a 9,326 square foot hotel with 60 rooms and a restaurant on the main floor.

7. That the COR Design Framework allows buildings 15% of the front façade area in signage on the building, with 50% of the signage on the front façade of the building.

8. That the Permittee has proposed four (4) hotel wall signs, one on each side of the building and each sign is approximately 140 square feet in area.

9. That the front facade of the building is 6,962 square feet and 15% of that is 1,044 square feet.

10. That total square footage of the proposed hotel wall signage is less than the percent of allowed signage by City Code (maximum of 15% of the area of the front facade), however, the Code states that 50% of the total wall signage must be on the front façade. The proposed signage does not have 50% on the front facade, but instead is evenly distributed on each elevation.

11. That deviations from sign standards are permissible with the issuance of a Conditional Use Permit.

12. That the Site Plan generally meets the intent of the COR-2 Subdistrict and COR Design Framework rules.

FINDINGS OF FACT

1. That the **Signs** will not be unduly dangerous or detrimental to persons residing or working in the vicinity of the use, or to the public welfare.

2. That the **Signs** will not substantially adversely impair the use, enjoyment or market value of any of the surrounding properties.

3. That the **Signs** will be harmonious with and in accordance with the specific objectives of the comprehensive plan.

4. That the **Signs** will be constructed and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will/will not change the essential character of the area.

5. That the **Signs** will not be hazardous to existing or future neighboring uses.

6. That the **Signs** will not impact essential public facilities and services, such as highways, streets, police and fire protection, drainage structures, or schools.

7. That the **Signs** will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.

8. That the **Signs** will not involve uses, activities and equipment that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

9. That the **Signs** will be consistent with the intent and purposes of the Zoning Chapter.

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

That the Ramsey City Council hereby grants approval of a Conditional Use Permit (the "**Permit**") and Site Plan Approval for the **Subject Property** contingent upon the following conditions:

CONDITIONS

1. That this Conditional Use Permit allows for wall signage to be evenly distributed amongst all four (4) sides of the proposed building, with a total of 1,044 square feet of signage allowed total for the building.

2. That if the size of the front façade of the hotel (building) changes, the amount of allowed signage will be recalcuated administratively.

3. That the Permittee shall obtain all necessary permits, including a Sign Permit, prior to construction on the Subject Property.

4. That the Permittee shall comply with all applicable local, state, and federal regulations.

5. That this Conditional Use Permit shall be perpetual in duration as long as the terms are herein complied with.

6. That the Permittee shall be responsible for all City costs incurred in administering and enforcing this Conditional Use Permit and compliance with approved Site Plan.

7. That the City Administrator, or his/her designee, shall have the right to inspect the premises for compliance and safety purposes annually or at any time, upon reasonable request.

8. That the Conditional Use Permit shall automatically expire if the use is not initiated by June 23, 2021.

9. That this Site Plan Approval and Conditional Use Permit (the "Approvals") are contingent upon compliance with Staff Review Letter, review by City Attorney and City Engineer.

10. That the Subject Property must include a connection to the property to the east via the parking lots.

11. That these Approvals are contingent upon sale of the land to the Permittee and subdivision of the land.

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 the 23rd day of June, 2020.

CITY OF RAMSEY:

By:_____ By:_____
Mayor City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

On this _____ day of _____, ____, before me a Notary Public personally appeared John LeTourneau and Colleen Lasher, to me personally known, who, being each by me duly sworn, did say that they are respectively the Mayor and City Clerk of the City of Ramsey, the Municipal Corporation named in the foregoing instrument, and seal affixed to said instrument is the corporate seal of said Municipal corporation, and the said instrument was signed and sealed on behalf of said Municipal Corporation by authority of its City Council, and said John LeTourneau and Colleen Lasher acknowledge said instrument to be the free act and deed of said Municipal Corporation.

_____
Notary Public

This document drafted by:
City of Ramsey
7550 Sunwood Dr NW
Ramsey, MN 55303

Regular Planning Commission **7. 1.**

Meeting Date: 06/04/2020

By: Chris Anderson, Community Development

Information

Title:

Discussion Item: Potential Concept of Private Marina/Dock for River Walk Village (Project No. 18-163); Case of Dave Wills on behalf of N & D Management, LLC

Purpose/Background:

The purpose of this case is to introduce a topic to the Planning Commission that may come forward as a formal application in the coming months for a private marina/dock for the River Walk Village neighborhood located at the east end of Rivlyn Avenue (the "Subject Property"). City Staff has received an inquiry about the potential of a multiple 'slip' dock for some of the property owners within River Walk Village, a recently approved fourteen (14) lot subdivision.

Notification:

Notification is not required for a discussion item.

Observations/Alternatives:

The realtor for River Walk Village, Dave Wills (the "Applicant") has contacted the City about the possibility of a multiple slip dock (the "Dock") for the seven (7) lots that are only separated from the Mississippi River (or the river oxbow) by two outlots. There are no official drawings for consideration, but the Applicant is interested in getting some initial feedback from the Planning Commission before design work begins and prior to officially applying for a Conditional Use Permit.

While the idea of the Dock seems reasonable, there are certainly a couple practical challenges that will need to be overcome. The Subject Property only has approximately forty to forty-five feet (40-45') of shoreline along the main channel of the river. The remainder of the shoreline is along a narrow oxbow. The siting of the Dock cannot impact the neighboring property to the west, nor can it impact the general public's access and utilization of the river oxbow, which itself is only about forty (40) feet wide. River depth (or bathymetry, similar to topography but underwater) will need to be determined to ensure that the Dock does not obstruct access to navigable waters of the oxbow.

Staff has had a conversation with the MN DNR Area Hydrologist regarding this concept. The Area Hydrologist echoed the above concerns/challenges and also noted that depending on how the slips were managed, it may be classified as a marina, which the MN DNR is also involved in permitting.

Attached to this case are some high level concepts/alternatives that will need additional detail. The Applicant has noted that the dock would be managed and maintained by the Home Owner's Association, and that it would be limited to the aforementioned seven (7) would be riparian lots (they are technically not riparian as they back up to outlots that contain the shoreline). Attached is the initial information provided by the Applicant and then some concepts that Staff prepared more for discussion purposes.

No formal action is required at this time. This case is for discussion purposes only and may help inform the Applicant as to whether to proceed with a formal application for a Conditional Use Permit for a Dock and issues to address with any formal application.

Funding Source:

This discussion item is being handled as part of Staff's normal duties.

Recommendation:

Provide Applicant with any feedback, recommendations, and/or concerns related to the concept of a multiple slip dock for the River Walk Village community.

Action:

No formal action is necessary. This is an opportunity to provide any feedback to the Applicant in advance of a potential formal application for a Conditional Use Permit.

