

City of Ramsey
Agenda
Regular Planning Commission
Thursday, August 6, 2020

7:00 pm
City Council Chambers, 7550 Sunwood Drive NW

The City reserves the right to limit attendance inside the Council Chambers to maintain social distancing requirements due to the COVID-19 Pandemic. If you can join remotely, you should join remotely.
Join us via computer at www.cityoframsey.com/meetings.

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Citizen Input**
- 4. Approve Agenda**
- 5. Consent Agenda**
 1. Approve the July 9, 2020 Planning Commission Work Session Minutes.
Approve the July 9, 2020 Planning Commission Meeting Minutes.
 2. Consider Resolution #20-164 Granting a Conditional Use Permit (CUP) for Team Packaging at 14799 Jackal St Suite 400 in Bunker Lake Industrial Park (Project No. 20-123)
- 6. Public Hearing**
 1. PUBLIC HEARING: Consider Resolution #20-156 Approving Conditional Use Permit (CUP) Application for Car Sales and Service at 6021 Highway 10; Case of Lund Auto
- 7. Commission Business**
 1. Review Sketch Plan for Riverstone South; Case of Capstone Homes
- 8. Commission/Staff Input**
- 9. Adjournment**

Regular Planning Commission

5. 1.

Meeting Date: 08/06/2020

By: JoAnn Shaw, Community Development

Information

Title:

Approve the July 9, 2020 Planning Commission Work Session Minutes.
Approve the July 9, 2020 Planning Commission Meeting Minutes.

Purpose/Background:

n/a

Notification:

Observations/Alternatives:

Funding Source:

Recommendation:

Action:

Attachments

Planning Work Session 7 9 20

Planning Meeting 7 9 20

Form Review

Inbox

Tim Gladhill

Form Started By: JoAnn Shaw

Final Approval Date: 07/30/2020

Reviewed By

Tim Gladhill

Date

07/30/2020 01:19 PM

Started On: 07/29/2020 04:19 PM

**PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

The Ramsey Planning Commission conducted a worksession meeting on Thursday, July 9, 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 Gary VanScoy
 Commissioner Matt Woestehoff

Members Absent: Commissioner Eric Peters

Also Present: Deputy City Administrator Timothy Gladhill
 Senior Planner Chloe McGuire Brigl
 City Council Liaison Debra Musgrove

1. CALL TO ORDER

Chairperson Bauer called the regular meeting to order at 5:30 p.m.

2. TOPICS FOR DISCUSSION

None.

2.01: Discuss Trott Brook North Small Area Planning Framework

Senior Planner McGuire Brigl stated that the purpose of this case is to provide very high-level policy direction pertaining to a potential development project north of Trott Brook, west of Nowthen Boulevard, and east of Variolite Street on the Makowsky property. This is not a formal application nor official development review. The intent is to provide staff with direction on key policy points to assist staff in reviewing concepts with the Excelsior Group, the potential developer. As is commonplace, there will be significant opportunities for ongoing public engagement throughout this process moving forward.

Councilmember Musgrove summarized the Council consensus, noting that the Council respected the Comprehensive Plan process and the identification of 80-foot-wide lots for that property.

Chairperson Bauer stated that the Commission discussed a proposal at the May meeting which included three different size lots, noting that the Commission was not comfortable with that mix of lot sizes and directed the developer to work with staff on 65 foot wide lots on the interior of the

development and 80 foot wide lots around the exterior. He stated that there has been interest and a desire for smaller lots within the City. He commented that the Riverstone development he lives in has smaller lots and there is a high demand for those smaller lots. He noted that the Riverstone development, however, is bordered by other uses that fit better with that type of use. He stated that the subject property is bordered by developments with 80-foot-wide lots or lots of over one acre and therefore the City Council was not open to development of lots any smaller than 80 feet wide.

Commissioner Johnson stated that he supports the direction of the City Council and does not see a reason the zoning should be changed. He noted that there are other areas of the City zoned for smaller lots. He stated that many residents spoke in opposition of this request and he believes that the Planning Commission should support those voices of the community.

Commissioner Anderson also agreed and commented that 80-foot-wide lots should be considered the minimum lot size because of the larger lot sizes in this area.

Commissioner Woestehoff stated that he would not disagree that the lots should be 80 feet wide but was a little disappointed that the Council did not want to compromise at all. He noted that given that information though, he would support the decision of the Council to require, at minimum, 80-foot-wide lots.

Commissioner Gengler stated that she would like to advocate for some flexibility. She understood that this is designated as a single-family residential area, but as time and consumer demands evolve and change, it would be wise to have the best mix of housing for current and potential Ramsey residents. She stated that she does not have an issue with having a small mix of 65 foot lots in the interior of the development but also understood that she is in the minority and that the Council has provided its direction.

Commissioner VanScoy stated that he supported requiring 80-foot lots to begin with as there was a lot of thought put into the transition between the urban and rural areas. He stated that it is his understanding that the City Council considered all three options and chose to require 80-foot-wide lots. He stated that he is concerned that something went to the City Council, a decision was made, and yet this is back before the Commission for consideration again. He stated that from a process perspective it seems odd to have this discussion again. He stated that he supports the City Council decision and is not interested in rezoning in this area.

Councilmember Musgrove stated that she has heard the comment before that the market does not have demand for 80-foot lots but noted that the lots continue to sell. She stated that people are looking at Ramsey because of the rural character and will want the larger lots in this community.

Chairperson Bauer invited the developer to provide any comments.

Ben Schmidt, Excelsior Group, stated that he does not have much to add to the discussion tonight. He stated that they did listen to the comments of the Planning Commission and City Council but heard a little bit of a mixed message. He stated that the Commission seemed to be willing to look at a mix of lots and therefore thought it would be appropriate to come back and see if there would

be interest in that mix. He stated that from the comments tonight, it is clear that there is not support for a mix of lots sizes.

Commissioner Woestehoff asked the developer if they are going to entertain a development with 80-foot-wide lots on the site.

Mr. Schmidt stated that he is unsure if they will attempt to proceed with 80-foot-wide lots on the site as he is unsure that they would gain the velocity in Ramsey with larger, more expensive lots in Ramsey.

Commissioner Woestehoff stated that one of his concerns is that there are probably few developers that would take on a project this size with 80 foot lots and therefore the potential would be that the parcel could be split into two and developed by different developers.

Commissioner Johnson stated that Brookfield has 80-foot lots or larger and sold quickly and was unsure why there would be any issues.

Deputy City Administrator Gladhill stated that Brookfield started in 2005 and had eight subdivisions over ten to 15 years with more than one developer. He stated that another example would be Woodlands, which continues to sell but not at the same pace as Riverstone.

Senior Planner McGuire Brigl stated that staff has heard from the developer and property owner have stated that 65 foot lots are becoming more popular in the market. She stated that for Brookfield, the 80 foot lots were created because that is what was popular at the time. She displayed the potential compromise from the developer and property owner that show the 65 foot lots in the middle and the larger lots on the exterior of the development.

Chairperson Bauer invited members of the public to provide input.

Lee Packer, relative of the property owner, stated that it seems the City has made its decision. He stated that he was hoping that there would be some room for negotiations. He stated that while at one time the property was successful for farming, it no longer is. He stated that his aunt and uncle, the property owners, are aging and would like to move on and sell the land. He stated that it has been their desire to sell the land for some time and his family was willing to donate land for a larger community park. He stated that he understands that there have been resident comments in opposition but noted that there was some misinformation related to the original petition. He stated that their goal is to have something developed that would be of value to the City and the residents that would live in the new homes. He reviewed language found within the Maxwell Study the City previously commissioned that mentioned formation of a task force to provide direction on the Trott Brook North area. He asked the City to reconsider the plan and work with the developer to compromise on a plan for the property. He referenced the barns on the property which were mentioned to possibly be included in the park and noted that the barns will continue to deteriorate over time and if this development proposal does not move forward, he is unsure when the next interested party will come.

Jake Packer, relative of property owner, stated that it seems the Commission has made up its mind as to the direction for the property. He stated that they submitted a letter to the Council and Commissions in order to articulate their concerns. He stated that they are sympathetic to the concerns expressed by residents but also believe that the concerns and rights of the landowner have merit. He stated that of the 200 acres within Trott Brook North area, the Makowsky family owns approximately 160 acres and has lived on the land for the past 106 years with over 40 family members that have an interest in the land today. He stated that they feel as landowners that they should be able to maximize the value of the land. He explained that the sale price of the land is directly tied to the ability to develop the land. He stated that without flexibility, they will not receive the same type of interest. He stated that the developers they have spoken with are not interested in all 80 foot lots for a property that large. He stated that buyers desire a variety of housing types and having a mix of lot sizes would give buyers different opportunities.

John Packer, relative of property owner, stated that this development would greatly expand the park and trail system. He stated that the initial plan proposed 77 acres of land along with the family barns on the property. He stated that if there is not a compromise on lot sizes, many of the community features may be lost. He stated that this land has been slated for development for years and the majority of concern expressed by residents was related to development in general and not the lot sizes. He stated that they have a hard time understanding how this is fair to the landowners. He asked that the Commission consider a compromise that would consider the landowner rights.

Commissioner Johnson stated that there are developments with 80-foot lots that have sold homes.

Mr. Packer commented that development was developed in the early 2000's and the market demands have changed since that time.

Commissioner Johnson stated that he does not support the statement that 80 foot lots are not sellable. He stated that he would need to see hard numbers in order to reconsider.

Mr. Packer stated that he is unsure if Excelsior will move forward with 80-foot lots and if that developer backs out, that takes away the option for the landowners. He stated that his family have paid the taxes on the property for 106 years and would like consideration of their rights as landowners.

Commissioner Woestehoff stated that the Commission suggested a compromise which was denied by the City Council. He stated that the Commission provided the opportunity and the Council made a clear decision on requiring 80-foot lots.

Commissioner Johnson stated that he wants to be respectful to the landowner but also the neighbors that exist in that area.

Commissioner VanScoy stated that he appreciates the comments from the Packers. He stated that from a strategic element, the City is looking to maintain a mix of rural and urban development and the intent is to place the smaller lots closer to The COR and Highway 10 and maintain the larger more rural lots as you move away from that corridor.

Councilmember Musgrove asked if the Packers have thought of using the barn to make revenue, such as renting it as a meeting or for weddings.

Mr. Packer commented that there are too many relatives in the mix to agree on something like that and therefore the decision was made to sell the property.

Commissioner Johnson thanked the Packers for coming tonight and providing input.

Brian Walker, 17289 Variolite St NW, stated that no one thinks that this property will not be developed. He stated that the residents in that area understand that the property will someday be developed. He explained that people that live in that area, purchased their homes because they wanted to be in an area with a rural character. He stated that he would support some kind of compromise but was unsure what that would look like. He stated that the residents in that area simply want to protect the rural feel.

Commissioner Woestehoff stated that Mr. Walker previous spoke against 55- and 65-foot lots but now has mentioned a compromise. He asked what that would look like to Mr. Walker.

Mr. Walker stated that 55 foot lots would never be supported by the residents in that area and was unsure that 65 foot lots would be supported either. He stated that perhaps lots larger than 80 feet are around the exterior of the development with some smaller lots on the interior of the development. He stated that he does have sympathy for the landowners but also knows that the residents in that area want to protect the rural feel of that area.

Chairperson Bauer commented that when the Planning Commission discussed this in May, the group was split on whether to support the original proposal by the developer but ultimately expressed support for the developer to work with staff on a mix of lots. He stated that since that time, the City Council reviewed the rezoning request and did not support a rezoning, therefore lots of under 80 feet would not be supported on the property. He stated there is nothing the Planning Commission could do without that rezoning. He asked if the developer could ask the City Council to reconsider the rezoning request.

Deputy City Administrator Gladhill stated that the developer/property owner cannot make the same request. He stated that the request was simply the rezoning and therefore that request cannot be brought back for at least one year. He stated that something different could come forward, such as a proposal that includes only 80-foot-wide lots.

Commissioner Woestehoff asked if the Council had a good understanding of the options and lot sizes. He stated that he likes the idea of the outer ring having larger lots. He noted that the originally proposed density was lower than the allowed density for the property. He wanted to ensure that the details of the request did not get lost in the passion of the comments from the residents that spoke.

Councilmember Musgrove stated that she believes that the Council did have an understanding of the various options within the case. She stated that the strongest point was the Comprehensive

Plan and the identification of that land within the plan, along with the desire to keep that area of Ramsey more rural.

Chairperson Bauer stated that with the action the City Council took, there is nothing the Planning Commission could do. He stated that the developer could work with the residents in the area to come to an agreement and could then go before the Council together to ask the Council to reconsider.

Senior Planner McGuire Brigl suggested, and confirmed the consensus of the Commission, to remove this item from the regular agenda tonight given the consensus of the discussion tonight.

3. ADJOURNMENT

The worksession meeting of the Planning Commission adjourned at 6:34 p.m.

Respectfully submitted,

Tim Gladhill
Community Development Director

ATTEST:

JoAnn Shaw
Community Development Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

**PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

The Ramsey Planning Commission conducted a regular meeting on Thursday, July 9, 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 Gary VanScoy
 Commissioner Matt Woestehoff

Members Absent: Commissioner Eric Peters

Also Present: Senior Planner Chloe McGuire Brigl
 Deputy City Administrator Tim Gladhill
 City Planner Chris Anderson
 Planning Consultant Eric Maass
 City Council Liaison Debra Musgrove

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

Chairperson Bauer led the group in the Pledge of Allegiance.

3. CITIZEN INPUT

No comments.

4. APPROVAL OF AGENDA

Deputy City Administrator Gladhill noted that the Trott Brook North item will be removed from the agenda as the Commission is not interested in discussing 65-foot lots.

Chairperson Bauer noted that the Commission held a worksession prior to this meeting where input was received by the landowner, developer, and neighbors. He stated that there was a lengthy discussion and it is in the hands of the developer to come up with a plan that may meet the direction previously provided by the Council.

Motion by Commissioner Johnson, seconded by Commissioner Woestehoff, to approve the agenda removing Item 7.02.

A roll call vote was performed:

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

Motion Carried.

5. CONSENT AGENDA

5.01: Approve the June 4, 2020 Planning Commission Meeting Minutes

5.02: Review Site Plan for New Public Works Campus; Case of City of Ramsey

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

A roll call vote was performed:

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

Motion Carried.

6. PUBLIC HEARINGS/COMMISSION BUSINESS

6.01: Public Hearing: Consider Resolution #20-002 Approving Preliminary Plat for Garden View (Project 19-136)

Public Hearing

Chairperson Bauer called the public hearing to order at 7:03 p.m.

Presentation

Senior Planner McGuire Brigl presented the staff report stating that staff recommends adoption of Resolution #20-002 approving the Preliminary Plat for Garden View.

Citizen Input

No comments.

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

A roll call vote was performed:

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

Motion Carried.

Chairperson Bauer closed the public hearing closed at 7:06 p.m.

Commission Business

Motion by Commissioner Johnson, seconded by Commissioner Woestehoff, to recommend that City Council adopt Resolution #20-002 Approving the Preliminary Plat for Garden View.

Further discussion

Senior Planner McGuire Brigl commented that the property line on the western boundary juts out because of a right-of-way vacation that will be attached to the City Council case. Councilmember Musgrove referenced a comment related to the mill and overlay of 147th and asked if it is the recommendation of staff that the improvement would be needed and whether that would be a cost of the developer. Senior Planner McGuire Brigl stated that is an engineering comment to the developer based on the current condition of the roadway. She noted that it would be the cost of the developer to complete that improvement to the current standard of the City.

A roll call vote was performed:

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

Motion Carried.

6.02: Public Hearing: Consider Ordinance #20-09: Revisions to Section 117-349 Related to Accessory Uses and Structures

Public Hearing

Chairperson Bauer called the public hearing to order at 7:10 p.m.

Presentation

Planning Consultant Maass presented the staff report stating that staff recommends that the Planning Commission record that Ordinance #20-09 be introduced by the City Council.

Commissioner Woestehoff referenced the chart showing the parcel size and maximum allowed size. He commented that in rows two and three, he would reference that it would go from .5 to .99 acres so that it does not confuse the one-acre size.

Senior Planner McGuire Brigl stated that after the Comprehensive Plan is updated, the code must be updated to match that. She noted that the Commission also directed staff to reduce the amount of text in the code and eliminate areas of redundancy. She stated that this process has begun, and the Commission will continue to review the updates as completed by staff.

Commissioner VanScoy referenced the swimming pool section, section C, number three and stated that he would like clarification on the description of the fence as mentioned.

Planning Consultant Maass provided the location where details would be found related to permanent fencing and provided additional clarification on the numbering.

Commissioner VanScoy referenced accessory buildings and asked if the requirement would be to have a similar finish to the home for all accessory building.

Planning Consultant Maass confirmed that the requirement would be to be architecturally compatible. He stated that staff has been implementing that to ensure that the color of the accessory building matches the color of the home. He stated that metal siding would be allowed in the R-1 Rural Developing district, but the metal siding would still need to be the same color as the home. He noted that the metal paneling would not be allowed in the R-1 MUSA or R-1 Villa districts.

Commissioner VanScoy referenced the changes related to conditional use. He noted that there were items listed to consider when determining whether a variance could be issued. He stated that those appear to still be valid questions when considering a conditional use permit.

Planning Consultant Maass stated that staff recommended removal of those is because there is a specific scorecard for the approval of a variance. He stated that if the Commission feels strongly that the language should be retained in the ordinance, staff could do that. He stated staff feels that a conditional use permit is a stronger tool for flexibility when compared to a variance.

Senior Planner McGuire Brigl stated that the conditional use permit template has a findings of fact sheet which outlines items related to this language. She stated that rather than be included in the code, the information would be included on the findings of fact sheet.

Commissioner Anderson referenced section 12, accessory building location, noting that lots greater than two acres are mentioned that could have a building height of 22 feet. He noted the section D then talks about lots less than two acres but does not specify a maximum height. He believed that 16 feet or the height of the principle building should be specified. He stated that he would not want to see a multi-story house with a multi-story accessory building.

Planning Consultant Maass stated that for lots under two acres, the height limit for accessory buildings would be found in the specific zoning district. He noted that those heights are limited to 16 feet, the language is simply found in another location of the code.