Attachments

Site Location Map

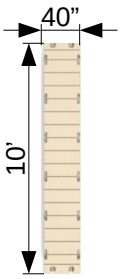
Dock Information Originally Provided by Applicant

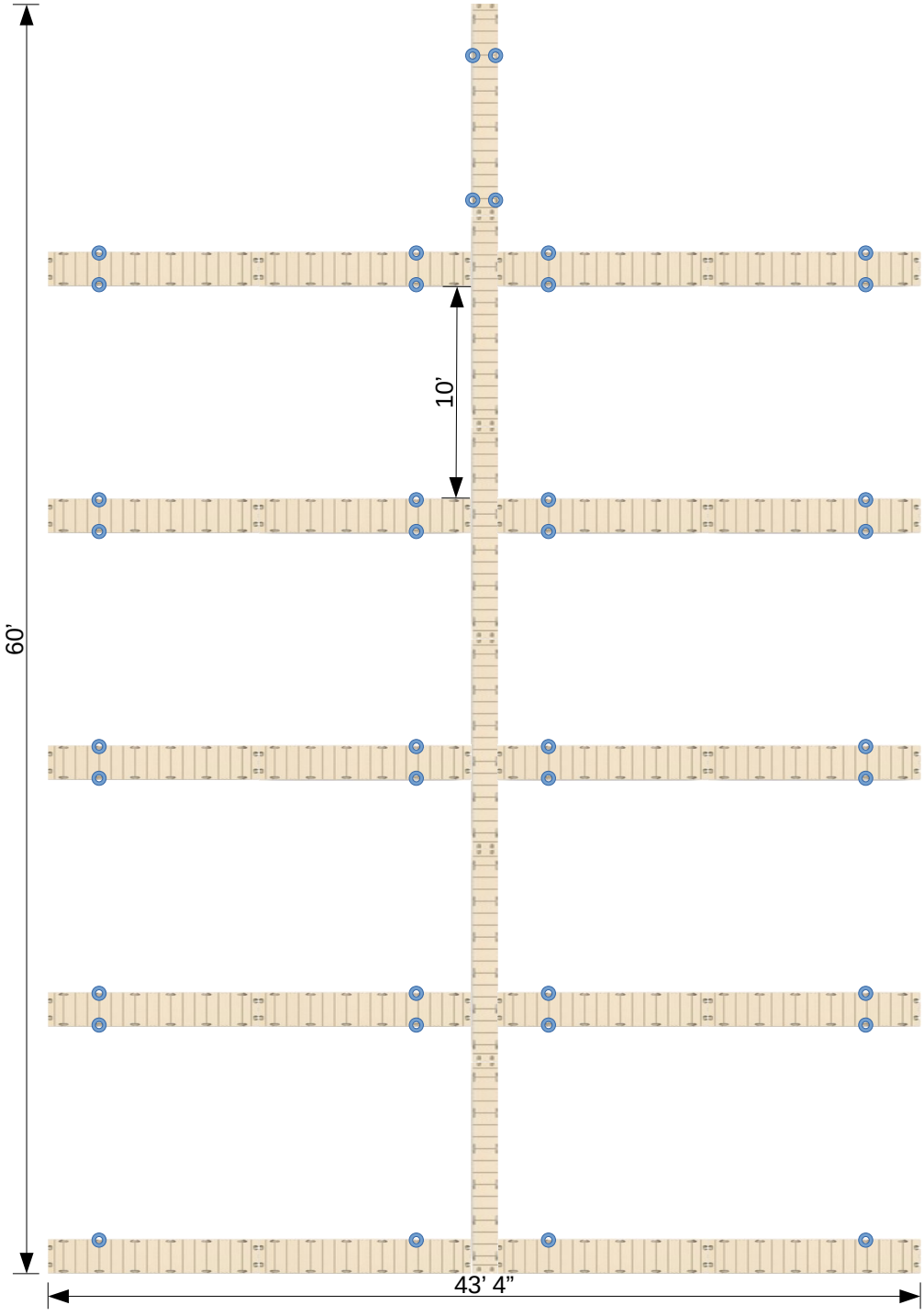
Conceptual Dock Configurations (for discussion purposes only)

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	05/28/2020 01:29 PM
Form Started By: Chris Anderson		Started On: 05/27/2020 03:14 PM
Final Approval Date: 05/28/2020		

Site Location Map


40”
10’


10’
60’
43’ 4”

Find Parks and Subdivision

Find Parks and Subdivision

Find Parks and Subdivision
60.0'

Regular Planning Commission **7. 2.**

Meeting Date: 06/04/2020

By: Chloe McGuire Brigl, Community Development

Information

Title:

Review Updated Sketch Plan of Garden View Villas (Project 19-136)

Purpose/Background:

The purpose of this case is to review a revised Sketch Plan for Garden View Villas by DC Ramsey LLC (The "Applicant") for a 12 acre piece of land north of 147th Ln NW and east of Center Street at PID 25-32-25-12-0067 (the "Subject Property"). The Subject Property is zoned R-2 and the Applicant has proposed seventeen (17) homes within the Detached Villa (50 foot wide) lot width designation. The proposed homes would each be modular construction with individual driveways onto 147th Ln NW.

Notification:

Notification is not required for Sketch Plan but City Staff attempted to notify all property owners within 700 feet of the Subject Property of the request by U.S. Mail.

Observations/Alternatives:

Summary

The Applicant has proposed seventeen (17) off-site built homes with individual driveways onto 147th Lane NW. The R-2 Residential District allows for attached townhomes or detached villas with lot widths of 50 feet. The sketch plan appears to meet the general requirements of the R-2 Residential District at this time, with 50 foot wide lots. Staff indicated during this high level review that a frontage road without individual accesses onto 147th Lane would be preferred, however understands that the previous proposal for this project ran into certain barriers. Staff also notes that the homes on the east side of the proposed subdivision, which are close to the existing wetland, may be over the 35% lot coverage maximum allowed in City Code. Staff has requested calculations of the proposed lot coverages at time of preliminary plat if the project moves forward.

Complete landscaping and planning/zoning review memos are attached.

Previous Proposal

The Planning Commission is familiar with this site as in early 2020, the Applicant submitted a Sketch Plan for Detached Villas on the Subject Property. The previously proposed project had additional units, and an internal private road running east-west through the Subject Property. The homes were on either side of the proposed road, which did not leave adequate space for Density Transitioning as required by City Code.

Note on Density Transitioning: A large topic of discussion at the previous meetings was density transitioning. The proposed sketch plan shows future development behind the proposed homes, including a road, that would need to comply with density transitioning requirements at the time of platting.

Platting Process

1. Sketch Plan - Identify red flags and direct the Applicant on moving forward to Preliminary Plat (we are here)
2. Preliminary Plat - Engineering documents, formal public hearing, if approved, the project has entitlement
3. Final Plat - Construction documents and legal agreements, only heard by City Council

City Code Sections

- Section 117-111: R-2 Residential (Existing and Proposed Zoning - No Change)
- Section 117-588: Major Plat
- Section 117-614: Subdivision Design Standards

Funding Source:

The Applicant is responsible for all costs associated with review.

Recommendation:

Staff recommends providing the Applicant input on the revised sketch plan. This could include, but is not limited to identifying any red flags, noting any potential concerns and providing the Applicant direction to invest in a Preliminary Plat.

Action:

No formal action required. Provide the Applicant feedback and direction on moving forward to preliminary plat.

Attachments

Site Location Map

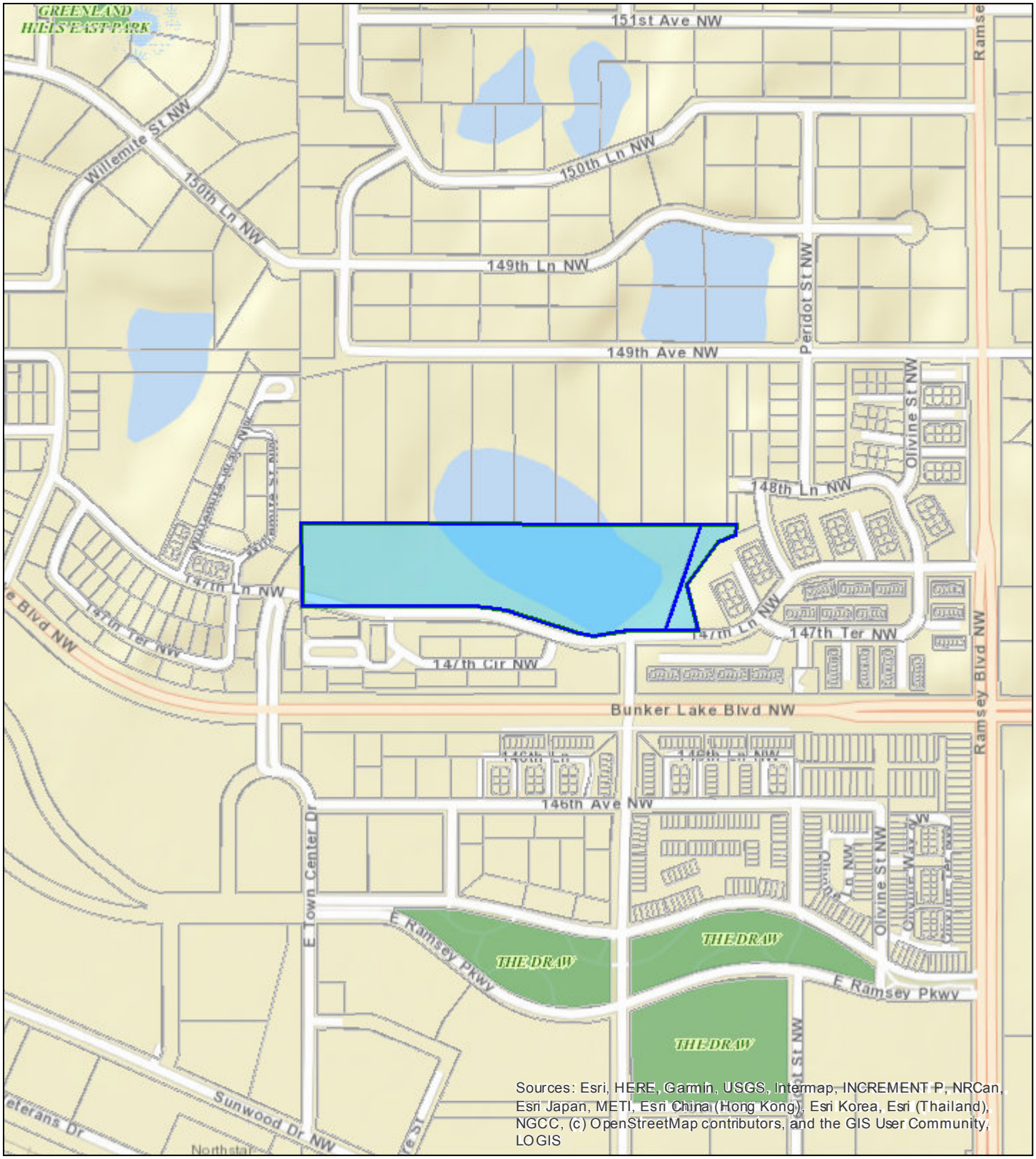
Sketch Plan

Planning Technical Review

Landscape Report

Form Review

Inbox	Reviewed By	Date
Chris Anderson	Chloe McGuire Brigl	05/27/2020 09:26 AM
Chris Anderson	Chris Anderson	05/27/2020 04:15 PM
Tim Gladhill	Tim Gladhill	05/29/2020 09:15 AM
Form Started By: Chloe McGuire Brigl		Started On: 05/26/2020 01:54 PM
Final Approval Date: 05/29/2020		



City of RAMSEY

Site Location Map

Legend

- Site
- Parcels

N

Print Date: September 13, 2019

0 0.175 0.35 mi

LANDFORM
From Site to Finish

Ramsey Townhomes

GARDEN VIEW • Ramsey, MN

05.05.2020

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CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

Date	5/20/20	Project Site	PID: 28-32-25-12-0067
Project Title	DC Ramsey Townhome Development		
Escrow #	19-136		
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:

- Maximum lot coverage for a single lot is 35% (structures included, driveway not included). Preliminary plat should ensure that each lot is properly sized for home as to not exceed this threshold.

General: The property is currently platted as Outlot E Town Center Gardens 3rd Addition, and is PID 25-32-25-12-0067. The site does not have an assigned address at this time, but is north of 147th Ln and East of Center Street. The site is approximately 12.07 acres. The Applicant has proposed 17 homes with individual driveways onto 147th Ln NW.

Zoning: The site is currently zoned as R-2 Medium Density Residential. The properties to the west and south are zoned COR (townhomes) and to the north are zoned PUD with underlying zoning of R-1 Detached Single Family Homes (well and septic, large lot homes). The property to the east and southeast are zoned R-2 Medium Density Residential.

Intent: The intent of the R-2 Medium Density Residential District is to accommodate attached townhomes, small multifamily buildings, and detached villas with an overall density of 4 – 7 units per acre.