Commissioner Anderson stated that he would want to ensure that the height limit is included for lots under two acres at 16 feet or the height of the principle dwelling unit, whichever is less. He asked for details on a requirement related to accessory buildings and potential future subdivisions.

Planning Consultant Maass provided additional clarification on the code requirement language. He stated that staff has found the rule to not be practical to implement on residents and therefore is requesting to remove the language.

Commissioner Anderson stated that he would simply want to ensure that residents are informed that if they want to subdivide in the future and the accessory building is located on the area proposed to be split, the structure would need to be removed.

Commissioner Woestehoff stated that perhaps an information sheet could be developed that would include that information for applicants to consider and agreed that the requirement should be removed from code.

Councilmember Musgrove asked for clarification on certain items and it was confirmed those language changes were proposed to reduce redundancy as the information is found in other areas of the code. She commented that as someone that is not fully knowledgeable in this area, she finds the charts/graphs easier to understand.

Commissioner Anderson stated that perhaps in the future, the Commission could consider allowing an accessory structure to remain after subdivision for a length of time. He stated that would allow someone to keep the accessory building while building a home, rather than requiring the building to be torn down only to rebuild.

Commissioner Woestehoff commented that there are tools in the City code which would allow for that activity and provided an example the Commission recently considered.

Citizen Input

No comments.

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

A roll call vote was performed:

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

Motion Carried.

Chairperson Bauer closed the public hearing closed at 7:47 p.m.

Commission Business

Planning Consultant Maass stated that staff would like general direction from the Commission related to the amount of allowed accessory building size. He noted that a chart was provided comparing the requirements of Ramsey to other similar communities and asked if the Commission feels the size allowance is adequate, too restrictive, or should be more restrictive.

Commissioner Woestehoff stated that he does not have concern with size of accessory structures, but more with the number of allowed accessory structures on larger lots.

Commissioner VanScoy stated that it seems Ramsey falls in the middle and he is generally fine with the allowed size. He stated that the intent is that the larger lots are typically farms or hobby farms and the accessory buildings would be used to support that activity.

Commissioner Anderson echoed the comments of Commissioner VanScoy.

Motion by Commissioner Anderson, seconded by Commissioner Woestehoff, to recommend that City Council introduce Ordinance #20-09 amending City Code Section 117-349 Related to Accessory Uses.

A roll call vote was performed:

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

Motion Carried.

7. COMMISSION BUSINESS

7.01: Review Sketch Plan for Ramsey Villas North (Project 20-117)

Presentation

Senior Planner McGuire Brigl presented the Staff Report and asked that the Commission provide the applicant with 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 application direction to invest in a Preliminary Plat.

Commission Business

Commissioner VanScoy asked if the current zoning is R-2 and whether the four units would meet the requirements for density and lot width.

Senior Planner McGuire Brigl confirmed that it appears the four lots would meet the standards of the zoning district.

Commissioner VanScoy asked if the issue of fitting into the neighborhood would be due to the wetland delineation.

Senior Planner McGuire Brigl stated that the site would be required to meet density transitioning. She commented that three lots would meet the requirements of density transitioning much better than four lots. She stated that a wetland delineation would be part of the preliminary plat process if the project moves forward.

Commissioner Woestehoff asked the zoning of the homes across the street.

Senior Planner McGuire Brigl commented that the existing homes across the street are R-1 MUSA homes, with 80-foot-wide lots. She confirmed that the proposed lots in this development would be 50 feet in width.

Chairperson Bauer welcomed the developer to provide any input or ask any questions.

The Applicant reviewed projects that he has been involved with in Ramsey. He stated that they are looking for any feedback that would be used to develop a successful plan. He stated that they are not opposed to reducing the lot count from four to three as suggested by staff.

Commissioner Woestehoff stated that four lots made him nervous and appreciated that the applicant was open to three lots.

Councilmember Musgrove referenced a barrier for noise reduction and asked how that could impact sightlines near the corner lot. She asked how far into the corner lot the noise barrier could go before the delineation boundary would be reached.

Senior Planner McGuire Brigl provided details on the wetland buffer. She stated that the sound wall would need to be located on the property. She stated that Anoka County would also be reviewing this requirement.

Staff reviewed the available options for noise mitigation.

Councilmember Musgrove stated that she would be concerned that trees are used and whether there would be a condition that prevents the trees from being removed by future homeowners.

Senior Planner McGuire Brigl stated that they are not far enough into the process to get into that level of detail but noted that she would keep that comment in mind as this moves forward.

Commissioner Anderson commented that there are 80-foot-wide lots across the street, and he would like to see lots wider than 50 feet.

Chairperson Bauer noted that the property is already zoned for 50-foot lots. He stated that if three lots were chosen, instead of four lots the widths would increase. It was confirmed that three lots would have widths near 70 feet.

Rick Bailey, 5021 Xkimo Court NW, thanked staff for its presentation, which answered many of his questions. He stated that he would support the noise barrier as there is a lot of noise in that area from traffic. He commented that the existing trees on the property are the only buffer the existing homes have and asked that be considered when noise barriers are discussed. He asked for details on the traffic study that would be completed.

Senior Planner McGuire Brigl provided details on the information that would be completed in the next step to ensure there is sufficient space for stacking and within the cul-de-sac.

~~7.02: Consider Trott Brook North Small Area Planning Framework~~

This item was removed from the agenda.

8. COMMISSION / STAFF INPUT

Senior Planner McGuire Brigl stated that the City Council approved the Cobblestone Hotel project at its last meeting. She stated that there has been interest in subdivisions and home improvement projects.

9. ADJOURNMENT

Motion by Commissioner Anderson, seconded by Commissioner Johnson, to adjourn the meeting.

A roll call vote was performed:

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

Motion Carried.

The regular meeting of the Planning Commission adjourned at 8:13 p.m.

Respectfully submitted,

Chloe McGuire Brigl
Senior Planner

ATTEST:

JoAnn Shaw
Community Development Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Regular Planning Commission

5. 2.

Meeting Date: 08/06/2020

By: Chloe McGuire Brigl, Community Development

Information

Title:

Consider Resolution #20-164 Granting a Conditional Use Permit (CUP) for Team Packaging at 14799 Jackal St Suite 400 in Bunker Lake Industrial Park (Project No. 20-123)

Purpose/Background:

The purpose of this case is to review a request from Team Packaging (the "Applicant") to allow outdoor storage on the property generally known as 14799 Jackal St NW, Suite 400 (the "Subject Property"). The Applicant has proposed outdoor storage behind their tenant space in their multi-tenant building, and an approximately 30 x 80 x 8 foot fenced-in storage area near 147th Lane behind the building as well.

Notification:

Notification is required for a Conditional Use Permit, however the deadline was missed to get a public hearing notice in advance of this meeting. So, a public hearing will need to be held at the next City Council meeting on August 25, 2020, so long as the Planning Commission is comfortable forwarding a recommendation without a public hearing. The Applicant has also proposed more short-term storage racks behind the building, which would be 16 feet tall and 13 feet tall. The Applicant has worked with the Fire Marshal to keep distance from the transformer and sprinkler room on the building, which is why the proposed storage racks are not adjacent to the building.

Observations/Alternatives:

Summary and History

The Applicant recently moved into the multi-tenant space in the Bunker Lake Industrial Park (BLIP) and leased the space with outdoor storage as a portion of their lease agreement. The Applicant has been a Ramsey business for many years, just recently moving into the new space. At their previous location at 6777 141st Ave NW, they utilized outdoor storage in the same manner for approximately six years. Staff looked through the previous location's property file and could not find any complaints against the property.

The Applicant has proposed two storage areas - a fenced in, larger area near 147th Lane that is approximately 30 x 80 x 8 feet, and storage racks that are 16 and 13 feet closer to the building. The Applicant has proposed the storage as seen on the attached site plan to ensure safety onsite - the fenced in area is long and skinny to allow for truck maneuvering onsite, and the racks are close to the building but not adjacent to allow access to the transformer, sprinkler room, and adequate room for exiting in case of emergency. The storage is onsite, however, there is no fence onsite. The loading area is functioning as it currently sits, and Staff has not received any complaints from adjacent tenants. Staff recommended the Applicant reach out to each neighbor to make sure there are no concerns in advance of the public hearing.

Zoning

The purpose of the E-3 Employment District is to provide for the mix of typically large volumes or bulk commercial goods and services, wholesale/warehouse activities and limited retail activities and limited outdoor storage. Outdoor storage is allowed as an accessory use in this district via a Conditional Use Permit (CUP). The Code lays out the following conditions for granting the CUP:

1. Storage area is surfaced with concrete or bituminous.
2. This use does not take up parking space or loading area as required for conformity to this chapter.
3. The provisions of [section 117-51](#) are considered and satisfactorily met. [Section 117-51 is the Administration of Conditional Use Permits]

4. Open and outdoor storage shall be screened from adjacent properties and public right-of-way

Staff believes that items 1 - 3 are satisfactorily met via the application. In regards to #1, the parking lot is paved behind the building. For condition #2, there appears to be adequate space for maneuvering, and there are no parking spaces behind the building, all customer parking is in front. Staff has included a condition of approval that the Fire Marshal must approve any storage behind the building to ensure there is adequate space for large emergency vehicles. The Applicant has already been in touch and working with the Fire Marshal to make sure the racks are spaced appropriately from the building to allow access to the sprinkler room.

The Applicant has proposed outdoor storage racks behind the building and a fenced in storage area near the boulevard behind the building. No storage would be visible from Bunker Lake Boulevard. In terms of screening to meet Condition #4, the Applicant has proposed a fenced in area near 147th Ln NW (the internal road connection) behind the building. Staff has worked with the Applicant to propose just as much fencing and outdoor storage as is needed, and not any additional to reduce storage onsite.

Photos of the items currently stored outside are attached to this case. Staff recommends that the Planning Commission drive around the area prior to the meeting to get a sense of the area, which is difficult to portray with the attached photos. The Applicant has very recently moved into the space, so the photos show some of the storage that would remain onsite, though there would be modifications, including wrapping of materials with weather-resistant packaging.

Alternatives

1. Approve as-is. This would allow for storage racks behind the building and a fenced in area near 147th Lane behind the building. All approvals would be contingent upon a future public hearing (at City Council meeting) and approval by Fire Marshal (for safety and maneuvering) and Building Official (for safety of the racks). Staff is supportive of this alternative.
2. Recommend modifications to the plan. Staff is also supportive of this alternative, based on discussion.
 1. Could include additional screening such as trees in the grass area near 147th Lane behind the building or a more opaque fencing material.
 2. Could include additional fencing around the storage behind the building.
 3. Could include rearranging of the storage areas slightly, though the storage areas should remain behind the tenant's space in the multi-tenant building and should not impact other storefronts.
3. Table the request until the next Planning Commission meeting if there is specific information the Planning Commission feels they are lacking.

Funding Source:

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

Recommendation:

Staff recommends the City Council grant a Conditional Use Permit for Team Packaging for outdoor storage with a public hearing at the next Council Meeting.

Action:

Motion to Recommend the City Council Adopt Resolution #20-164.

Attachments

Site Location Map

Site Photos

Site Plan

Draft Resolution #20-164

Form Review

Inbox

Tim Gladhill

Form Started By: Chloe McGuire Brigl

Final Approval Date: 08/03/2020

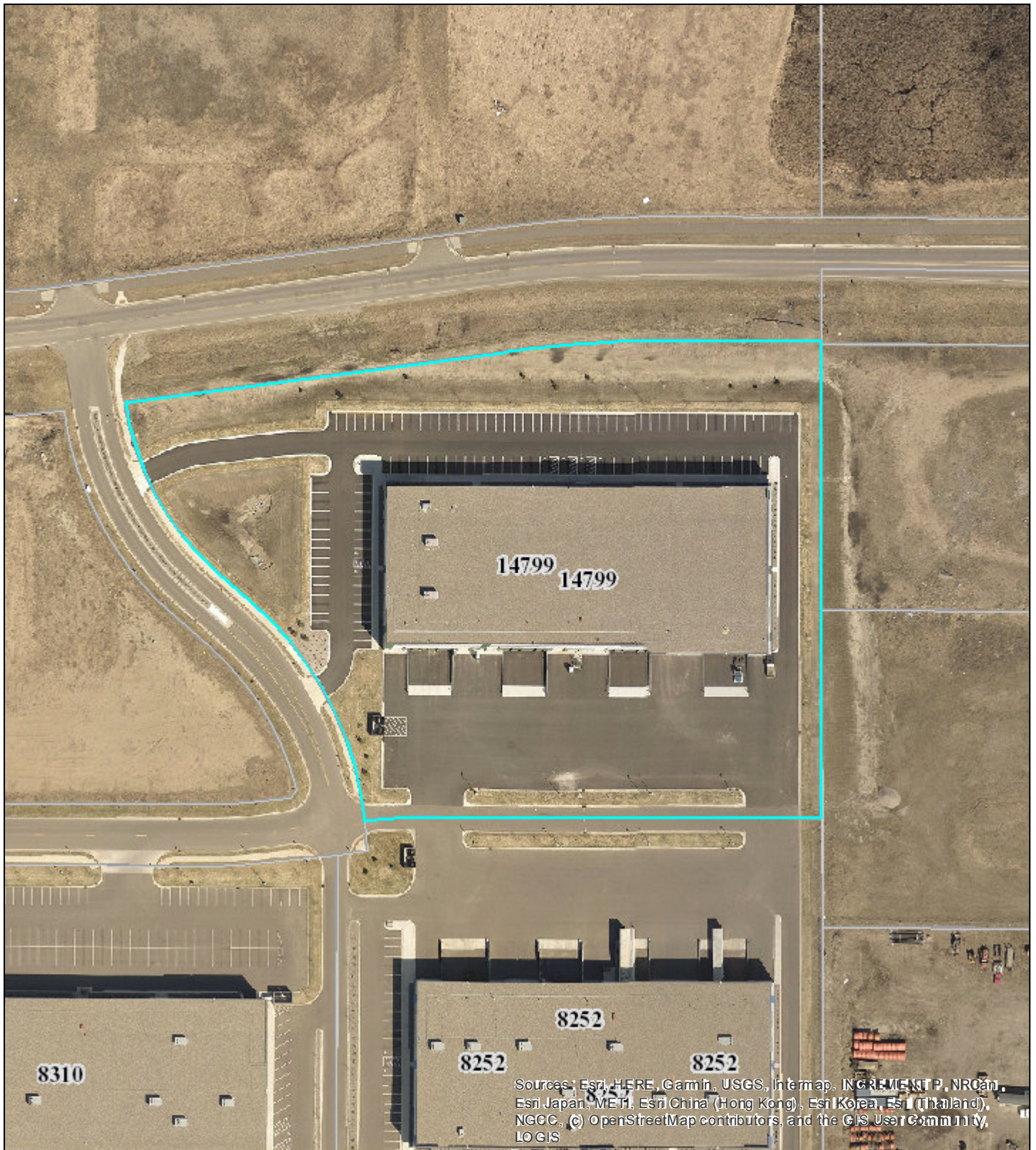
Reviewed By

Tim Gladhill

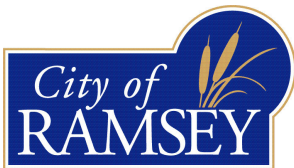
Date

08/03/2020 11:06 AM

Started On: 08/03/2020 08:55 AM



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, LOGIS



Site Location Map

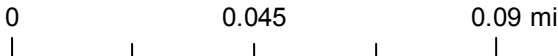
14799 Jackal St NW

Legend

-  Site
-  Parcels



8/3/2020







Norbord
Trubord MADE IN USA
68 PCS OSB 7/16

Norbord
Trubord MADE IN USA
68 PCS OSB 7/16

ACE

North Country
Genuine Log Cabin Siding & Accessories
AITKEN, MI • QUINCY, MI

BlueLink
National Wood Shifting, Palleting, & Stacking
blueink.com

TEAM



Lake States Lumber
Lumber Inc.