R-2 Detached Villa Standards		
Standard	*Required*	*Proposed*
Minimum Lot Size	.15 Acres	
Density Range	4 – 7 Units/Acre	1.9 units/acre (net with wetlands) ~5.3 units/acre (gross without wetlands)

Minimum Lot Width	50 feet	50 feet
Building Setbacks		
Front, Side Corner	25 Feet	25 feet
Rear	20 Feet	20 feet
Side	5 Feet	5 feet
From Development Boundary	25 Feet	25 feet
Maximum Lot Coverage (All Buildings, Excludes Paving)	35%	Needs to be calculated on an individual lot basis at time of pre plat and indicated on each individual survey with building permit
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	
Required Parking Stalls	2 enclosed (townhome)	2 enclosed
Maximum Driveway Width at Street	20 feet	20 feet
Side Yard Setback for Driveway	5 feet	5+ feet
Driveway Surface	Bituminous or Concrete	Bituminous
Minimum Driveway Length	25 feet	25 feet
Wetland Setback	16.5 feet	16.5 feet
Minimum Private Street Width (With No Parking)	24 feet	N/A

Wetlands: The property contains significant wetlands on the eastern portion of the site. A wetland delineation will be required with preliminary plat and all wetlands will need to be encumbered by drainage and utility easement and the City requires a 16.5 foot setback from any wetland.

Streets and Access: The property will contain a portion of public road Center Street running north-south through the site on the western boundary of the site. The applicant has provided space for a future road connection running north from 147th Ln NW and connecting behind the homes to Center Street.

Lots: The City Code requires that corner lots are at least ten feet wider than interior lots (per H-3 in Article III).

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 will be connected to City Utilities. A Grading and Utility Plan should be submitted with preliminary plat.

Density Transitioning: Under the City Code, density transitioning is typically required for R-2 to R-1 Rural Residential (single family detached homes with well and septic). This would include 45 feet of buffer in a typical situation. The Applicant has left the area behind the homes empty at this time so there will not be any abutting lots.

Landscaping: Please see EPB Landscape Technical Report.

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	MAY 12, 2020	**PROJECT ADDRESS**	TBD
PROJECT. TITLE	GARDEN VIEW VILLAS		
ESCROW #	117177		
DEPARTMENT:	Planning Division (Landscape Plan & Environmental Resources)		
TECHNICAL REVIEWER:	Name: Chris Anderson Phone: 763-433-9817 Email: canderson@cityoframsey.com		

We offer the following comments regarding the Landscape and Tree Preservation Plans, prepared by Landform and dated May 4, 2020:

Sheet L1

- Sod is required within all boulevard areas.
- Use of seed elsewhere in project area requires City Council approval.
- There is a Yellow Birch that needs to be shifted outside the wetland setback area. There is to be no disturbance within the wetland setback.
- The Canopy Cover Calculation may need to be updated. It should not include the outlot area nor the portion of the site 'set aside' for possible future development. If those areas are included in the calculation, please omit and recalculate.
- Add column to Plant Schedule for total square footage per species.
- The General Note stating that builders are responsible for the landscaping must be amended. Trees within the front yard and boulevard area can be planted by individual builders, but perimeter plantings (including rear yards and side yards for certain lots) shall be the responsibility of the developer. The plantings per lot vary too greatly, which will create confusion for individual buildings (unless there will be a single, exclusive builder for the entire project).
- Developer shall also be responsible for any plantings within the outlot.
- A DED resistant cultivar of American Elm should be used.

Regular Planning Commission **7. 3.**

Meeting Date: 06/04/2020

By: Tim Gladhill, 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. 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 may recall this project was part of discussion at the February 11, 2020 Joint Work Session. Staff and Developer and stepping back based on these 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:

Long story short, Capstone Homes desires to replicate the existing Riverstone neighborhood 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.

Funding Source:

The Developer is responsible for all costs associated with this review.

Recommendation:

Based on discussion. Staff's recommendation is to give clear policy direction on the points raised in the attached report.

Action:

Motion to recommend that the City Council adopt the attached document as an official, yet nonbinding policy document to guide future conversations pertaining to Riverstone South.

Attachments

UPDATED: Planning Framework

Form Review

Inbox	Reviewed By	Date
Tim Gladhill (Originator)	Tim Gladhill	06/02/2020 08:17 AM

Form Started By: Tim Gladhill
Started On: 05/27/2020 08:59 AM
Final Approval Date: 06/02/2020

HIGHWAY 10 SOUTH SMALL AREA PLAN
RIVERSTONE SOUTH PLANNING FRAMEWORK

June, 2020

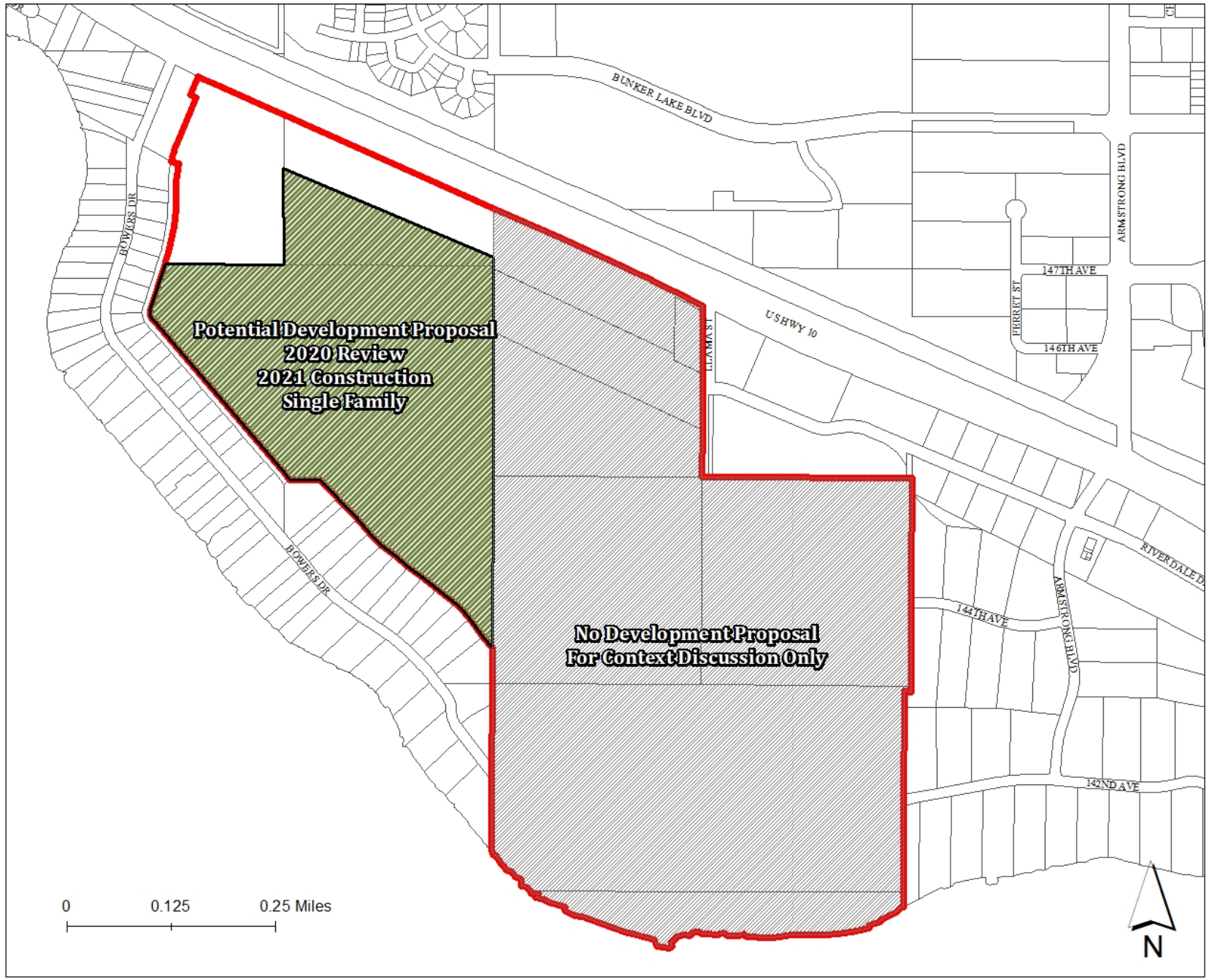
Document Purpose

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 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

City of RAMSEY



City of RAMSEY

Highway 10 South Planning Area

No Development Proposal

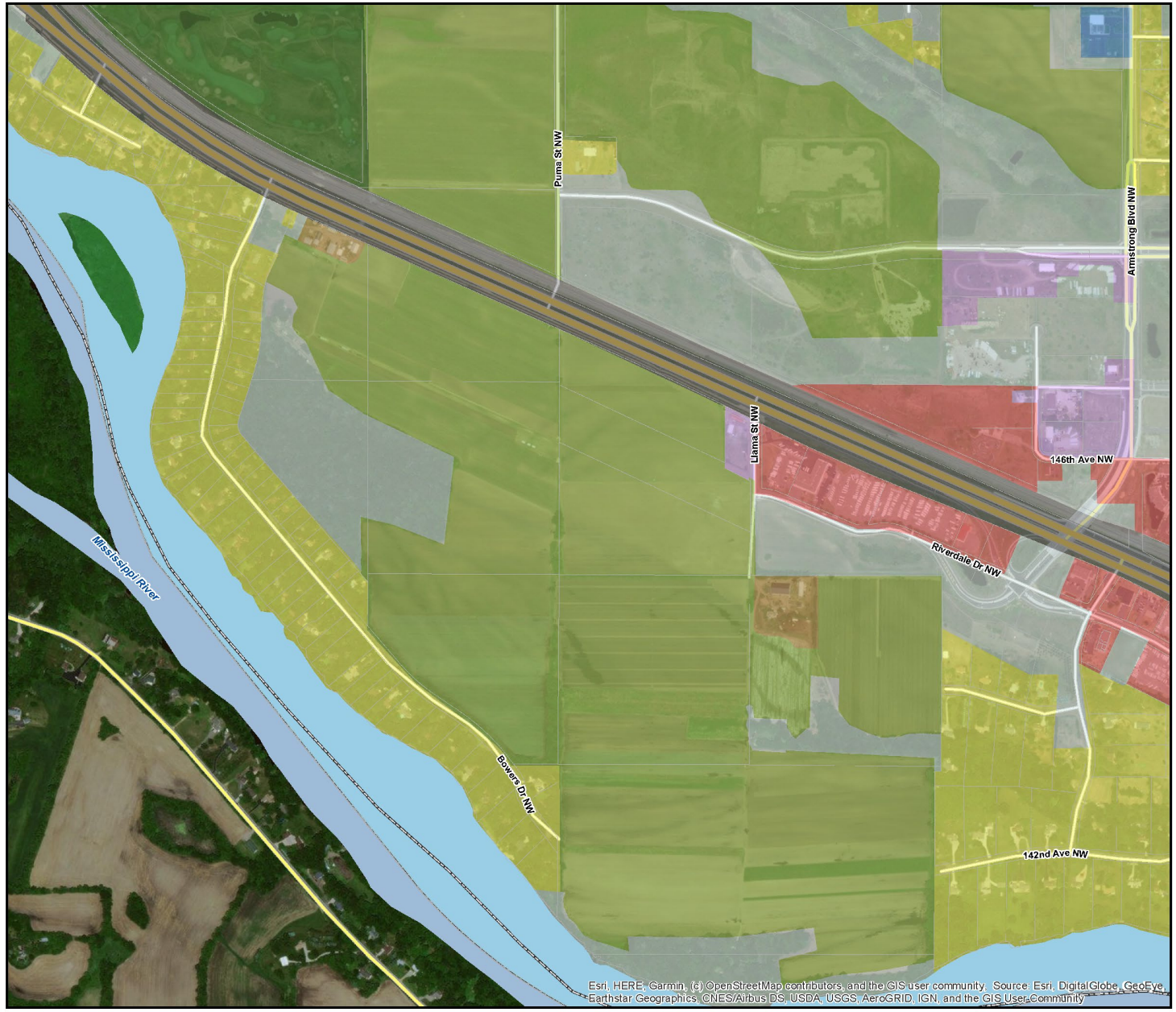
Potential Development

Planning Area

Map Prepared by the City of Ramsey
Data Source: Anoka County, City of Ramsey
April 16, 2020
Lampert 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)



City of RAMSEY

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
- Institutitional
- Park, Recreational, or Preserve
- Golf Course
- Major Highway
- Railway
- Airport
- Agricultural
- Open Water
- Undeveloped