Waagen
Waagen

Lake States Lumber
Weyerhaeuser
SHEATHING

HEW
Genuine Log Cabin Siding & Accessories
MINNEAPOLIS, MN
DULUTH, MN
STURBEA, WI

BlueLinX
America's Best
Natural Wood Siding, Panels
ADHT
BlueLinX
America's Best
Natural Wood Siding, Panels, Flooring, Decking & Prefinishing
North
County
Evolutions
northcentral.bluelinxco.com

FIRE SPRINKLER RISER ROOM

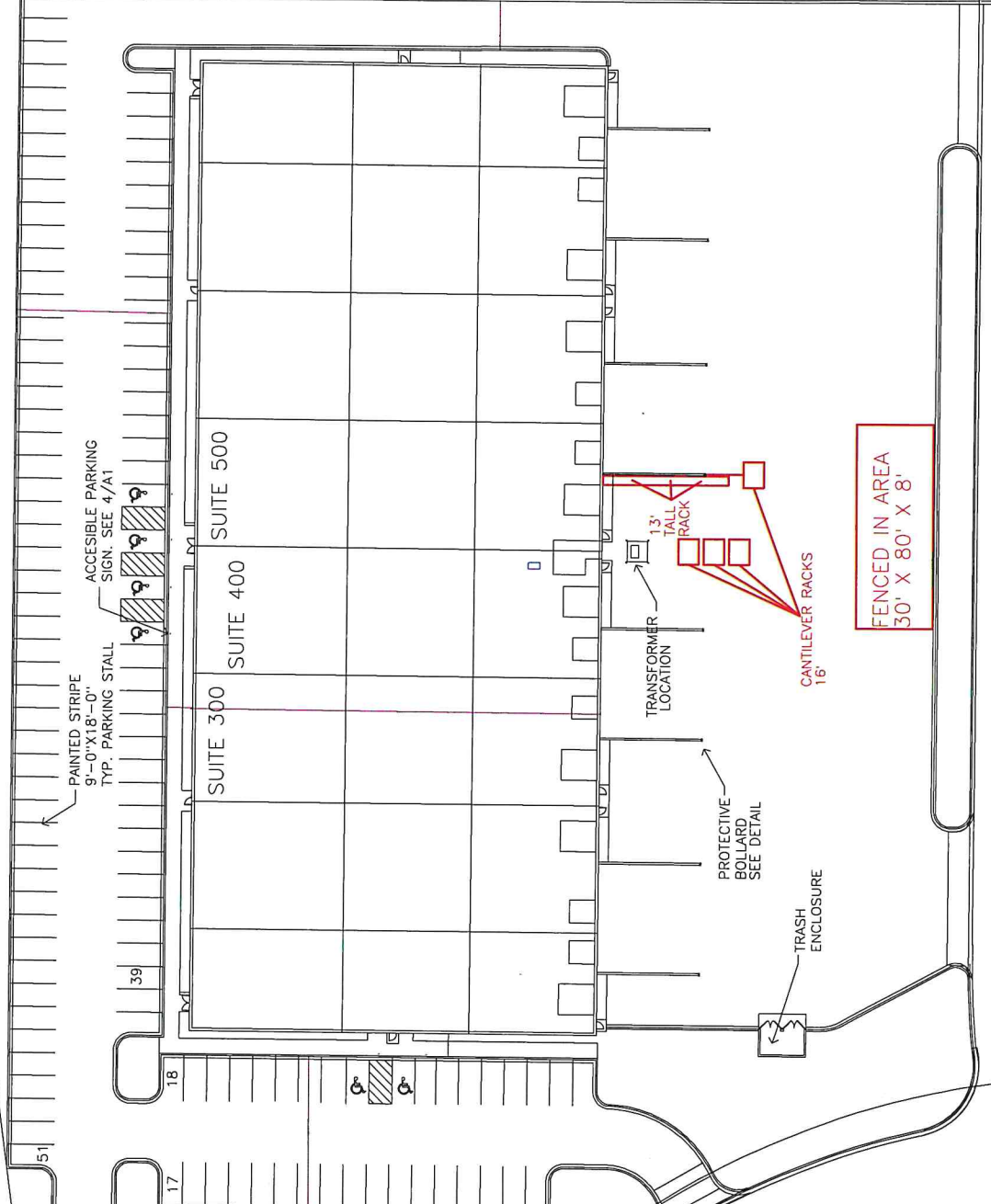
29-29
67



BUNKER LAKE BLVD

BUILDING
SETBACK

BUILDING
SETBACK



FENCED IN AREA
30' X 80' X 8'

PONDING

39

18

17

TRANSFORMER
LOCATION

PROTECTIVE
BOLLARD
SEE DETAIL

TRASH
ENCLOSURE

CANTILEVER RACKS
16'

13'
TALL
TRUCK
RACK

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

RESOLUTION #20-164

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT
FOR OUTDOOR STORAGE FOR TEAM PACKAGING
AT 14799 JACKAL STREET NW, SUITE 400 IN RAMSEY**

RECITALS

1. Team Packaging, hereinafter referred to as the “Permittee” has properly applied for a Conditional Use Permit to for outdoor storage at the property generally described as 14799 Jackal Street NW, Suite 400 and legally described as follows:

Lot 1, Block 1, Bunker Lake Industrial Park 2nd Addition, Anoka County, Minnesota

(“Subject Property”)

2. That the Permittee appeared before the Planning Commission on August 6, 2020, and for a public hearing in front of the City Council on August 25, 2020 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 E-3 Employment District and the Permittee leases a space in a multi-tenant industrial building.
4. That open and outdoor storage as an accessory use is allowed via a Conditional Use Permit provided that:
 - a. Storage area is surfaced with concrete or bituminous.
 - b. This use does not take up parking space or loading area as required for conformity to this chapter.
 - c. The provisions of Section 117-51 are considered and satisfactorily met.
 - d. Open and outdoor storage shall be screened from adjacent properties and public right-of-way.
5. That the Subject Property abuts properties also zoned E-3 Employment District.
6. That the Permittee recently relocated to the Subject Property from another Ramsey address and utilized outdoor storage at their previous location for approximately 6 years with no complaints.
7. That the Property Owner has agreed to the request and signed off on the Application.
8. That items stored outdoors will not be visible from Bunker Lake Boulevard.

FINDINGS OF FACT

1. That the outdoor storage 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 outdoor storage will not substantially adversely impair the use, enjoyment or market value of any of the surrounding properties.
3. That the outdoor storage 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 the outdoor storage will not be hazardous to existing or future neighboring uses.
5. That the outdoor storage will not impact essential public facilities and services, such as highways, streets, police and fire protection.
6. That the outdoor storage 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 the outdoor storage 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 a Conditional Use Permit (the “Permit”) for outdoor storage on the Subject Property contingent upon the following conditions:

CONDITIONS

1. That this **Permit** allows for outdoor storage to occur on the **Subject Property**.
2. That this **Permit** is tied to the approved site plan for outdoor storage and any expansion or changes will require an amendment to this **Permit**.
3. That the **Permittee** shall maintain the Subject Property in compliance with City Code Sections 117-356 (Commercial and Industrial Development Off-Street Parking), Chapter 117 (Zoning and Subdivisions), Article II (Zoning) Division 8 (Signs), and Chapter 30 (Nuisances) at all times.
4. That there shall be no outside storage of junk on the **Subject Property**.

5. That all items of outdoor storage shall be related to the business use onsite (pallets, wood, packaging materials) and there shall be no items of personal storage or unrelated items stored onsite.
6. That the outdoor storage nearest the internal roadway shall be fenced in and shall not include barbed wire due to the proximity to sports centers and recreational businesses that have children onsite.
7. That all racks shall be approved by the Building Official for safety to ensure they cannot be knocked over.
8. That the Fire Marshal shall approve all outdoor storage areas to ensure it allows for adequate turning room for emergency vehicles and access to emergency equipment onsite.
9. That the **Permittee** shall obtain all necessary permits to complete any required building modifications.
10. That the **Permittee** shall maintain all required drive aisle widths in accordance with City Code Section 117-356.
11. That this **Permit** shall be perpetual in duration as long as the terms are herein complied with.
12. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this Permit.
13. 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.
14. That this **Permit** shall automatically expire if the use is not initiated by August 25, 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:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 25 day of August, 2020.

Regular Planning Commission

6. 1.

Meeting Date: 08/06/2020

Submitted For: Chloe McGuire Brigl, Community Development

By: Eric Maass, Community Development

Information

Title:

PUBLIC HEARING: Consider Resolution #20-156 Approving Conditional Use Permit (CUP) Application for Car Sales and Service at 6021 Highway 10; Case of Lund Auto

Purpose/Background:

The purpose of this case is to consider an application for a Conditional Use Permit (CUP) for auto sales and service at 6021 Highway 10 NW. The Applicant, Lund Auto, currently utilizes warehouse space at 6043 Highway 10 NW and would like to utilize the back garage space at 6021 for auto repair and the parking lot for car sales. Lund Auto has utilized space at 6043 Highway 10 for several months without a zoning enforcement action taking place.

The property owner, Roman Gadaskin, has submitted a building permit application for interior upgrades that would involve the construction of a bathroom, office, and customer waiting area. If approved, the use would not be allowed until the City's Building Official has issued a certificate of occupancy necessary for this type of use.

Notification:

City Staff attempted to notify all property owners within 700 feet of the Subject Property of the request by U.S. Mail as reflected by Anoka County Property Records.

Observations/Alternatives:

Observations

Staff has worked with the property owner on cleaning up the property since the revocation of the Conditional Use Permit (CUP) issued to Truck Garant. The property owner has cooperated with staff and has been investing in improving the exterior of the property in addition to the interior of the garage space for the proposed use if approved.

Lund Auto would conduct car sales and service from the property. Proposed activities would include mechanical repairs such as brakes, engines, suspension, as well as oil changes and tire replacements. Lund Auto would not provide any paint service or repair of body work but would replace a damaged body part for a non damaged part. Such use would need to comply with inoperable vehicle and outdoor storage requirements.

The Planning Commission and City Council should consider possible adverse effects of the proposed *conditional use*.

This consideration shall be based upon (but not limited to) the following factors:

- a. The nature of the land upon which the *use* is to be located.

The land is zoned H-1 Highway 10 which has a number of similar businesses including a car sales business currently only the property.

- b. The nature of adjoining land or buildings.

The land adjacent to this property includes properties also zoned as H-1 Highway 10. The site backs up to the railroad as well which further buffers this use from adjacent industrial uses to the north.

- c. The effect upon traffic into and from the premises, or to any adjoining roads.

The property would utilize existing ingress and egress onto Highway 10 NW and involve typical amounts of traffic related to car sales and service.

- d. Whether or not the *use* will be unduly dangerous or otherwise detrimental to persons residing or working

in the vicinity of the use, or to the public welfare.

The garage would be renovated to include a bathroom, office, and customer waiting area. As a result the proposed car sales and service will not be unduly dangerous or detrimental to persons residing or working in the vicinity of the use or to the public welfare.

e. Whether or not if this use will substantially adversely impair the use, enjoyment or market value of any surrounding property.

The proposed use if approved would result in the upgrading of a cold storage building to a building that would be suitable for occupancy.

f. Whether the proposed use will be harmonious with and in accordance with the specific objectives of the comprehensive plan.

The proposed use is harmonious with the comprehensive plan as it provides an opportunity to provide a community need with respect to car sales and service.

g. Whether the proposed use will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and whether such a use will not change the essential character of that area.

The cold storage structure would be improved to be suitable for occupancy and not allowed to open until a certificate of occupancy was approved by the City's Building Official. City Staff has also reviewed the proposed conditions with the Applicant and made it clear that the proposed conditions are listed as a means to ensure that the property does not fall out of compliance.

h. Whether the proposed use will be hazardous or disturbing to existing or future neighboring uses.

The proposed use will not be hazardous or disturbing to existing or future neighboring uses.

i. Whether the proposed use will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage structures, or schools; or whether the persons or agencies responsible for the establishments of the proposed use shall be able to adequately provide any such service.

The proposed use has adequate access to public facilities including streets and drainage structures as a result of the stormwater infrastructure improvements previously completed by the property owner.

j. Whether the proposed use will create excessive additional requirements at public cost for public facilities and services and whether it will be detrimental to the economic welfare of the community.

The proposed use will not create excessive additional requirements at public cost for public facilities and services.

k. Whether the proposed use will involve uses, activities, processes, materials and equipment and conditions of operation 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.

The proposed use will not produce excessive production of traffic, noise, smoke, fumes, glare, or odors.

l. Whether the proposed use will be consistent with the intent and purposes of this chapter.

The intent of the H-1 Highway 10 Business District is to allow for uses that minimize traffic, vehicular access, and facilitate orderly transition of the corridor while allowing the property owners the ability to utilize their property for economic benefit until such time as the U.S. Highway 10 transportation system improvements are initiated. The proposed use is consistent with the intent and purpose of the H-1 Highway 10 Business District.

Upon Staff review the request appears reasonable; however, Staff believes it is important that conditions be included that should code violations occur on the property that appropriate and necessary actions could be made to ensure compliance, especially given previous experience with noncompliance. Staff has included in the draft resolution that the property remain at all times in compliance with city code related to public nuisances, commercial off street parking, and the H-1 Highway 10 business district.

Alternatives

Alternative 1: Recommend adoption of Resolution 20-156 Approving a Conditional Use Permit (CUP) for automotive sales and service at 6021 Highway 10 NW. Staff has monitored Lund Auto's use of property at 6043 Highway 10 and after discussing what was allowed and what was not, the user has remained in compliance. Staff has made it clear to the proposed operator and property owner that violations of the CUP would result in the CUP being revoked.

Alternative 2: Modify Resolution 20-156 to revise the proposed conditions related to automotive sales and service and recommend approval of Resolution 20-156 as amended by the Planning Commission.

Alternative 3: Do not recommend approval of Resolution #20-156 approving a Conditional Use Permit (CUP) for automotive sales and service at 6021 Highway 10 NW. Staff believes that appropriate conditions can be put into place to prevent and respond to any code violations associated with automotive sales and service.

Funding Source:

All costs associated with this request are the responsibility of the Applicant.

Recommendation:

Staff recommends adoption of Resolution #20-156 Approving a Conditional Use Permit (CUP) for Automotive Sales and Service at 6021 Highway 10 NW.

Action:

Motion to recommend that the City Council adopt Resolution #20-156 Approving a Conditional Use Permit (CUP) for Automotive Sales and Service at 6021 Highway 10 NW.

Attachments

Site Location Map

Site Plan and Internal Building Improvements

Resolution 20-156 Auto Sales and Service CUP

Form Review

Inbox

Tim Gladhill

Form Started By: Eric Maass

Final Approval Date: 07/30/2020

Reviewed By

Tim Gladhill

Date

07/30/2020 01:19 PM

Started On: 07/20/2020 02:20 PM

6021 Highway 10 Site Location Map

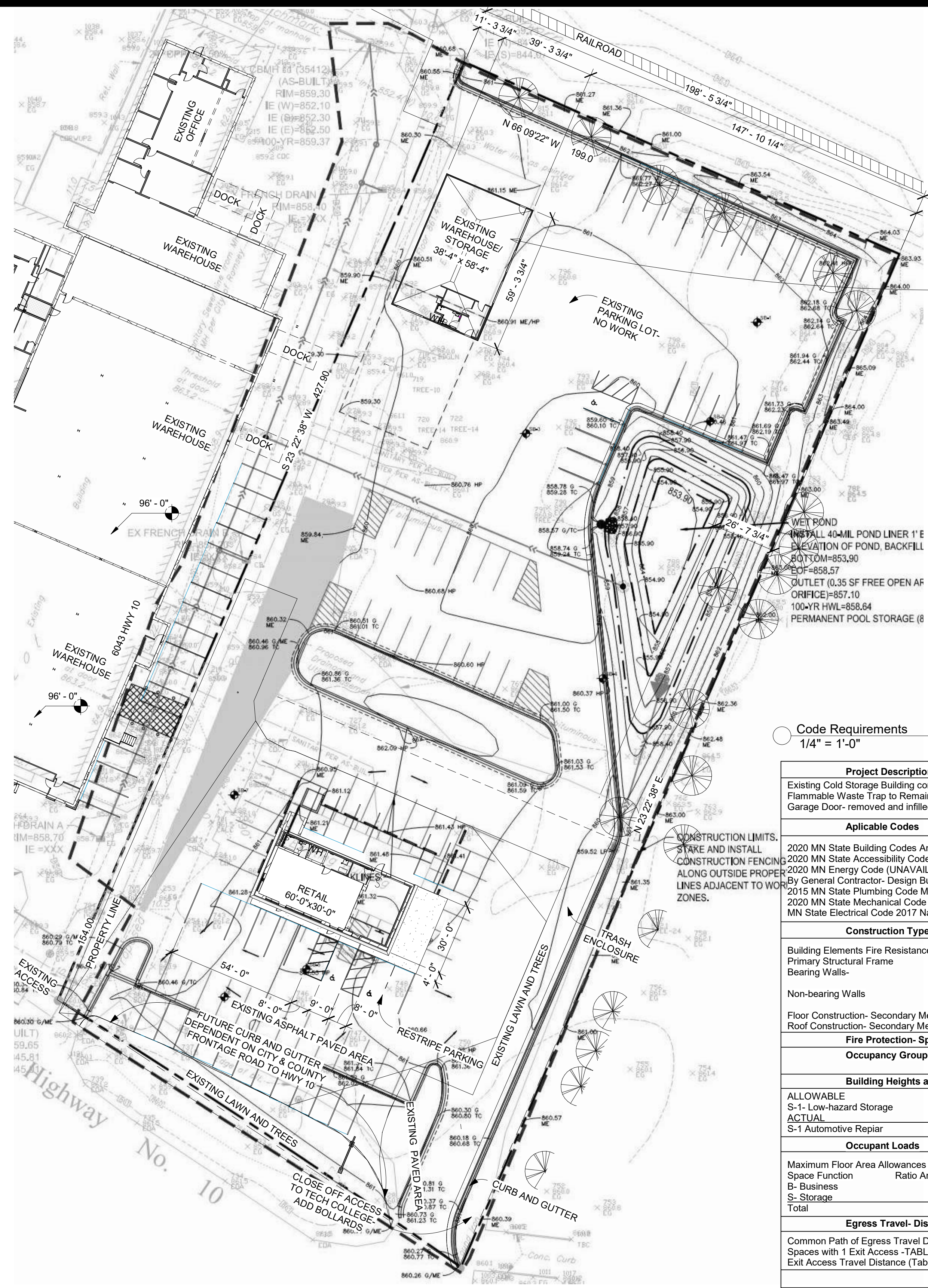


Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale
1 inch = 100 feet
7/28/2020

Automotive Service Center

6021 HWY 10
Ramsey, MN 55303



SITE LOCATION

AREA OF WORK-
AUTO SERVICE REPAIR GARAGE
EXISTING BUILDING- ADD
RESTROOM, SERVICE SINK,
OFFICE, AND WAITING AREA

Code Requirements
1/4" = 1'-0"

Project Description				
Existing Cold Storage Building converted to Auto Service Repair Shop and Car Sales Office Building. Existing Flammable Waste Trap to Remain. Restroom, Office, and Waiting Area added within existing Garage Space. Existing Garage Door- removed and infilled with wall.				
Applicable Codes				
2020 MN State Building Codes Amending and Adopting 2012 International Building Code				
2020 MN State Accessibility Code MN Chapter 1341 (UNAVAILABLE FOR PURCHASE- RESORTED TO 2015)				
2020 MN Energy Code (UNAVAILABLE FOR PURCHASE- RESORTED TO 2015)				
By General Contractor- Design Build under Separate Permits				
2015 MN State Plumbing Code MN Rules Chapter 4714				
2020 MN State Mechanical Code MN Rules Chapter 1436 Adopting: 2020 Minnesota Mechanical and Fuel Gas MN State Electrical Code 2017 National Electrical Code				
Construction Type		Type II-B	Non-Combustible, Unprotected	
Building Elements Fire Resistance Rating- Table 601				
Primary Structural Frame			# Hours	
Bearing Walls-	Exterior		0	
	Interior		0	
Non-bearing Walls	Exterior (Table 602) 10<X<30		0	
	Interior		0	
Floor Construction- Secondary Members			0	
Roof Construction- Secondary Members			0	
Fire Protection- Sprinklered?		NO		
Occupancy Group		S-1 Storage- Automotive Repair Business		
Building Heights and Areas (Table 503)				
ALLOWABLE	AREA	FLOORS	INCREASE	TOTAL
S-1- Low-hazard Storage	15,500	4	75%=0	15,500
ACTUAL				
S-1 Automotive Repair	2,332	1		2,332 sf
Occupant Loads Table 1004.5				
Maximum Floor Area Allowances per Occupant				
Space Function	Ratio Area/Occupant	Area	Occupants	
S- Business	1:150	569	3.9	
S- Storage	1:200	1,743	8.7	
Total			13	
Egress Travel- Distances				
Common Path of Egress Travel Distance- (TABLE 1006.3.3(2))		75'-0"	(See Plan For Actual)	
Spaces with 1 Exit Access -TABLE 1006.3.3(2)	Maximum Occupant Load=29	(14 TOTAL)		
Exit Access Travel Distance (Table 1016.2)(2 Exits)		200'-0"	(See Plan For Actual)	

PROJECT TEAM

OWNER:

13120 SUNSET TRAIL LLC

ROMAN
5094 ARROWOOD LN N
PLYMOUTH MN 55442

612. 708. 0529

ARCHITECT:

INSPIRE ARCHITECTS

Jeff Hafferman
Bridgett Freimuth

jeff@architectmn.com
bridgett@architectmn.com

620 Civics Heights Drive, #109
Circle Pines, MN 55014

763-316-5342

GENERAL CONTRACTOR:

DRAWING INDEX

Sheet List		
Sheet Number	Sheet Name	Current Revision
A200	Site Plan	
A201	Floor Plan - Service Repair Garage	
A202	Details - Service Repair Garage	
A203	Elevations	

REVISIONS	DATE



InSpire Architects
465 148th Avenue NE
Ham Lake MN 55304
763-807-1044
Jeff@ArchitectMN.com

The information contained herein may not be used or copied in any manner without the written permission of InSpire Architects.