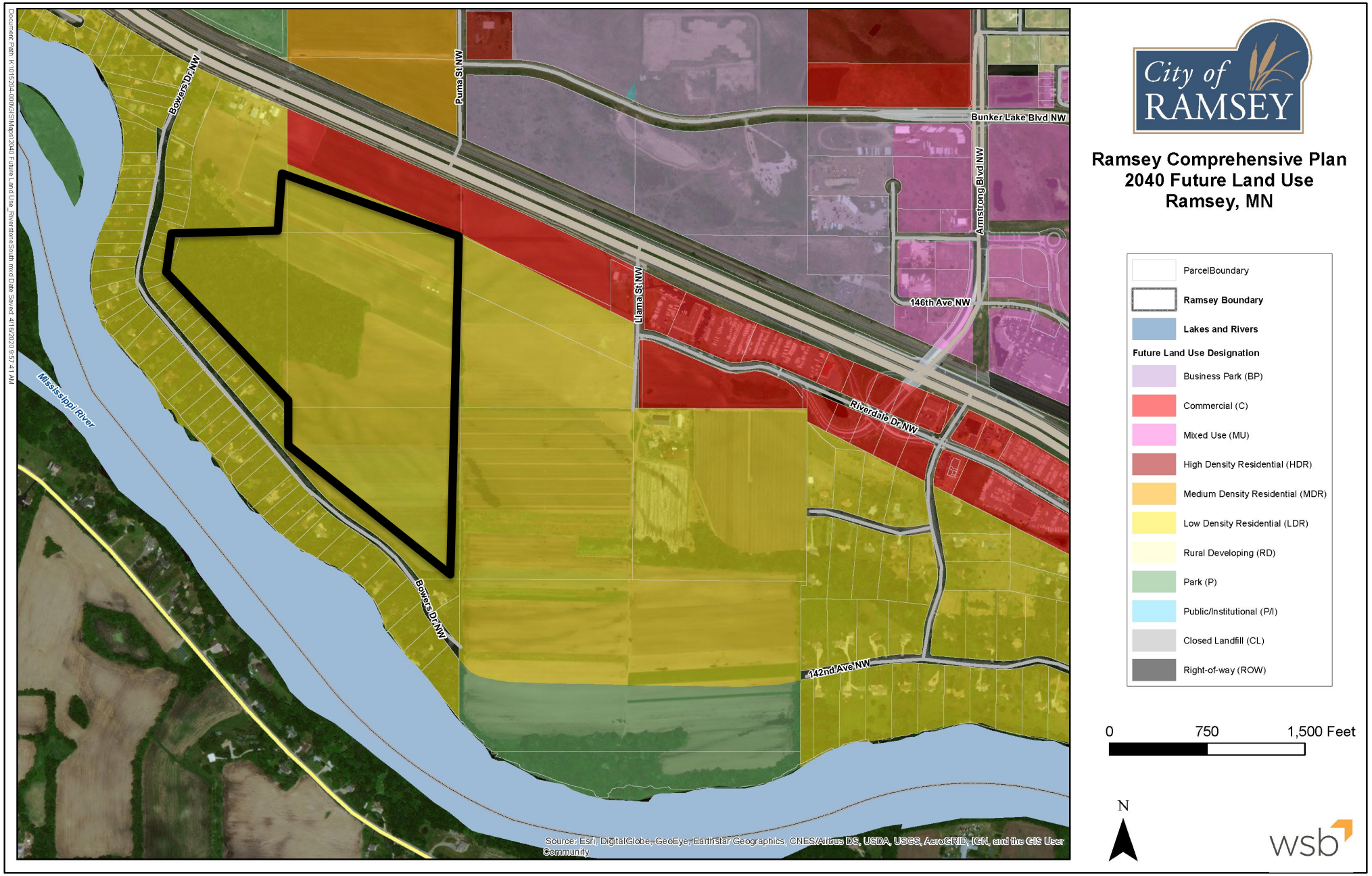
N

wsb

0 1,125 2,250 Feet

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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Bowers Dr NW
Puma St NW
Bunker Lake Blvd NW
Armstrong Blvd NW
Llama St NW
146th Ave NW
Riverdale Dr NW
Mississippi River
Bowers Dr NW
142nd Ave NW
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
City of RAMSEY
Ramsey Comprehensive Plan
2040 Future Land Use
Ramsey, MN
ParcelBoundary
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 (P/I)
Closed Landfill (CL)
Right-of-way (ROW)
0
750
1,500 Feet
N
wsb

City of RAMSEY

Built Environment

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

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

City of RAMSEY

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

ANOKA COUNTY

MINNESOTA DEPARTMENT OF TRANSPORTATION

Riverdale Dr Extension

(Bowers Dr to Llama St)

Highway 10 Access Planning Study

Previous Plan
See subsequent slides for update.

Priority: Development Driven

Cost: $2.0M

- **Local Street Extension**

Achieves:

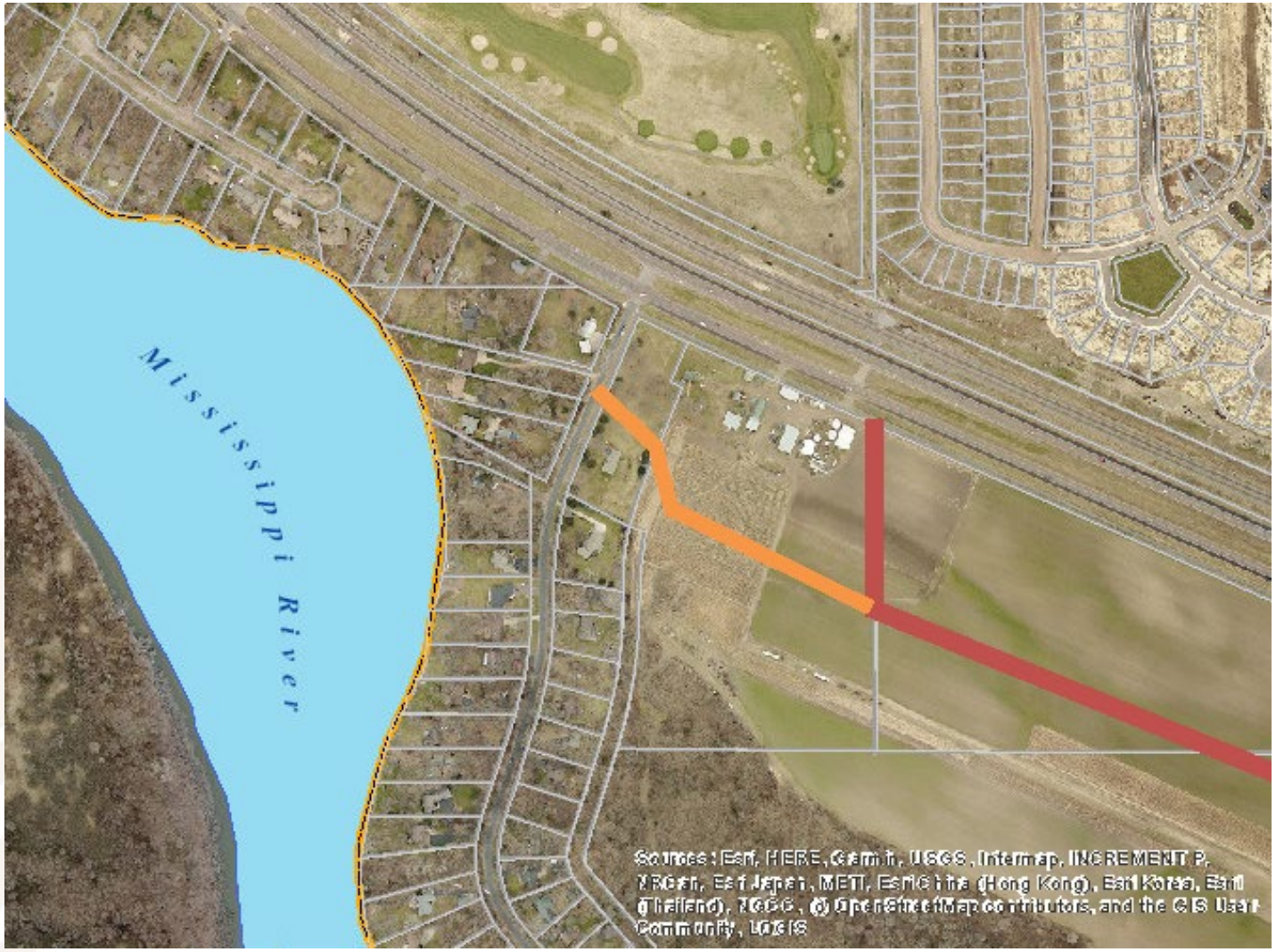
- Critical local system connection along south side of Hwy 10
- Continuous local street along south side of Hwy 10
- Supports city's development goals

BOLTON & MENK, INC.
Consulting Engineers & Surveyors

RIVERDALE DRIVE ALTERNATIVE #1

City of RAMSEY

Riverdale Drive Alternative #2



City of RAMSEY

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

City of RAMSEY

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

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.

Regular Planning Commission **8. 1.**

Meeting Date: 06/04/2020

Submitted For: Chloe McGuire Brigl, Community Development

By: Eric Maass, Community Development

Information

Title:

PUBLIC HEARING: Consider Ordinance 20-10 Amending Bulk Standards in the R-1 Residential District

Purpose/Background:

The purpose of this case is for the Planning Commission to review proposed updates to the bulk standards within the R-1 Residential zoning district. Proposed updates are related to side yard setbacks and have been drafted by Staff based on experience in implementing the current ordinance and feedback provided to Staff by city residents applying for various permits impacted by side yard setbacks.

Notification:

Staff published the Notice of Public Hearing in the Anoka County UnionHerald. This public hearing is not specific to a single address and as a result individual mailers regarding this public hearing have not been sent to individual residences.

Observations/Alternatives:

Observations

City Staff have been tracking areas of the City's zoning ordinance which require review and consideration for updating. One of those sections is the bulk standards within the R-1 Residential zoning district (Section 117-111). This sections outlines standards for uses and dimensional/bulk standards for properties within that specific zoning district.

Staff is currently proposed to remove the distinction between "habitable" (dwelling) and "uninhabitable" (garage) space as it relates to the side yard setback. City Staff are recommending the removal of this distinction to increase clarity of the ordinance and provide clear direction to situations where having separate setbacks becomes burdensome.

	Current	Proposed
Habitable (Dwelling)	10 feet	6 feet
Uninhabitable (Garage)	6 feet	6 feet

A specific example would be living area constructed over a garage (City Staff is not referring to accessory dwellings). Currently the ordinance would require two different setbacks for that side of the structure as the garage would be deemed uninhabitable and the overhead living space habitable. City Staff have reviewed neighboring city ordinances and not found this distinction between habitable and uninhabitable setbacks to be a common practice. Staff has attached the draft ordinance for review by the Planning Commission. Staff will walk through the proposed revisions with the Planning Commission and members of the public in attendance.

Alternatives

Alternative 1: Recommend that the City Council introduce Ordinance #20-10 revising City Code Section 117-111 related to side yard setback bulk standards within the R-1 Residential zoning district. Staff supports this alternative.

Alternative 2: Table Ordinance #20-10 for further revision by City Staff based on feedback and direction by the Planning Commission. Staff also supports this alternative with specific feedback from the Planning Commission for desired revisions to the draft ordinance.

Funding Source:

Staff is handling this case as part of their regularly scheduled duties.

Recommendation:

Staff recommends approval of Ordinance #20-10.

Action:

Motion to recommend that the City Council adopt Ordinance #20-10 amending City Code section 117-111 related to side yard setbacks within the R-1 Residential District.

Attachments

Ordinance 20-10 - R-1 Residential Bulk Standards

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	05/28/2020 11:40 AM
Form Started By: Eric Maass		Started On: 05/18/2020 03:39 PM
Final Approval Date: 05/29/2020		

ORDINANCE #20-10

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

AN AMENDMENT TO CHAPTER 117 SECTION 111 SUBSECTION D RELATED TO BULK STANDARDS WITHIN THE R-1 RESIDENTIAL DISTRICT SECTION OF THE CITY CODE OF RAMSEY, MINNESOTA.

SECTION 1. AMENDMENT

The following ~~stricken~~ language is hereby removed from Chapter 117 Section 111 and the following underlined words are to be added to Chapter 117 Section 111.

Sec. 117-111. - R-1 Residential District.

(a) *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. All developing lots located within the rural developing area shall be served with individual septic systems and wells.

(b) Permitted uses.

(1) Single-family detached dwellings.

(2) Agriculture, excluding the raising of livestock, poultry, and fowl within the MUSA boundary unless compliance with chapter 10, Animals, can be maintained.

(3) Public parks, municipal fire station.

(4) Single-family/townhome units as part of a PUD located within the 2040 MUSA. PUDs shall be designed in accordance with R-2 residential performance standards established in section 117-112.

(5) State-licensed group homes in accordance with state statutes.

(6) Licensed home daycares in accordance with state statute.

(7) Noncommercial horse boarding.

(8) Home occupations as permitted by section 117-351.

(9) Accessory uses as permitted by section 117-349.

(c) Uses permitted by conditional use permit.

(1) Religious institutions.

(2) Commercial horse boarding.

(3) Commercial dog kennels.

(4) Oversizing of accessory structure size.

(5) Two-story accessory buildings.

(6) Cemeteries.

(7) Essential services.

(8) Cell towers in Tower Overlay District.

(9) Commercial garden nurseries or greenhouses with buildings.

(10) Micro-scale WECS.

DRAFT

(d) R-1 bulk standards.

	MUSA		Rural Developing (Large Single-Family Lots)
	Villas	Single-Family Detached Homes	
Minimum lot size	.15 acres	.25 acres	2.5 acres
Minimum density	2.5 units per acre	2.5 units per acre	1 unit per 2.5 acres (gross) (minimum)
Maximum density	4 units per acre (maximum)	3 units per acre/4 units per acre with PUD (net) (maximum)	N/A
Minimum lot width	65 feet	80 feet/90 feet — corner lot	200 feet/100 feet on cul-de-sac
Front yard setback	25 feet	30 feet	40 feet
Side yard setback ~~uninhabitable~~	6~~5~~ feet	6 feet	10 feet
~~Side yard setback habitable~~	~~5 feet~~	~~10 feet~~	
Side yard setback for corner lots	25 feet	30 feet	40 feet
Rear yard setback	20 feet	30 feet	40 feet
Rear yard setback when adjoining a parcel zoned park [3]	20 feet		N/A
Major/minor arterial setback measured from the centerline of the road right-of-way	60 feet from right-of-way centerline plus the local applicable setback		
Service road setback	35 feet		
Maximum building height (measured from lowest adjacent grade to average height between eaves and highest ridge)	35 feet		
Minimum floor areas: (main floor)			
Rambler with garage	912 square feet		
Split level or two story with garage	720 square feet (total of main living areas)		
Townhouse with garage	PUD Required		N/A
	1 bedroom—700 square feet		
	2 bedrooms—800 square feet		
	3 bedrooms—960 square feet		
	Each additional bedroom 125 square feet		
Maximum building lot coverage	35%		
Maximum driveway width at street [2]	30 feet; 24 feet on culs-de sac		
Maximum number of driveways [2]	1 per street frontage		2