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 Architect under the laws of the State of Minnesota
Print Name: Jeffrey Hafferman AIA NCARB
Signature: *Jeffrey R. Hafferman*

5/28/2020 5:29:38 PM
License # 44333

ABBREVIATIONS

ABV	-ABOVE	PART	-PARTITION
ACC	-ACCESSIBLE	PVMT	-PAVEMENT
AFF	-ABOVE FINISHED FLOOR	P LAM	-PLASTIC LAMINATE
ARCH	-ARCHITECT	PL	-PLATE
ALUM	-ALUMINUM	PT	-PRESSURE TREATED
APPROX	-APPROXIMATE	PVC	-POLYVINYL CHLORIDE
BPL	-BEARING PLATE	PSF	-POUNDS PER SQUARE FOOT
BM	-BENCH MARK	PSI	-POUNDS PER SQUARE INCH
BLKG	-BLOCKING	PC	-PRECAST
BOT	-BOTTOM	PL	-PROPERTY LINE
BOW	-BOTTOM OF WALL	PP	-POWER POLE
CIP	-CAST-IN-PLACE	QT	-QUARRY TILE
CB	-CATCH BASIN	R	-RADIUS
CLG	-CEILING	RA	-RETURN AIR
CT	-CERAMIC TILE	RD	-ROOF DRAIN
CLR	-CLEAR (ANCE)	REF	-REFERENCE
CONC	-CONCRETE	RF	-ROCK FACE
CMU	-CONCRETE MASONRY UNIT	RH	-RIGHT HAND
CONST	-CONSTRUCTION	ROW	-RIGHT OF WAY
CONT	-CONTINUE (OUS)	RM	-ROOM
CRS	-COURSE	RO	-ROUGH OPENING
CJ	-CONTROL JOINT	R&S	-ROD AND SHELF
CTL	-DETAIL	SHTG	-SHEATHING
DIA	-DIAMETER	SHR	-SHOWER
DIM	-DIMENSION	SIM	-SIMILAR
DR	-DOOR	SC	-SOLID CORE
DS	-DOWNSPOUT	SPEC	-SPECIFICATIONS
DWG	-DRAWING	SQ	-SQUARE
DF	-DRINKING FOUNTAIN	S STL	-STAINLESS STEEL
ELECT	-ELECTRIC (AL)	SD	-STORM DRAIN
EL	-ELEVATION	STRUCT	-STRUCTURAL
EQ	-EQUAL	SYM	-SYMMETRY (ICAL)
EXH	-EXHAUST	THK	-THICKNESS
EXIST	-EXISTING	TOC	-TOP OF CONCRETE
EJ	-EXPANSION JOINT	TOS	-TOP OF SLAB
EXP	-EXPANSION	TOW	-TOP OF WALL
EF	-EXHAUST FAN	T	-TREAD
ELEC PNL	-ELECTRICAL PANEL	TYP	-TYPICAL
EWC	-ELECTRIC WATER COOLER	TOF	-TOP OF FOOTING
EXT	-EXTERIOR	UNF	-UNFINISHED
FEE	-FINISHED FLOOR ELEVATION	URJNL	-URNAL
FPL/FP	-FIREPLACE	UNO	-UNLESS NOTED OTHERWISE
FD	-FLOOR DRAIN	VERT	-VERTICAL
FTG	-FOOTING	VB	-VAPOR BARRIER
FND	-FOUNDATION	VTR	-VENT THRU ROOF
FH	-FIRE HYDRANT	WD	-WOOD
GA	-GAGE, GAUGE	WC	-WATER CLOSET
GALV	-GALVANIZED	WH	-WATER HEATER
GC	-GENERAL CONTRACTOR	WP	-WATERPROOFING
GB	-GRAB BAR	WR	-WATER RESISTANT
GWB	-GYPSUM WALL BOARD	WWF	-WELDED WIRE FABRIC
		W	-WIDTH, WIDE
		YH	-YARD HYDRANT
HDW	-HARDWARE	YD	-YARD DRAIN
HVAC	-HEATING / VENTILATION / AIR CONDITIONING	YI	-YARD INLET
HT	-HEIGHT		
HC	-HANDICAP		
HM	-HOLLOW METAL		
HOR	-HORIZONTAL		
HB	-HOSE BIBB		
INCL	-INCLUDE		
ID	-INSIDE DIAMETER		
INSUL	-INSULATION		
INT	-INTERIOR		
INV	-INVERT		
JST	-JOIST		
LAM	-LAMINATE		
LAV	-LAVATORY		
LH	-LEFT HAND		
LT	-LIGHT		
MAT	-MATERIAL		
MH	-MANHOLE		
MFR	-MANUFACTURE		
MAS	-MASONRY		
MO	-MASONRY OPENING		
MTL	-METAL		
MISC	-MISCELLANEOUS		
NIC	-NOT IN CONTRACT		
NTS	-NOT TO SCALE		
NO	-NUMBER		
OC	-ON CENTER		
OPNG	-OPENING		
OPP	-OPPOSITE		
OPH	-OPPOSITE HAND		
OD	-OUTSIDE DIAMETER		
OH	-OVERHEAD		
OHD	-OVERHEAD DOOR		
PAR	-PARALLEL		

GENERAL NOTES

1. SCALED MEASUREMENTS OF DRAWINGS SHALL NOT BE ALLOWED.
2. DIMENSIONS ARE IN ORDER OF PRIORITY- TO GRID LINES, FACE OF EXTERIOR SHEATHING ON STUD WALLS, FACE OF CMU EXTERIOR FOUNDATION WALLS, CENTER OF STUD WALLS, AND INTERIOR FINISH FACES.
3. CONSTRUCTION SHALL MEET ALL APPLICABLE CODES AND MOST STRINGENT SHALL APPLY.
4. MATERIALS SHALL BE INSTALLED ACCORDING TO MANUFACTURERS' RECOMMENDATIONS UNLESS OTHERWISE NOTED.
5. ELECTRICAL AND PLUMBING WORK SHALL BE INSTALLED BY LICENSED PROFESSIONALS AND CONFORM WITH CURRENT CODES.
6. CONFIRM AND COORDINATE LOCATIONS OF ALL UTILITIES WITH CONTRACTOR.
7. TRADES AND SUPPLIERS TO REVIEW AND VERIFY INFORMATION PERTINENT TO THEIR SCOPE OF WORK AND NOTIFY CONTRACTOR OF ANY DISCREPANCIES PRIOR TO WORK BEING INITIATED.
8. NO PLUMBING SHALL BE RUN IN AN EXTERIOR WALL. PLUMBING SHALL BE RUN THROUGH THE FLOOR AND CASEWORK AT THE LOCATIONS ADJACENT TO AN EXTERIOR WALL

PROJECT INFO.

PROPERTY INFORMATION

Property ID number: 35-32-25-31-0012
NBHD: RA-C/I -
Class: 233 - 3a COMMERCIAL PREFERENTIAL
Record Type: TRRS
Property Use Code: 3410 - COMMERCIAL / GOLF COURSE-IMPROVED
Course Lot Size \$203*425*199*516
Plot 89329-AUDITORS SUBDIVISION NO 96
Lot/Unit 24
Block/Tract/Outlot ---
Sect-Twp-Range-Qtr/Qtr ---
Tax District: 99 - 63011N
Town/City 1200-RAMSEY
School District: 0011-AN/HENNSD11

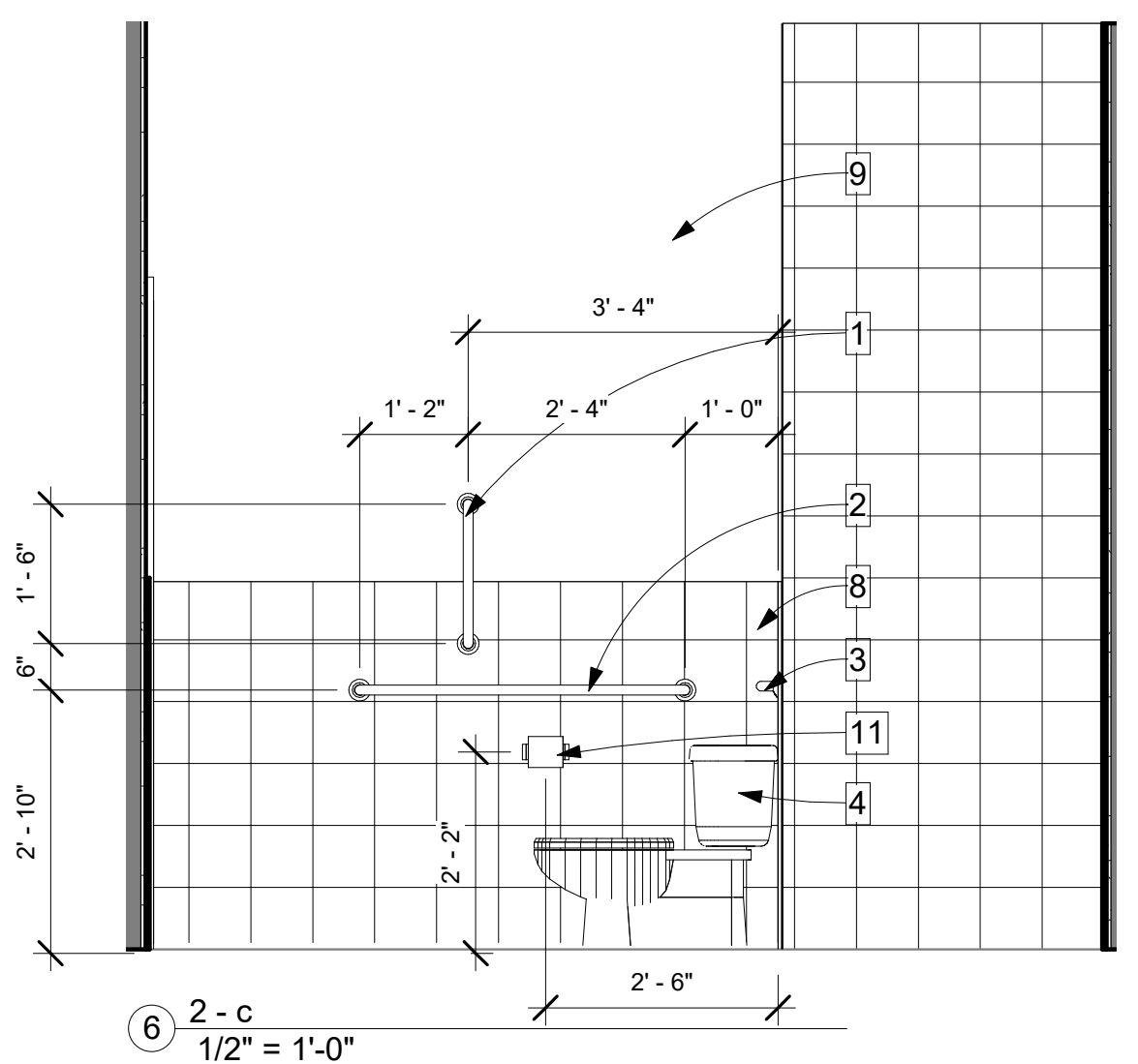
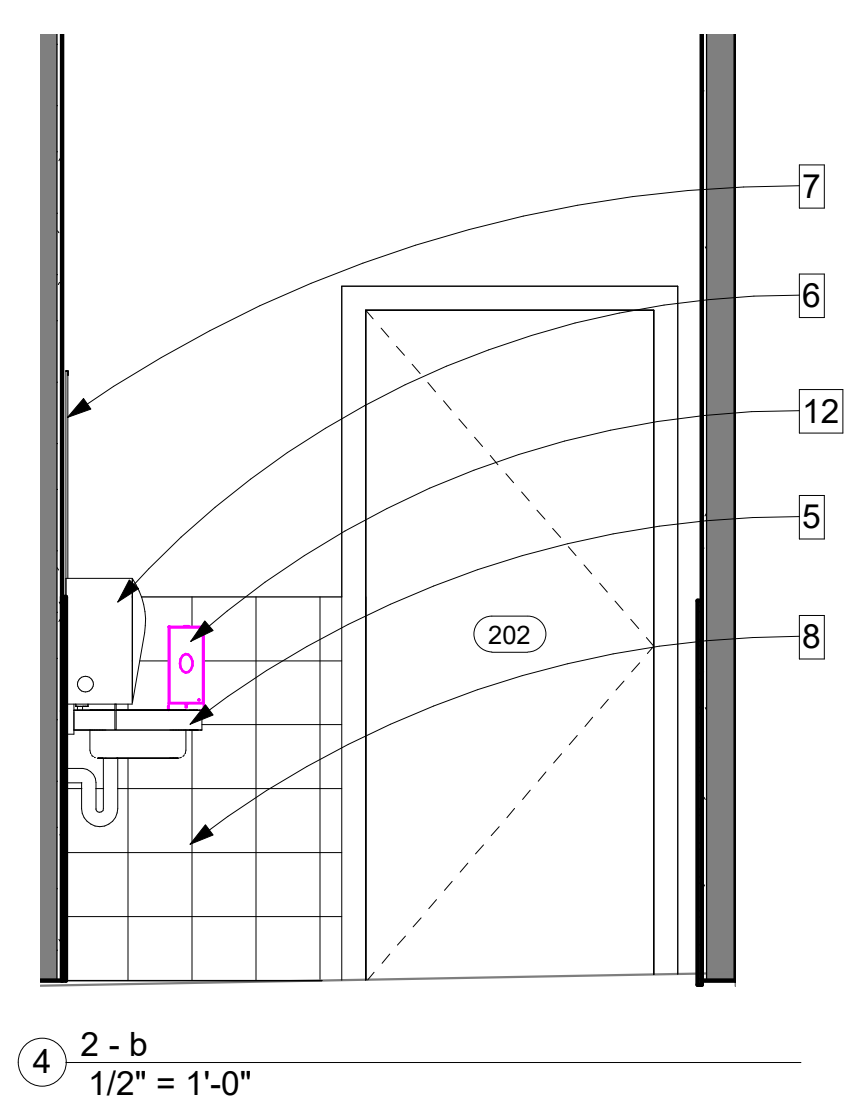
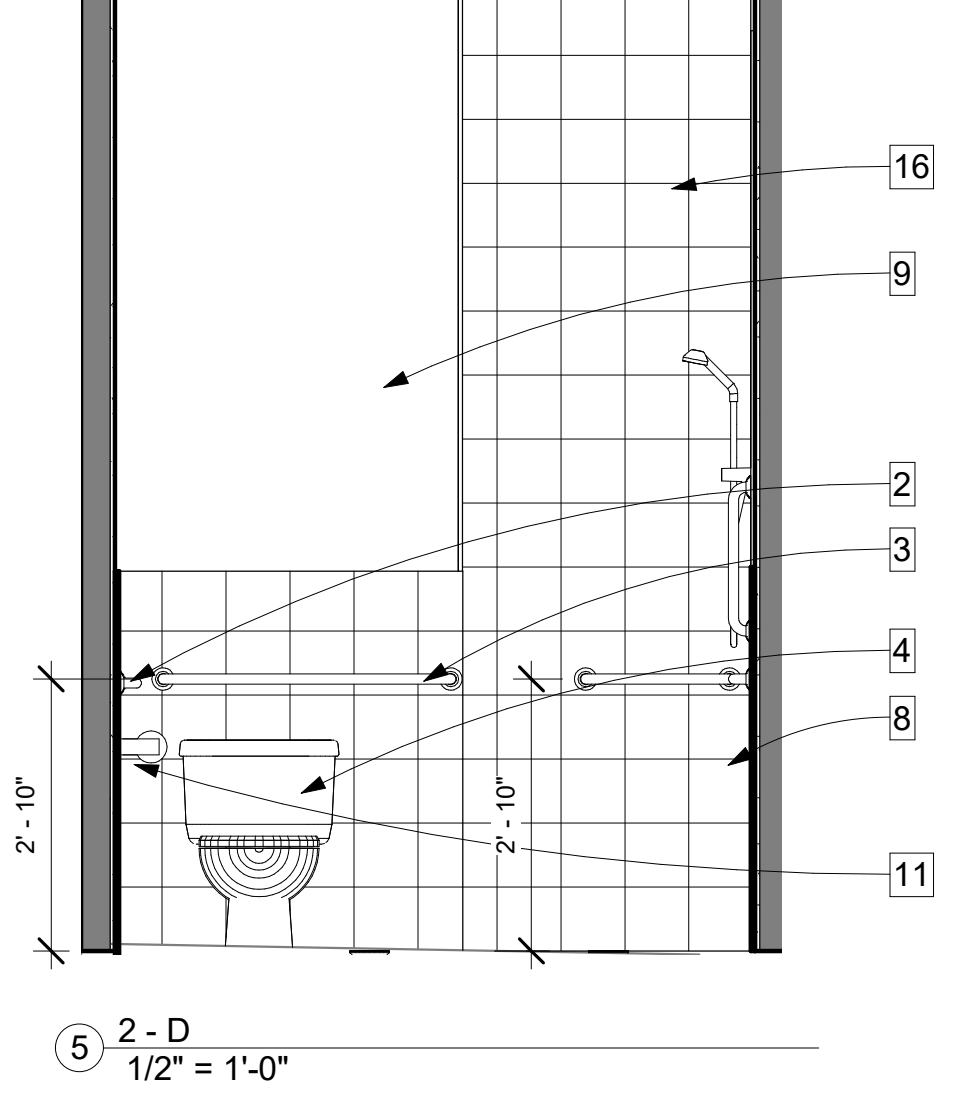
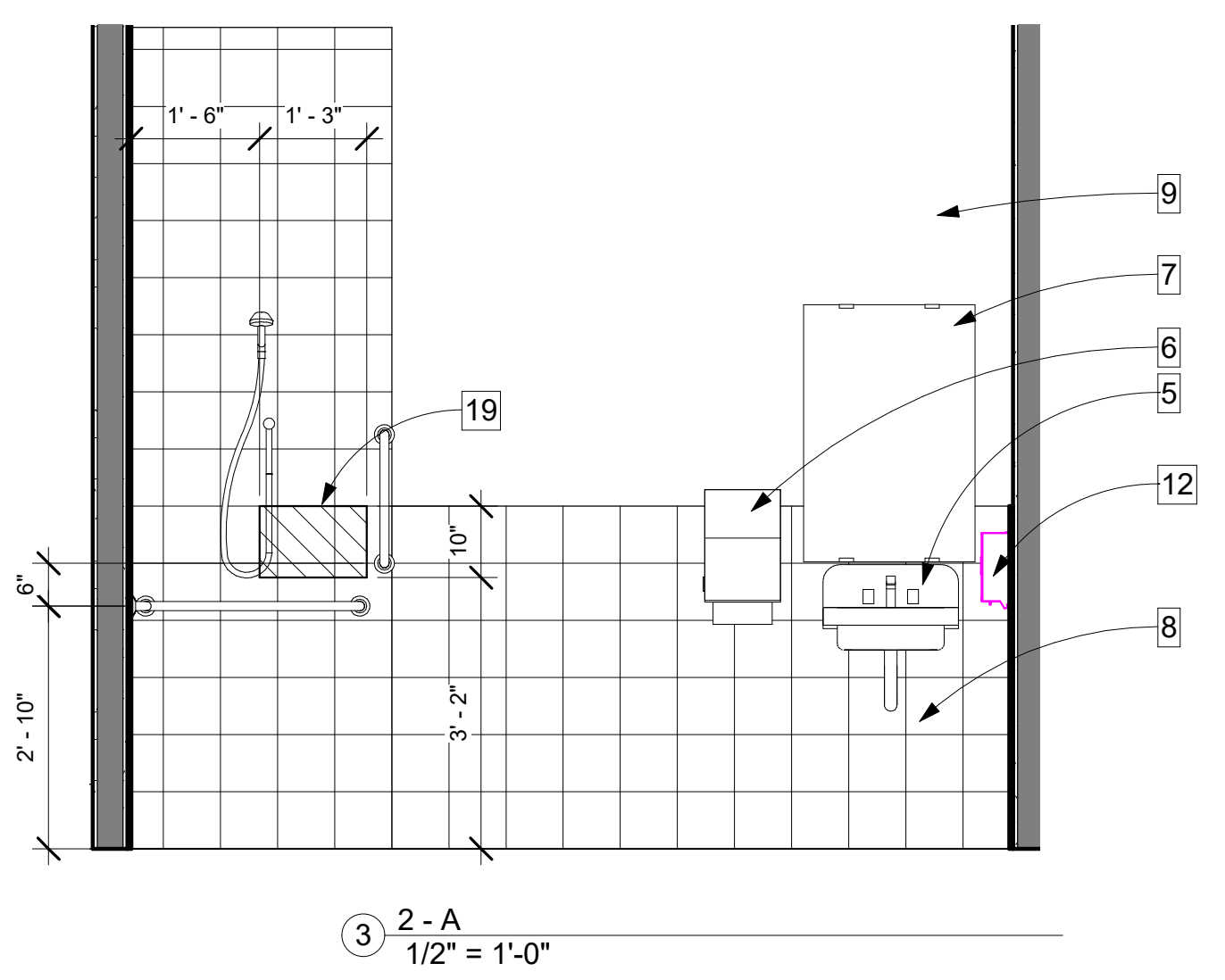
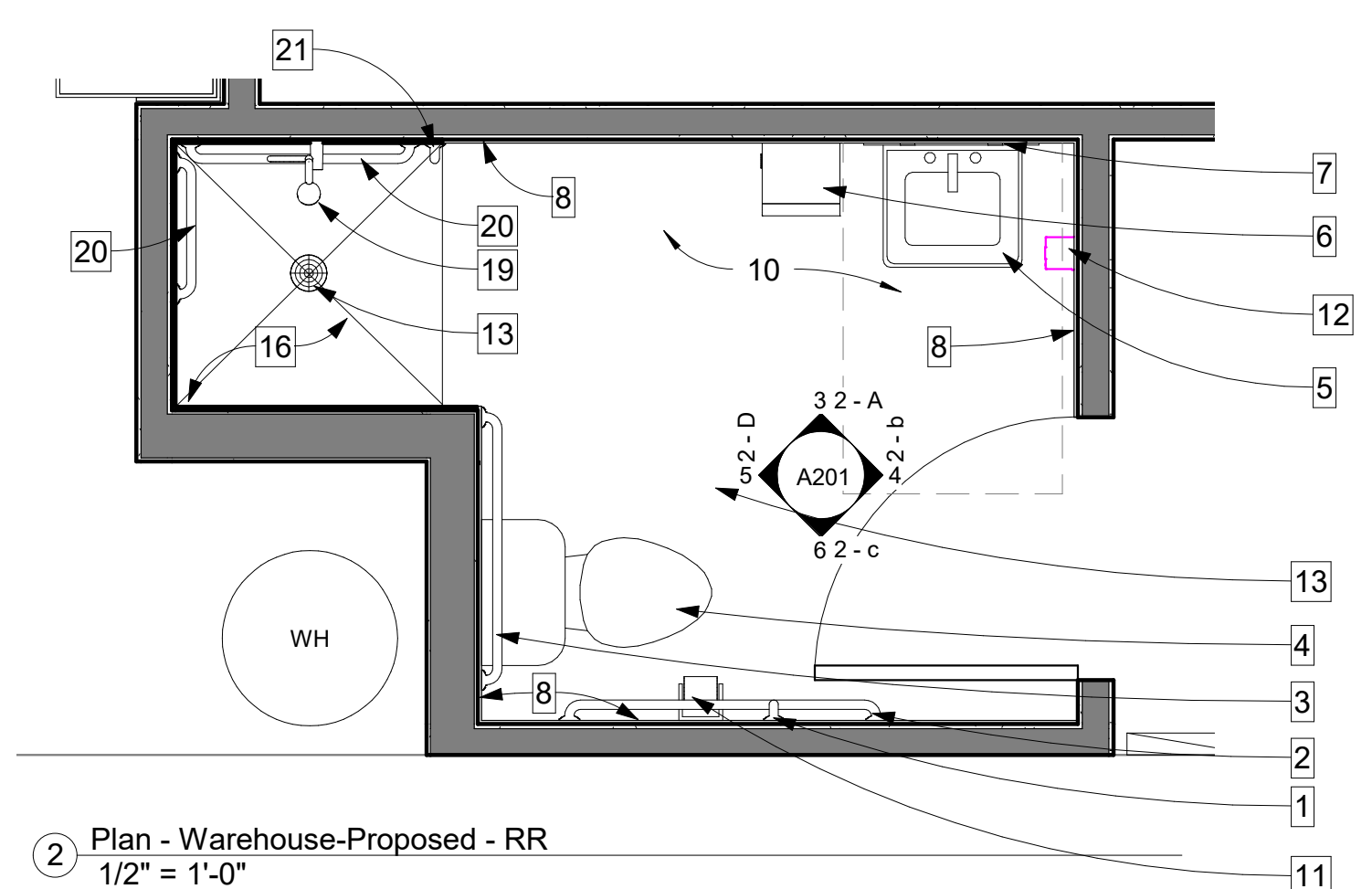
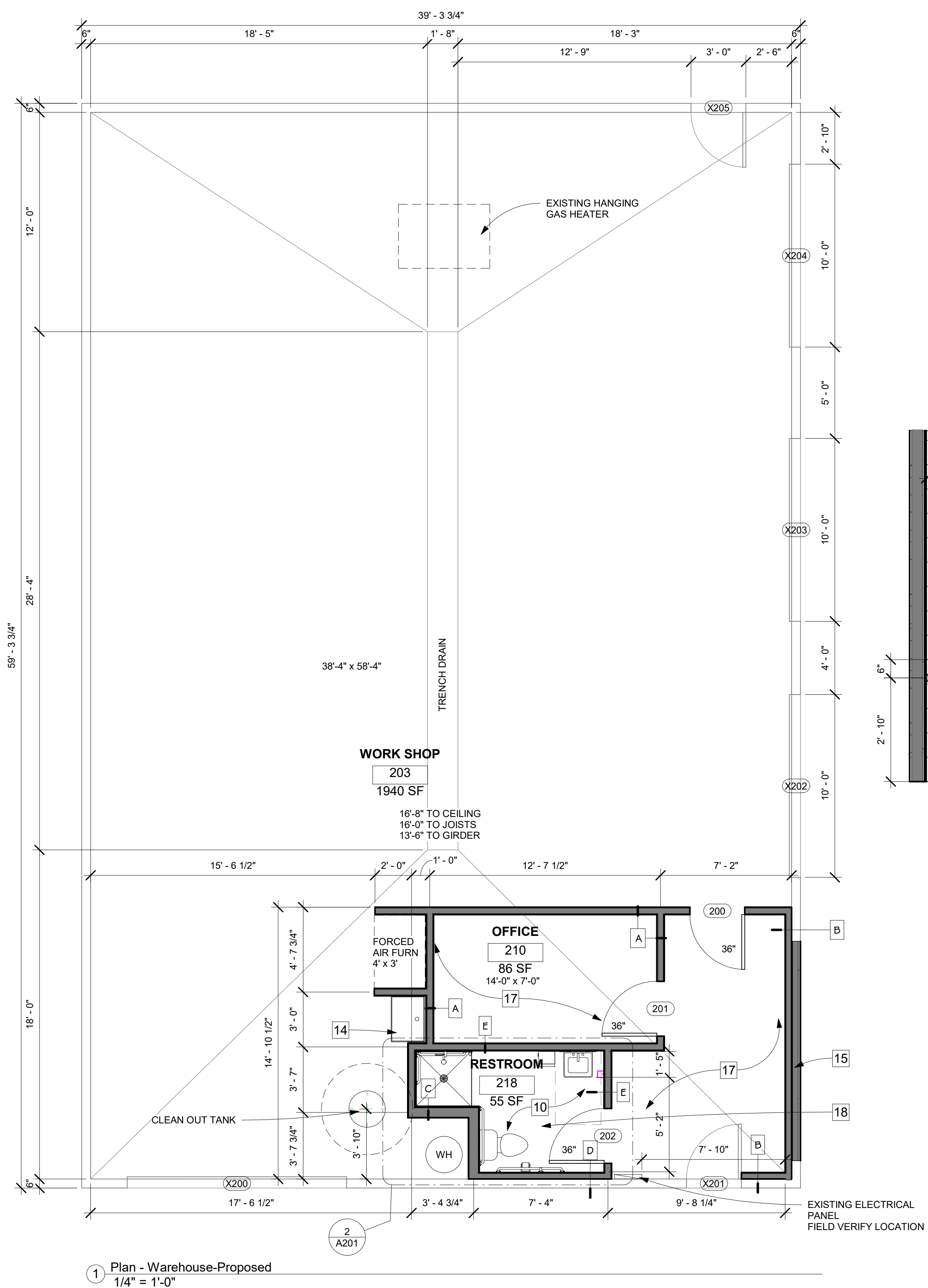
1 Site - Phase 1
1" = 30'-0"

copyright © InSpire Architects Inc 2016

Sheet Title: Site Plan
Project Name: Auto Dealership and Service Center
6021 Highway 10
Ramsey, MN 55303

Project number 2020-25
Date 5/28/2020 5:29:38 PM
Drawn by BF
Checked by JH
Construction Documents

A200



GENERAL NOTES

A. FIELD VERIFY ALL EXISTING CONDITIONS- EXISTING ELECTRICAL PANEL LOCATION, EXISTING CLEAN OUT TANK LOCATION AND SIZE AS TO NOT INTERFERE WITH NEW PLUMBING

B. FOR WALL TYPES A THUR E SEE 3/A202

KEY NOTES

- 1** 1'-6" VERTICAL GRAB BAR, 3'-4" AFF TO CENTERLINE, 3'-4" OFF REAR WALL
- 2** 3'-6" HORIZONTAL GRAB BAR 2'-10" AFF TO CENTERLINE, 1'-0" MAX OFF SIDE WALL
- 3** 3'-0" HORIZONTAL GRAB BAR 2'-10" AFF TO CENTERLINE, 1'-0" OFF CENTER OF TOILET
- 4** ADA TOILET, 17-19" AFF, 16-18" OFF SIDE WALL
- 5** 5'-0" CLEAR FLOOR SPACE OFF SIDE WALL MIN
6'-6" CLEAR FLOOR SPACE OFF REAR WALL MIN
- 6** ADA WALL MOUNTED SINK
2'-10" AFF 1'-3" OFF SIDE WALL MIN
- 7** PAPER TOWEL DISPENSER
2'-7" AFF
- 8** SIZE MIRROR CENTERED ON SINK
HEIGHT 3'-8" AFF
- 9** TILE WALL ON PAINTED GWB - 4'-0" AFF
- 10** PAINTED GYPSUM WALL BOARD
- 11** NON-SLIP TILE OR BRUSHED CONCRETE FLOOR.
- 12** TOILET PAPER DISPENSER
2'-2" AFF 2'-6" OFF REAR WALL
- 13** SOAP DISPENSER
- 14** FLOOR DRAIN
- 15** SERVICE SINK WITH MOP HOOKS TO ELEVATE MOP ABOVE SINK-FRP ON ALL SIDES 4'-0" AFF
- 16** INFILL DOOR OPENING TO MATCH EXISTING WALL CONDITION AND INSULATE
- 17** TILE FLOOR TO CEILING IN SHOWER
- 18** CARPET OR LVT OR VCT
- 19** EXHAUST FAN
- 20** SHOWER CONTROL and hand shower shall be located:
 1. On the control wall opposite the seat.
 2. At a height of 38 inches (965 mm) minimum and 48 inches (1220 mm) maximum above the shower floor, and
 3. 15 inches (380 mm) maximum, from the centerline of the control wall toward the shower opening.
- 21** Horizontal grab bars. Horizontal grab bars shall be provided across the control wall and on the back wall to a point 18 inches (455 mm) from the control wall. 2'-10" TO CENTERLINE AFF.
- 22** A vertical grab bar 18 inches (455 mm) minimum in length shall be provided on the control end wall 3 inches (75 mm) minimum and 6 inches (150 mm) maximum above the horizontal grab bar, and 4 inches (100 mm) maximum inward from the front edge of the shower
- 23** TRANSFER TYPE SHOWER- 3'-0" x 3'-0" INSIDE DIMENSIONS

REVISIONS	DATE

InSpire Architects
465 148th Avenue NE
Ham Lake MN 55304
763-807-1044
Jeff@ArchitectMN.com

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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 Architect under the laws of the State of Minnesota
Print Name: Jeffrey Hafferman AIA NCARB
Signature: *Jeffrey R. Hafferman*

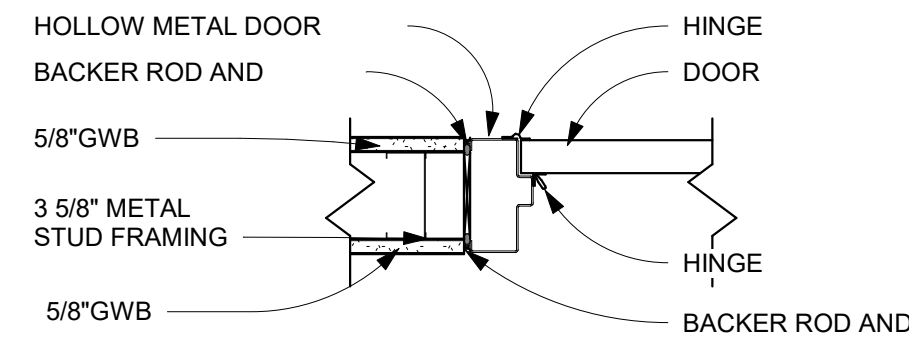
5/28/2020 5:29 PM
NOT FOR CONSTRUCTION
444333

Sheet Title: Floor Plan - Service Repair Garage
Project Name: Auto Dealership and Service Center
6021 Highway 10
Ramsey, MN 55303

Project number 2020-25
Date 5/28/2020 5:29:40 PM
Drawn by bf
Checked by JH
Construction Documents

A201

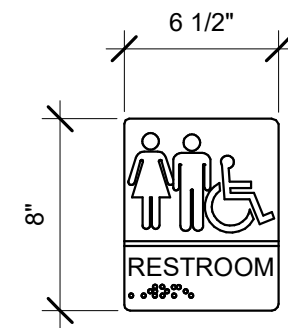
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1 Interior Door Jamb
1 1/2" = 1'-0"