DRAFT

Side yard setback for driveways [2]	5 feet		
Required driveway surface [2]	Bituminous or Concrete		Bituminous, Concrete, or Class V
Accessory structure setbacks:			
Front [1]	25 feet or same as principal structure, whichever is greater	30 feet or same as principal structure, whichever is greater	40 feet or same as principal structure, whichever is greater
Rear	5 feet		
Side	5 feet	6 feet	10 feet
Side Corner	25 feet	30 feet	40 feet

[1] Refer to section 117-349 for additional front yard setback provisions for lots two acres and greater in size.

[2] A zoning permit is required to install any driveway that is not associated with work requiring a building permit.

[3] To be eligible for the reduced rear yard setback, the entire rear property line must adjoin the parcel zoned as park.

For lots located within the MUSA where adjacent structures existing as of July 1, 2002, have a different setback from that required herein, the front yard setback shall conform to the prevailing setback of adjacent structures. If adjacent structures have different setbacks from one another, the minimum front yard shall be the average of the two adjacent structures.

(e) Reserved.

(f) *Resubdivision plans.* All new development proposals in the rural developing area must prepare a resubdivision plan in accordance with article III of this chapter. This plan shall demonstrate how the subject property might be re-subdivided in the future, when and if urban services are brought to the property. The resubdivision plan should be used to help guide the design of the plat itself. The plan must include the following information:

(1) Potential future lots, including the location of house pads.

(2) Potential future streets, particularly future connections to existing streets on adjacent parcels.

(3) Potential greenway or open space areas.

(4) Other information as required by the city council.

(g) General R-1 residential performance standards.

(1) Fences.

a. *Height.* Fencing or walls (except retaining walls) located in the required front yard setback shall not exceed four feet in height except for "ornamental fences" as defined in section 117-1. Fencing or walls located in the side or rear yard shall not exceed eight feet in height. A zoning permit is required for all fences that are not addressed by the Minnesota State Building Code.

b. *Materials and construction.* Fences shall be constructed in a workmanlike manner and of substantial material reasonably suited for its intended purpose. Fencing material shall consist only of wood, chain link, wrought iron, maintenance free vinyl, aluminum, or steel. Any other material must be approved by the zoning administrator prior to installation.

1. No boards, planks, or panels shall be larger than 12 inches in width.

DRAFT

2. Link fences shall be constructed such that no barbed ends shall be at the top.

(i) Agricultural uses.

A. Fences may be constructed of barbless wire or have the capability to carry an electric charge to accommodate agricultural activities and the raising of livestock and animals as defined by chapter 10, Animals. Lots of record as of July 1, 2002, within the MUSA that are currently used for agricultural activities or the raising of livestock and animals also qualify under this provision.

B. Electric fences must be set back a minimum of three feet from property lines and must be posted as being electric.

C. A sketch drawing shall be submitted to the city showing the proposed location of an electric fence.

3. Fence framing must face inward on the fence owner's lot.

c. *Location.* Fencing must be located 100 percent on the fence owner's lot and it is the responsibility of the fence owner to accurately locate property boundaries.

1. For corner lots, no fence shall be located within the vision clearance triangle as described in section 117-348.

2. The zoning administrator may require the owner of the property upon which a fence will be constructed to establish the boundary lines of the property by a survey thereof to be made by any registered land surveyor.

(2) *Garbage receptacle storage.* Outdoor garbage receptacles serving multifamily units must be in either the rear or side yard and must be screened from public view and adjacent lots.

(3) Lot landscaping.

a. *Number of plantings.* The minimum number of overstory trees on any given lot shall be as required below:

Required planting types	Required number of plantings
Overstory deciduous/coniferous trees	2 trees per dwelling unit

b. *Minimum size of plantings.* Required trees shall be of the following minimum planting size:

Planting Type	Size
Deciduous trees	1-inch diameter as measured six inches above ground
Coniferous trees	5 feet in height

c. *Planting types.* Acceptable plantings shall be determined by the city planting schedule. The compliment of trees fulfilling the landscaping requirements shall not be less than 25 percent deciduous and not less than 25 percent coniferous.

(4) *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, WasterSense labeled weather-based irrigation controllers, soil moisture sensors, and/or evapotranspiration (ET) sensors.

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(5) *Lighting.* Lighting used to illuminate an off-street parking area, sign or structure, shall be arranged to deflect light away from adjacent residential districts or public streets. Bulbs emitting in excess of 3,000 lumens (150 watts) shall be directed so that the bulb is not visible from off the property where the light source is located.

(6) *Exterior building materials.* The type of building materials used on exterior walls on all structures in the R-1 Residential District shall be face brick, natural stone, stucco, aluminum, steel, or vinyl siding, wood, masonite products or other compatible residential materials that may be approved by the city.

(Code 1978, § 9.20.11; Ord. No. 73-9, 6-1-1973; Ord. No. 79-5, 7-1-1979; Ord. No. 79-15, 2-24-1980; Ord. No. 86-2, 8-25-1986; Ord. No. 89-33, 1-29-1990; Ord. No. 96-17, 10-28-1996; Ord. No. 96-23, 1-13-1997; Ord. No. 99-19, 1-17-2000; Ord. No. 02-17, 7-15-2002; Ord. No. 03-21, 8-25-2003; Ord. No. 04-10, 5-17-2004; Ord. No. 04-43, 12-27-2004; Ord. No. 05-03, 4-4-2005; Ord. No. 05-12, 7-25-2005; Ord. No. 05-24, 11-7-2005; Ord. No. 07-05, § 2, 2-13-2007; Ord. No. 09-06, § 2, 4-28-2009; Ord. No. 09-12, § 2, 9-8-2009; Ord. No. 11-01, § 1, 2-8-2011; Ord. No. 15-06, § 2, 4-14-2015; Ord. No. 15-12, § 2, 7-14-2015; Ord. No. 17-04, § 2, 5-9-2017; Ord. No. 18-01, § 2, 3-13-2018; Ord. No. 19-02, § 2, 3-12-2019)

State Law reference— Permitted single-family uses, Minn. Stats. § 462.357, subd. 7.

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

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Introduction date:
Posting dates:
Adoption date:
Publication date:
Effective date:

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