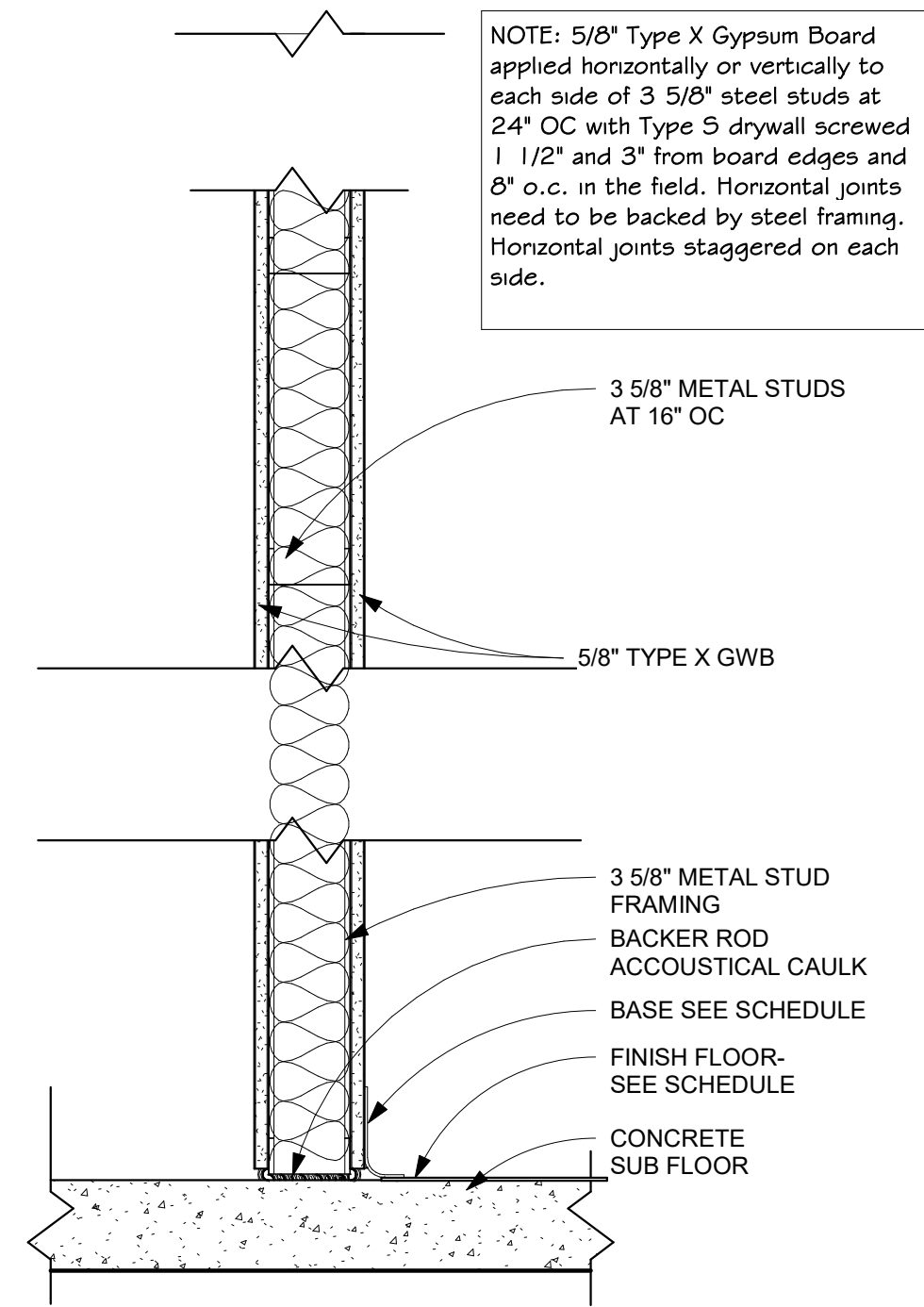
ACCESSIBILITY SIGNAGE DETAILS

1. THE CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND. THE SIGNAGE SHALL CONSIST OF BLACK LETTERS AND CHARACTERS ON A WHITE BACKGROUND. THE SIGN SHALL HAVE A NON-GLARE FINISH.
2. LETTERS & NUMBERS SHALL BE RAISED 1/32", UPPER CASE "SANS SERIF OR SIMPLE SERIF" TYPE, ACCOMPANIED WITH GRADE TO BRAILLE. RAISED CHARACTERS SHALL BE AT LEAST 9/8" HIGH, BUT NO HIGHER THAN 2".
3. THE SIGNAGE PACKET PURCHASED THROUGH AN APPROVED VENDOR SHALL COMPLY WITH THE SIGNAGE SECTION OF THE LOCAL ACCESSIBILITY CODE.

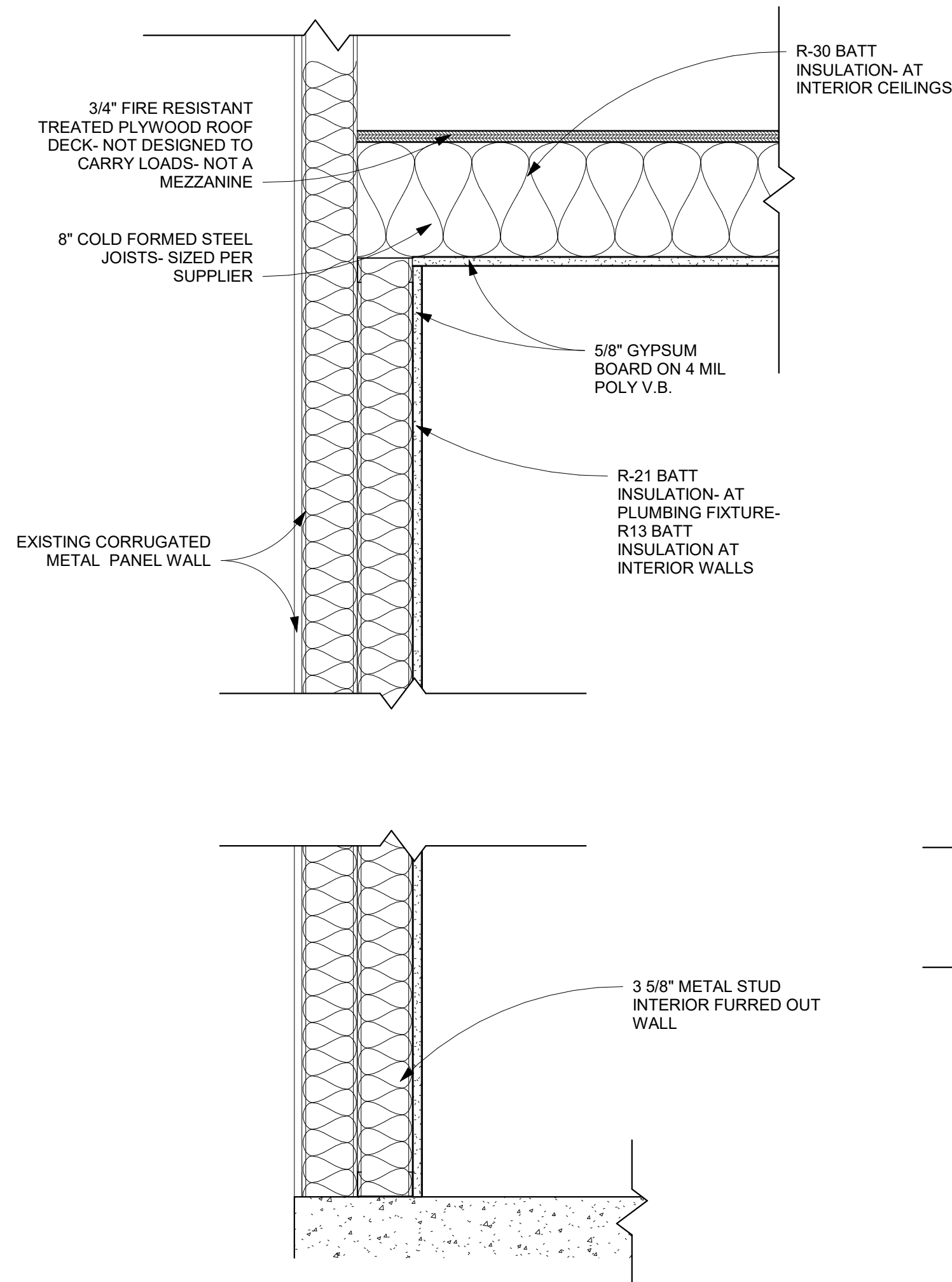


PROVIDE SIGN ON THE ADJACENT TO THE LATCH SIDE OF THE DOORS - MOUNT 60" A.F.F. TO C.L. OF SIGN.

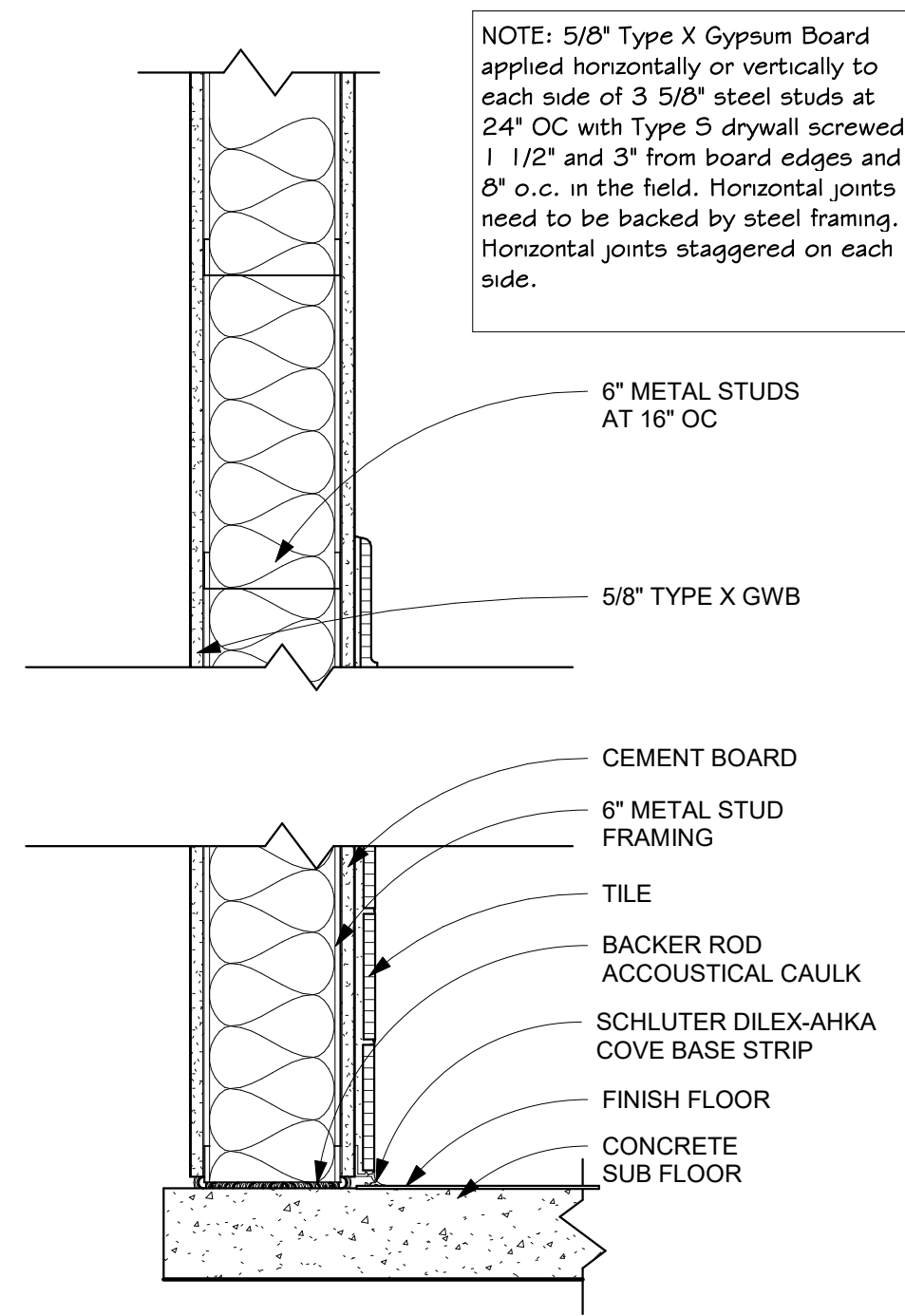
2 Interior Sign B- RESTROOM SIGN
1 1/2" = 1'-0"



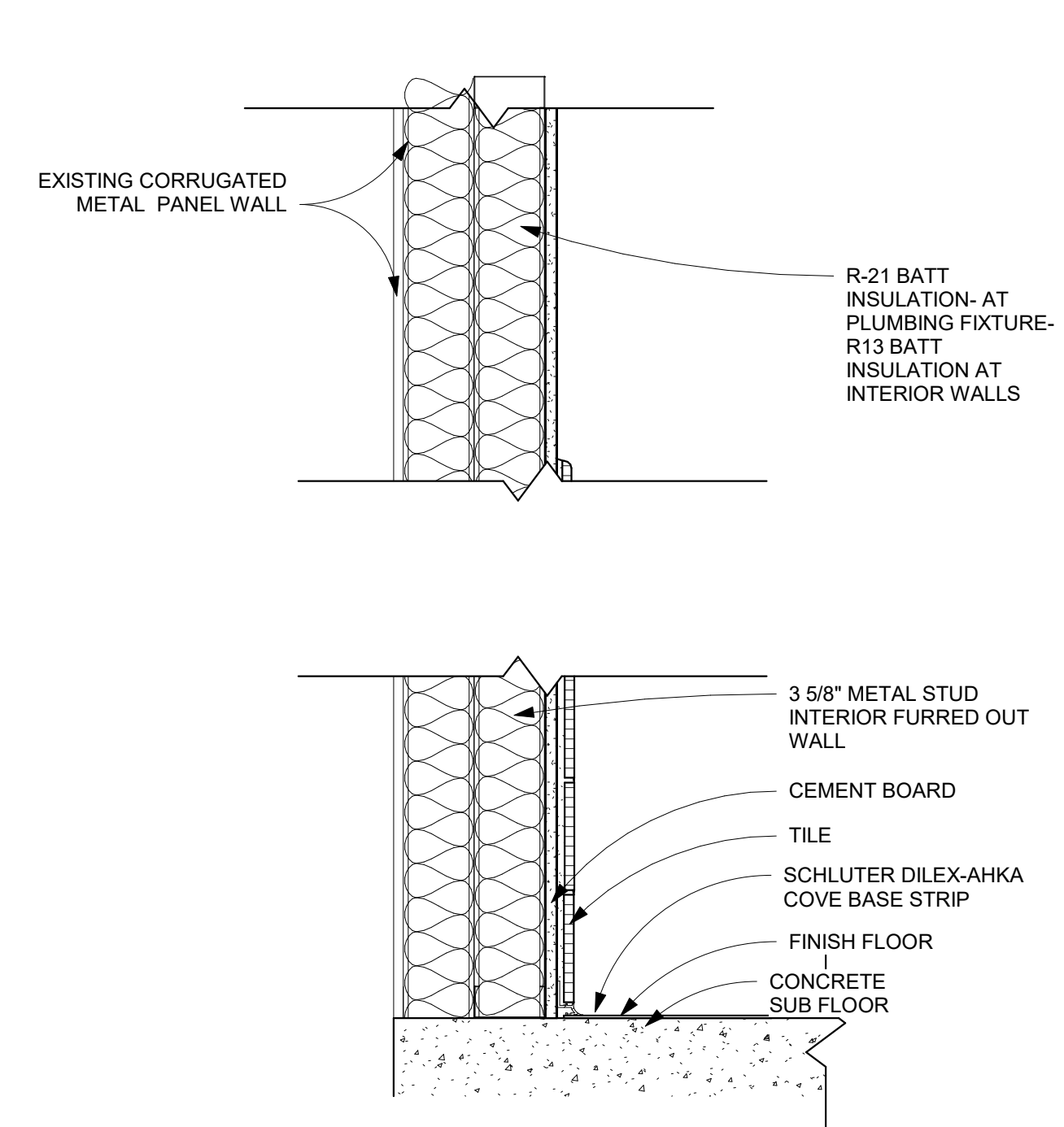
WALL TYPE A



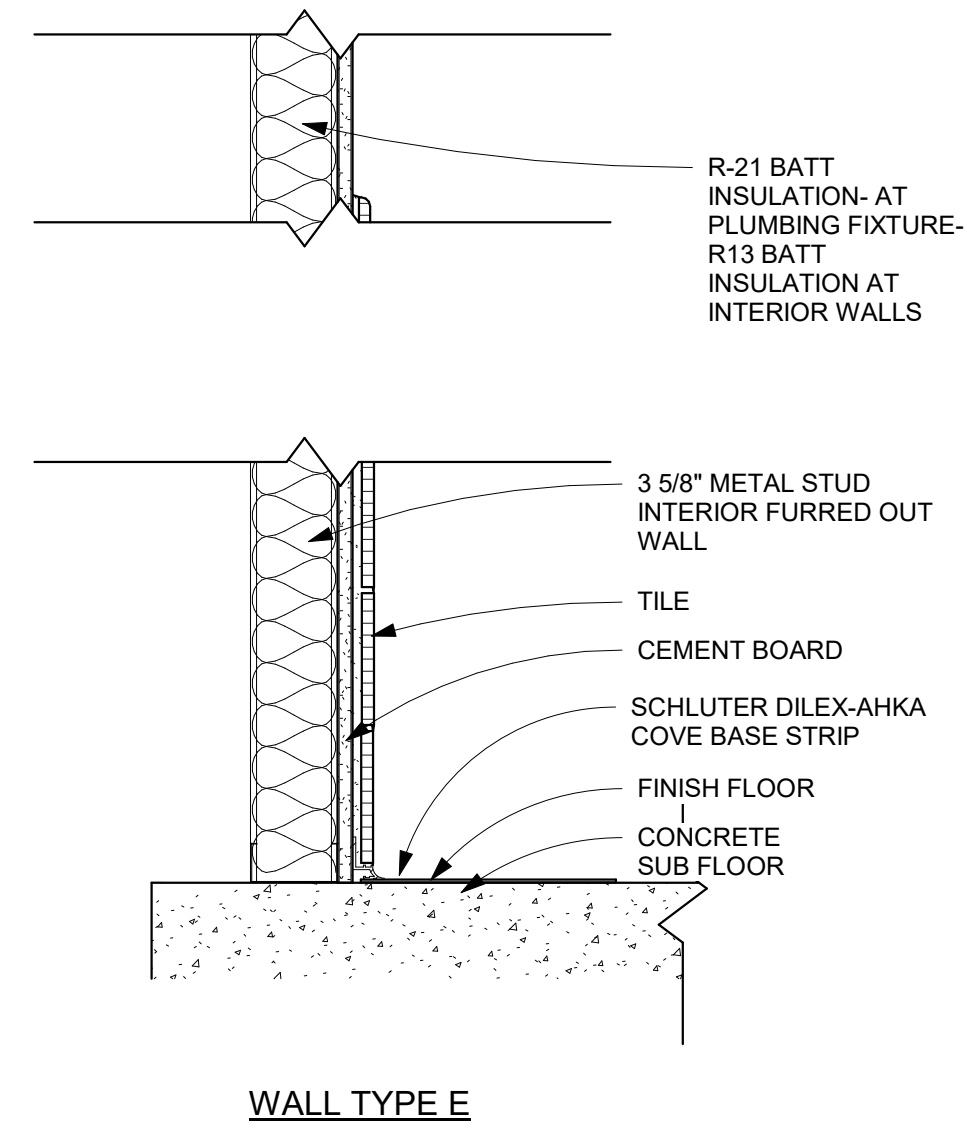
WALL TYPE B



WALL TYPE C



WALL TYPE D



WALL TYPE E

3 Wall Types
1 1/2" = 1'-0"

REVISIONS	DATE



InSpire Architects
465 148th Avenue NE
Ham Lake MN 55304
763-807-1044
Jeff@ArchitectMN.com

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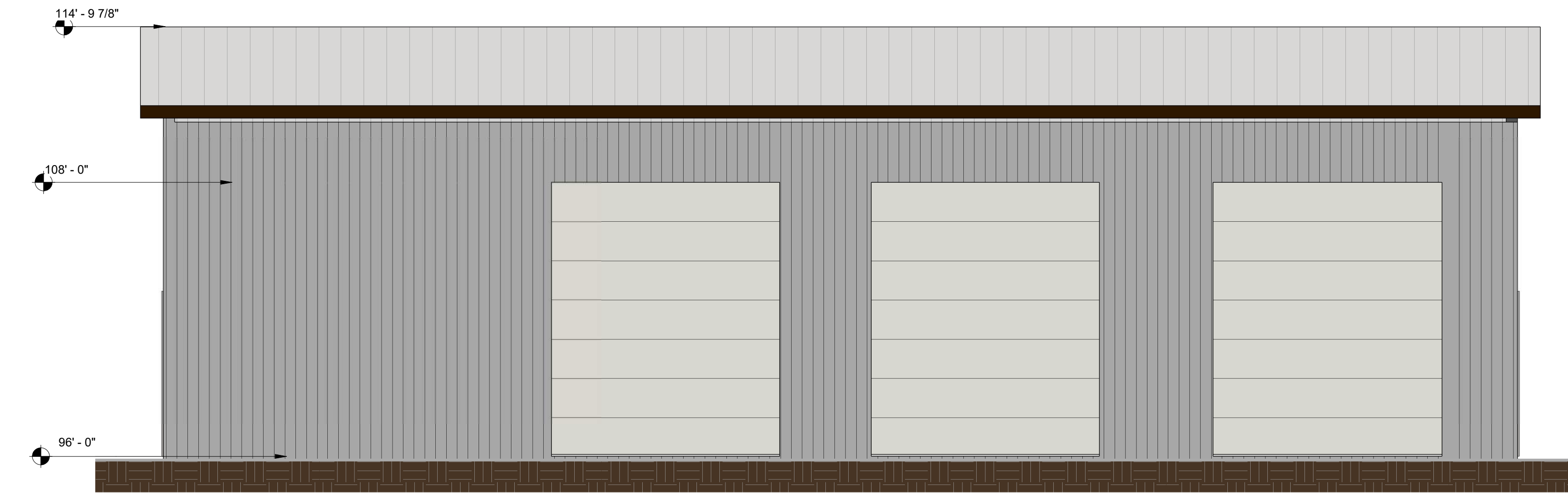
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota
Print Name: Jeffrey Hafferman AIA NCARB
Signature: *Jeffrey R. Hafferman*

5/28/2020 5:29:41 PM
License # 44333

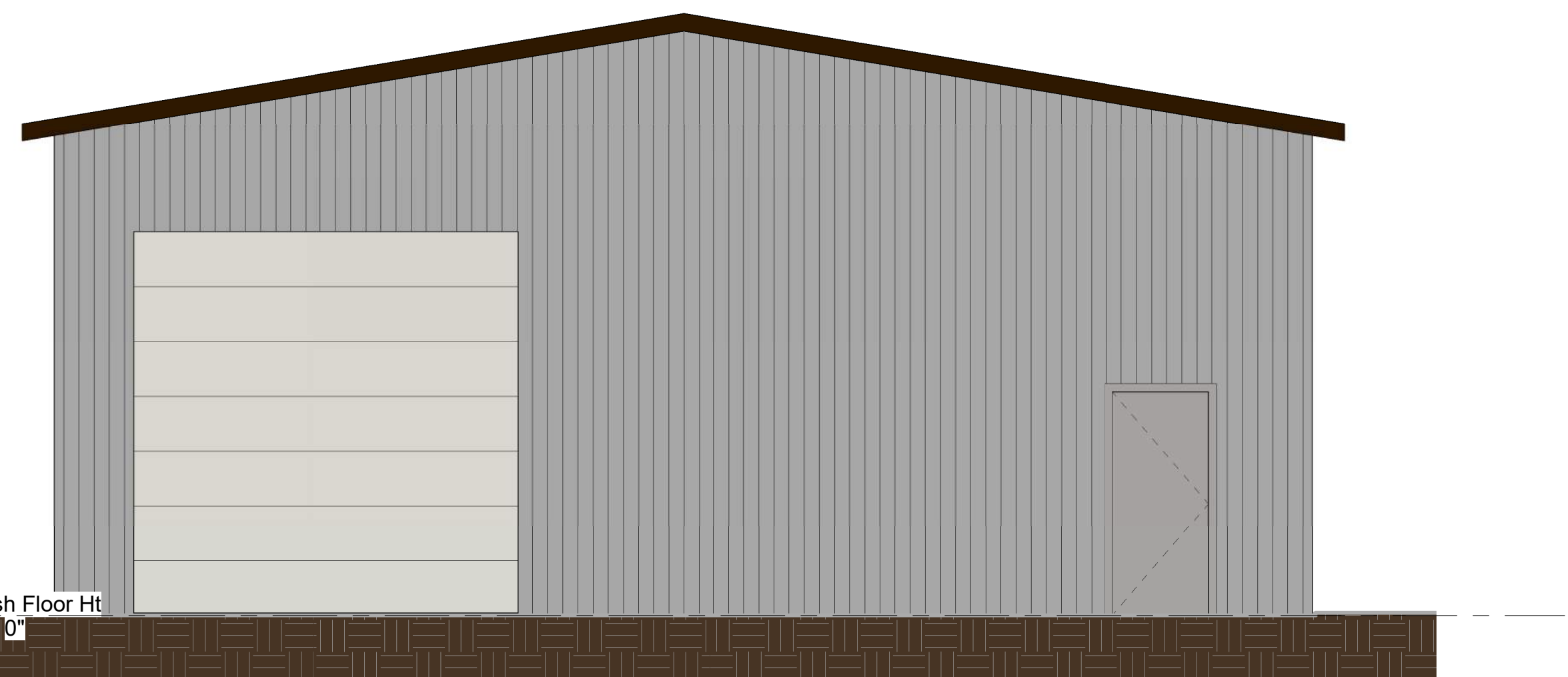
Sheet Title: Details - Service Repair Garage
Project Name: Auto Dealership and Service Center

6021 Highway 10
Ramsey, MN 55303

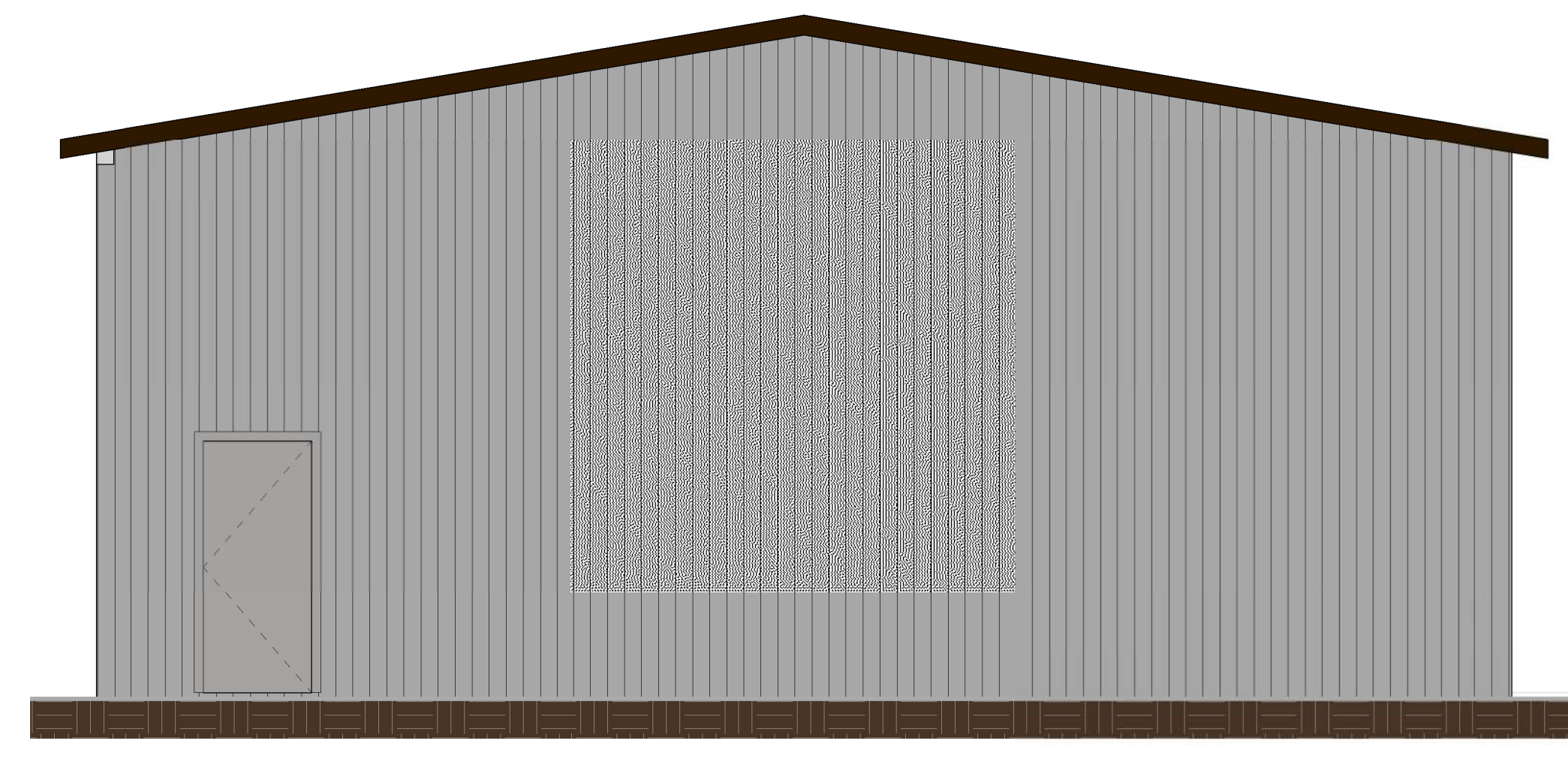
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Date 5/28/2020 5:29:41 PM
Drawn by BF
Checked by JH
Construction Documents



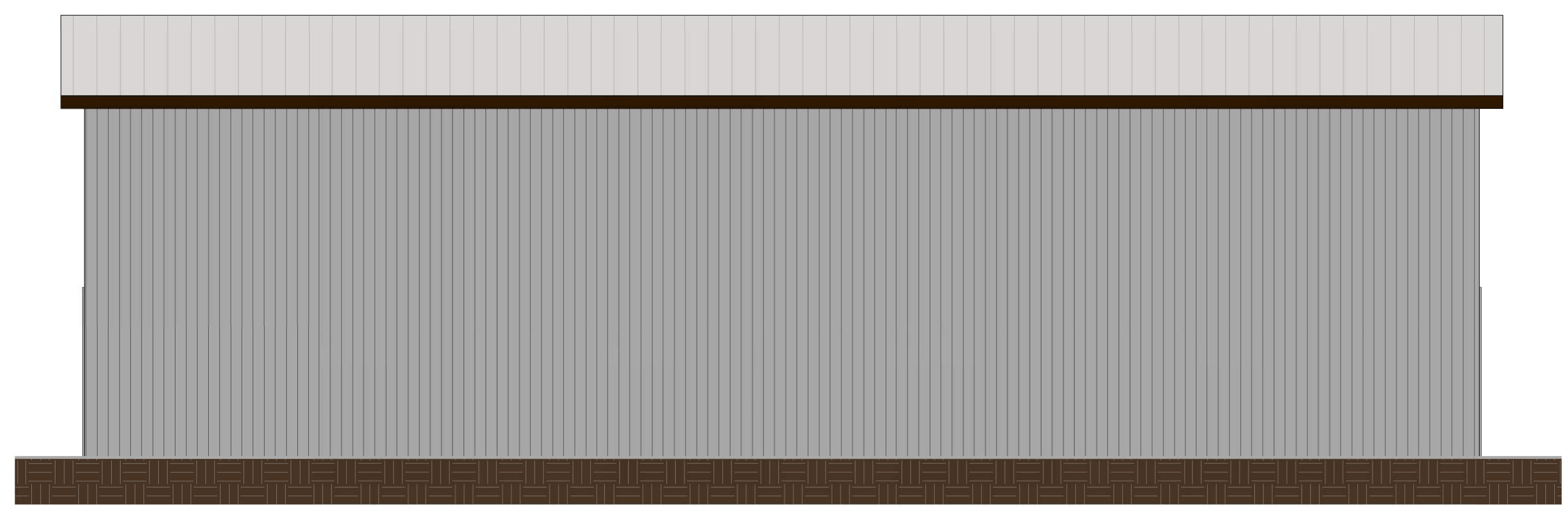
① Auto Service Repair Center EAST Elevation
1/4" = 1'-0"



② Auto Service Repair Center SOUTH Elevation
1/4" = 1'-0"



③ Auto Service Repair Center NORTH Elevation
1/4" = 1'-0"



④ Auto Service Repair Center WEST Elevation
1/4" = 1'-0"

REVISIONS	DATE



InSpire Architects
465 148th Avenue NE
Ham Lake MN 55304
763-807-1044
Jeff@ArchitectMN.com

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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 Architect under the laws of the State of Minnesota
Print Name: Jeffrey Hafferman AIA NCARB
Signature: *Jeffrey R. Hafferman*
5/28/2020 5:29:42 PM
License # 44333

Sheet Title: Elevations
Project Name: Auto Dealership and Service Center
6021 Highway 10
Ramsey, MN 55303

Project number: 2020-25
Date: 5/28/2020 5:29:42 PM
Drawn by: BF
Checked by: JH
Construction Documents

A203

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

RESOLUTION #20-156

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT APPROVAL FOR
AUTOMOTIVE SALES AND SERVICE AT 6021 HIGHWAY 10 NW AND
DECLARING TERMS OF PERMIT**

RECITALS

1. 13120 Sunset Trail, LLC hereinafter referred to as the “Permittee”, has properly applied for a Conditional Use Permit for Automotive Sales and Service within the northern most building and adjacent parking area on the property generally known as 6021 Highway 10 NW and legally described as

AUDITORS SUB NO 96 LOT 24 AUD SUB NO 96 RAMSEY, ANOKA
COUNTY, MINNESOTA

2. That the Permittee appeared before the Planning Commission and City Council for public hearings pursuant to Section 117-53 of the Ramsey City Code on August 6, 2020 and August 25, 2020, respectively, and that the public hearings were properly advertised and that the minutes of said public hearing are hereby incorporated by reference.
3. That the Subject Property is zoned H-1 Highway 10 Business District and is in the Metropolitan Urban Service Area (MUSA).
4. That the intent of the H-1 Highway 10 Business District is to allow for uses that minimize traffic, vehicular access, and facilitate orderly transition of the corridor while allowing the property owners the ability to utilize their property for economic benefit until such time as the U.S. Highway 10 transportation system improvements are initiated.
5. That motor vehicle, implement, and recreation equipment sales and service are a conditional use in the H-1 Highway 10 Business District.

FINDINGS OF FACT

1. That the proposed use **will not** adversely impact traffic in the area.
2. That the proposed use **will not** substantially or adversely impair the use, enjoyment or market value of surrounding properties.

3. That the proposed use **will be** constructed so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and such use **will not** change the essential character of the area.
4. That the proposed use **will not** create additional requirements at public cost for public facilities and services.
5. That the proposed use **will not** be detrimental to the economic welfare of the community.
6. That the proposed use **will not** be disturbing or hazardous to existing or future neighboring uses.
7. That the proposed use **will not** involve uses, activities, processes, materials and equipment and conditions of operation that may be detrimental to any persons, property or the general welfare, by reason of excessive production of traffic, noise, smoke or glare.

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

1. That the Ramsey City Council hereby grants approval of the Conditional Use Permit for automotive sales and service (the "Permit") on the Subject Property contingent upon the following:

CONDITIONS:

1. That this **Permit** shall be perpetual in duration as long as the terms are herein complied with.
2. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this **Permit**.
3. That the **Permittee** shall obtain all necessary permits prior to commencing any site modifications or construction of the Building, including a Building Permit
4. That this **Permit** shall be contingent upon final review and approval by the Building Official, Fire Marshal, and a Certificate of Occupancy (CO).

5. That the City Administrator, or his/her designee, shall have the right to inspect the **Subject Property** for compliance and safety purposes annually or at any time, upon reasonable request.
6. That the **Permittee** shall maintain the **Subject Property** in compliance with City Code Section 117-356 (Commercial and Industrial Development Off-Street Parking), Section 117-120 (Highway 10 Business District) and Chapter 30 (Nuisances) at all times.
7. That this **Permit** shall automatically expire if the use is not initiated within 365 days of the date of this approval
8. That the **Permittee** shall apply for a Sign Permit for any new sign and this **Permit** does not provide any approval on proposed signage.

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:

Existing Vacancy

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 25th of August, 2020.

CITY OF RAMSEY

By: _____

By: _____

Its 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:
The City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Regular Planning Commission

7. 1.

Meeting Date: 08/06/2020

By: Tim Gladhill, Community Development

Information

Title:

Review Sketch Plan for Riverstone South; Case of Capstone Homes

Purpose/Background:

The purpose of this case is to review a Sketch Plan for a project known as Riverstone South proposed by Capstone Homes located on the south side of Highway 10/160 east of Bowers Drive. The purpose of Sketch Plan Review is to provide high-level direction prior to the Developer preparing a Preliminary Plat. This is the time to indicate level of overall support and identify any red flags.

The Planning Commission and City Council have been discussing this project in planning stages since the beginning of 2020 along with multiple opportunities for public comment. The previous policy direction of the Planning Commission and City Council are summarized in the attached Planning Framework.

In addition to review of the Sketch Plan at the Regular Planning Commission Meeting, a hybrid In-Person/Virtual Open House is also scheduled for August 6 at 5:30 in the Lake Itasca Room or online at <https://us02web.zoom.us/j/83564456992>.

Notification:

Notification of the Sketch Plan Review was sent via Standard US Mail for all Property Owners, according to Anoka County Property Records, within 700 feet of the Subject Property. Additional signage has been placed on the Subject Property. Staff also worked with nearby Property Owners prior to a formal application.

Observations/Alternatives:

Comprehensive Plan

The Comprehensive Plan guides this area as LDR - Low Density Residential. This designation guides future development at 3-4 units per acre.

The Net Density of the site as a whole after factoring out the 7 acres preserved for forestry/open space preservation is 3.38 units per acre. However, Staff is requesting that Net Density Calculations be provided for each individual lot type provided (65 foot wide lots, 55 foot wide lots and 40 foot wide lots). It is anticipated that the area for the 40 foot wide lots as detached townhomes will need a Comprehensive Plan Amendment to MDR - Medium Density Residential.

Zoning District

The Subject Property is in the process of a Zoning Amendment for consistency with the 2040 Comprehensive Plan. Primarily as it relates to this scope of review, the following requirements are noted.

Minimum Lot Width	80 feet
Minimum Lot Size	10,800 square feet 1/4 acre

With that in mind, a Zoning Amendment will be required anyway. The following Zoning Districts will be required for this project.

65 Foot Wide Lots	R-1 Residential (Villa) District
55 Foot Wide Lots	R-2 Residential (Detached Villa) District
40 Foot Wide Lots	R-2 Residential (Townhome) District

The Subject Property is also located in the Mississippi River Corridor Critical Area (MRCCA), a designation of the State of Minnesota. Said rules were recently updated. The project generally conforms with the updated rules. The City will need to revise its Critical Area Ordinance as part of this project.

Tree Preservation

A significant amount of discussion has centered on preserving portions of the existing forestry cover. The canopy coverage of this forest is high-quality. While the understory has had some disturbance due to previous grazing by farm animals, the Planning Commission, Environmental Policy Board and City Council have agreed that the quality of the ecological area is worth attempting to protect portions thereof.

Through discussions, the Developer is proposing to convey fee title of approximately 7 acres along the back side of Bowers Drive for purposes of tree preservation. Staff recommends that this is contingent upon the City successfully securing a third-party funding source intended for natural resource protection. This funding and implementation plan will continue to be discussed with Preliminary Plat.

Public Park

The proposed project includes a 1 acre public park. The Park and Recreation Commission is supportive of this general approach. There are limited recreation areas in this area including for existing residents in the Bowers Drive Neighborhood and Alpaca Estates Neighborhood closer to Armstrong Boulevard. Eventually, the area of the east of the Subject Property is anticipated to develop as single-family residential as well. The Park and Recreation Commission feel a public park in this area is warranted.

In addition, this park is anticipated to be a nature-based park intended to preserve existing trees on the site with a tree fort theme.

Riverdale Drive

The project will require the extension of Riverdale Drive, a collector road serving multiple neighborhoods and business districts. The Riverdale Drive Extension is part of the long term plans to improve safety and mobility of Highway 10/169 regardless of future development. Additional detail is known since previous review. Staff will continue to work with the Developer on final design with potential construction in 2021. Additional detail on the funding approach is included in the attached Policy Framework.

Staff has been working with multiple residents on refining the final layout. Staff believes that the City, Developer and Property Owner are closer to a compromise with additional refinements to be made.

Access to Highway 10

Part of this project will result in the existing access from Bowers Drive to Highway 10/169 being closed. The new Riverdale Drive will be the new connection to Highway 10/169 as a right-in/right-out only. There will be no center median opening to access from westbound Highway 10. Bowers Drive residents will need to access westbound Highway 10/169 from Armstrong Boulevard.

Several residents have inquired about not allowing Riverdale Drive to connect to Highway 10. This would result in a long single access point to several hundred homes (Bowers Drive plus Riverstone South). This would not be

consistent with City Code requirements and require a Variance. Staff is not supportive of this request due to public safety concerns.

Second Bowers Drive Access

It has long been discussed providing a second access to Bowers Drive. Bowers Drive represents the longest dead end street in the community and exceeds current City Code requirements. First and foremost, the City acknowledges the unique neighborhood character of Bowers Drive and strives to protect this character. While the City feels strongly that a second connection is necessary and warranted, the City also believes that there is a way to accomplish this without traffic impacts. The connection point and road design can be accomplished in such a way that traffic modeling will demonstrate this this connection point will not result in additional traffic counts. In fact, Staff believes this may prove to be a benefit to Bowers Drive rather than a detriment.

Staff acknowledges that some on Bowers Drive are opposed to this connection, including the two new homes on either side of this connection point (currently an Outlot preserved for future road connection).

There are two general options on the table.

- 1. Full Road Connection
- 2. Restricted Public Safety Access

The Planning Commission previously recommended a full road connection. The City Council left both options on the table for further analysis and discussion. Staff generally prefers a public road connection with reduced width, but is open to policy direction.

Funding Source:

Processing of this case is the responsibility of the Applicant.

There is a Cost Share Agreement in place for the extension of Riverdale Drive that has the Developer, Property Owner and City contributing to the costs of this Collector Road serving multiple neighborhoods and areas and is part of the Ramsey Gateway Plan (US Highway 10/169).

Recommendation:

Based on discussion. The City has broad policy discretion as the request requires the approval of a Zoning Amendment (and possibly a Comprehensive Plan Amendment) due to lot sizes and densities.

Action:

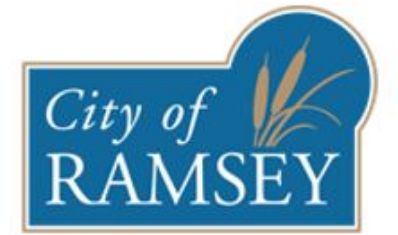
Based on discussion. Provide feedback to the Developer as part of the plan development for the next stage in the process known as Preliminary Plat. Preliminary Plat is the most crucial stage in the subdivision process.

Attachments

- Planning Framework
- REVISED Sketch Plan
- Riverdale Drive Plan (clean)
- Redlined Plans
- Review Comments

Form Review

Inbox	Reviewed By	Date
Tim Gladhill (Originator)	Tim Gladhill	07/30/2020 02:07 PM
Form Started By: Tim Gladhill		Started On: 07/30/2020 12:06 PM
Final Approval Date: 07/30/2020		

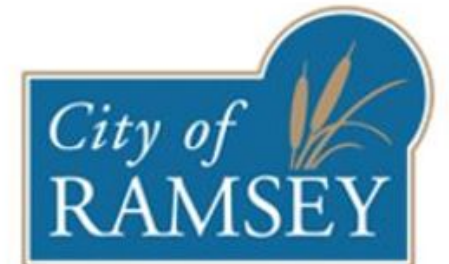


HIGHWAY 10 SOUTH SMALL AREA PLAN RIVERSTONE SOUTH PLANNING FRAMEWORK

June, 2020

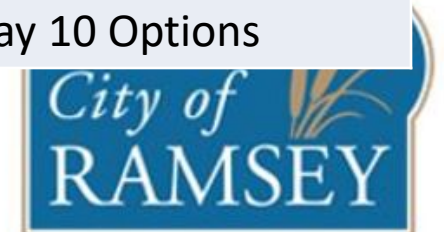
DOCUMENT PURPOSE

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.



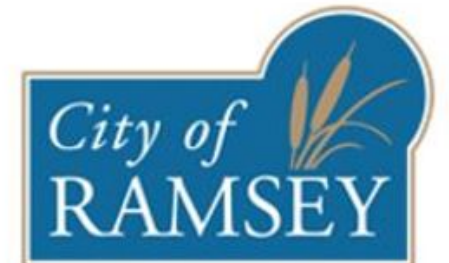
PREVIOUS REVIEW

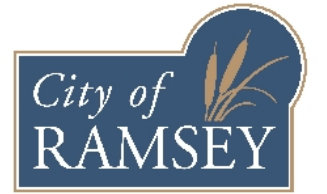
February 11, 2020	Joint Meeting City Council and Planning Commission Broad Overview and Riverdale Drive Funding
February 18, 2020	Public Works Committee Riverdale Drive Funding
March 24, 2020	City Council Riverdale Drive Funding
April 7, 2020	Small Group Neighborhood Meeting Southern Public Safety Connection 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



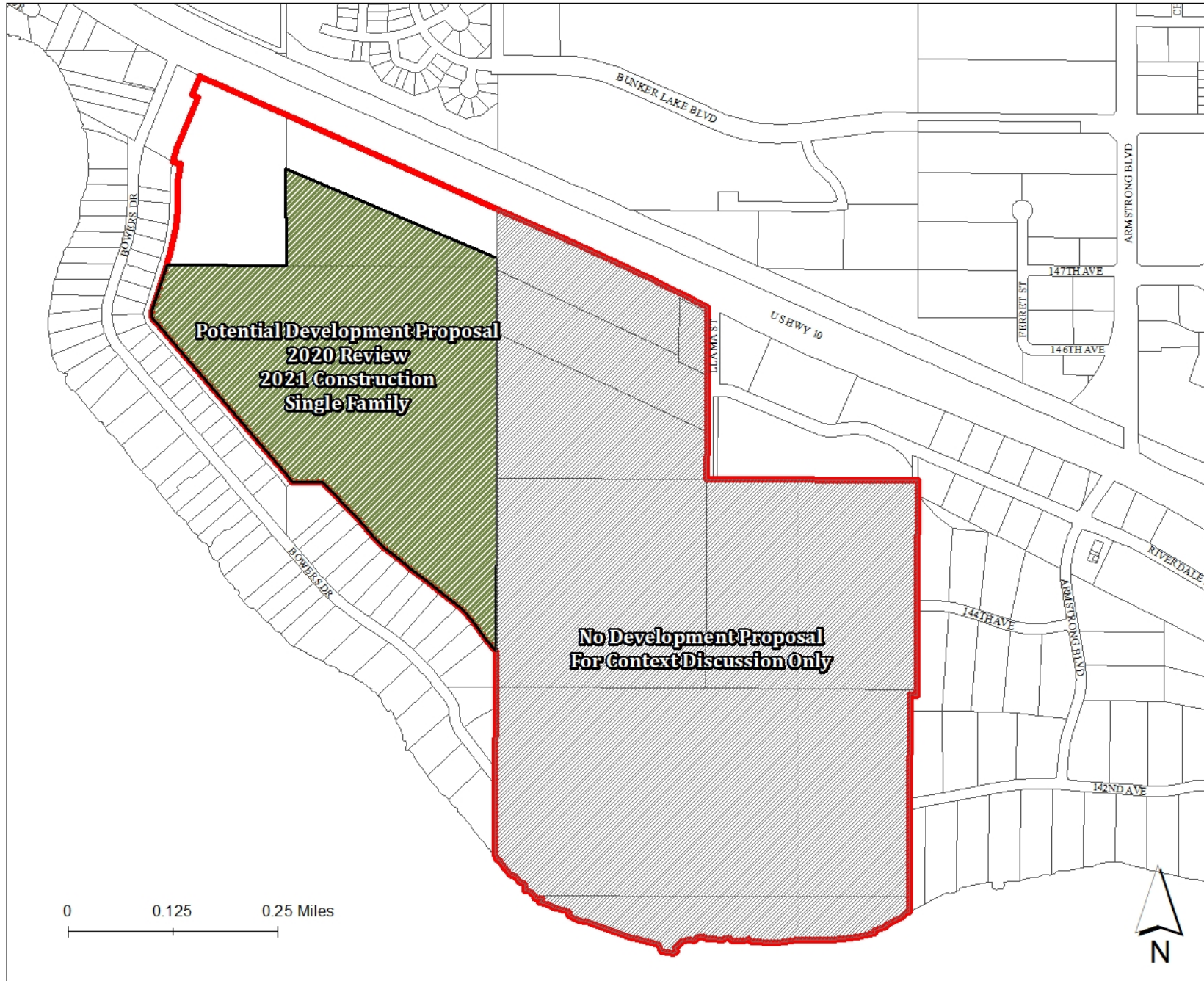
REVIEW OF THIS DOCUMENT

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.





Highway 10 South Planning Area

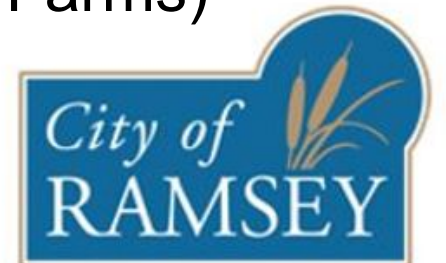


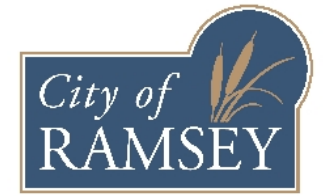
-  No Development Proposal
-  Potential Development
-  Planning Area

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

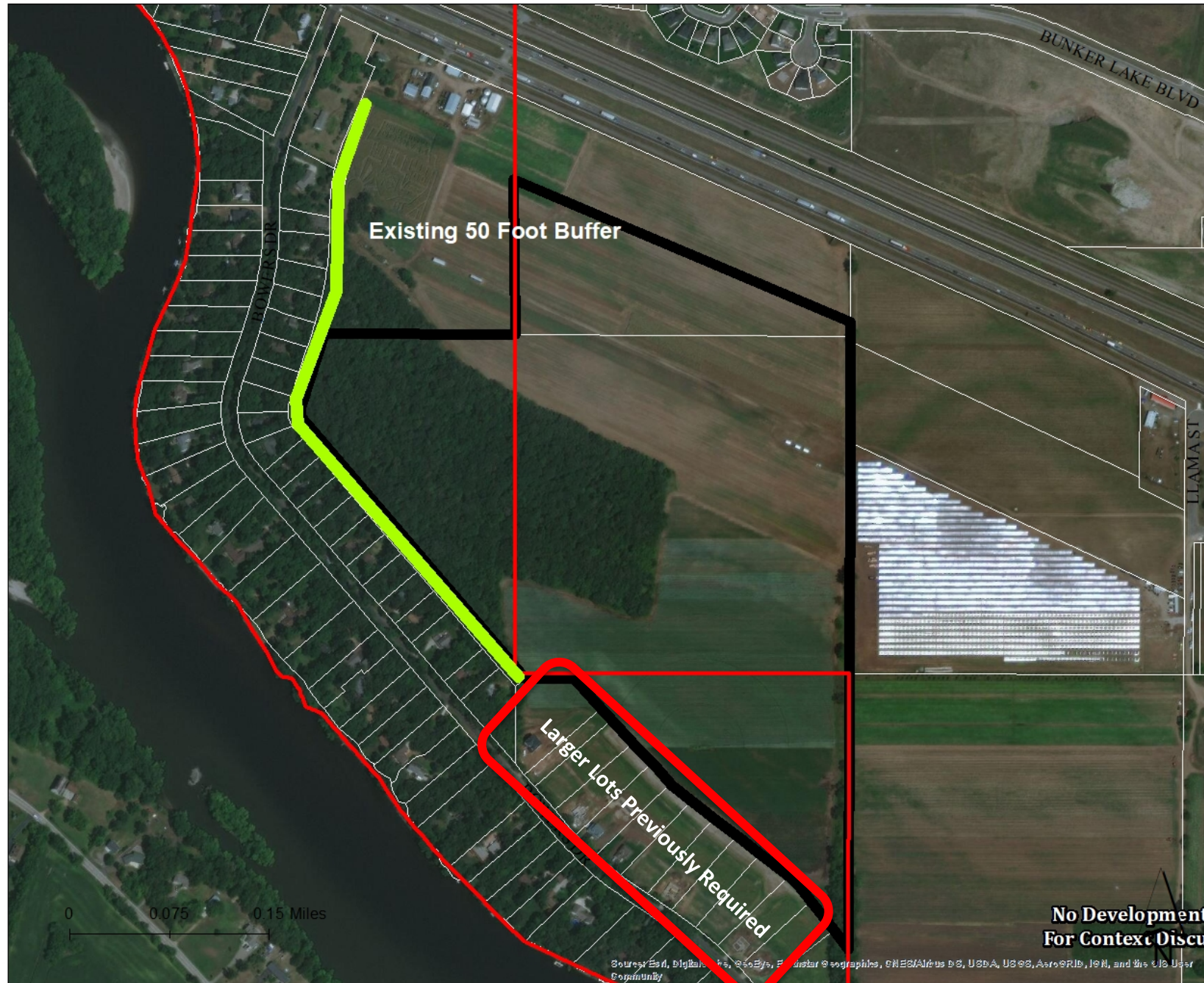
EXISTING CONDITIONS

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

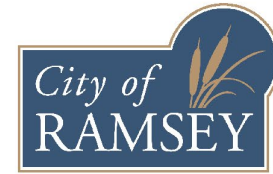




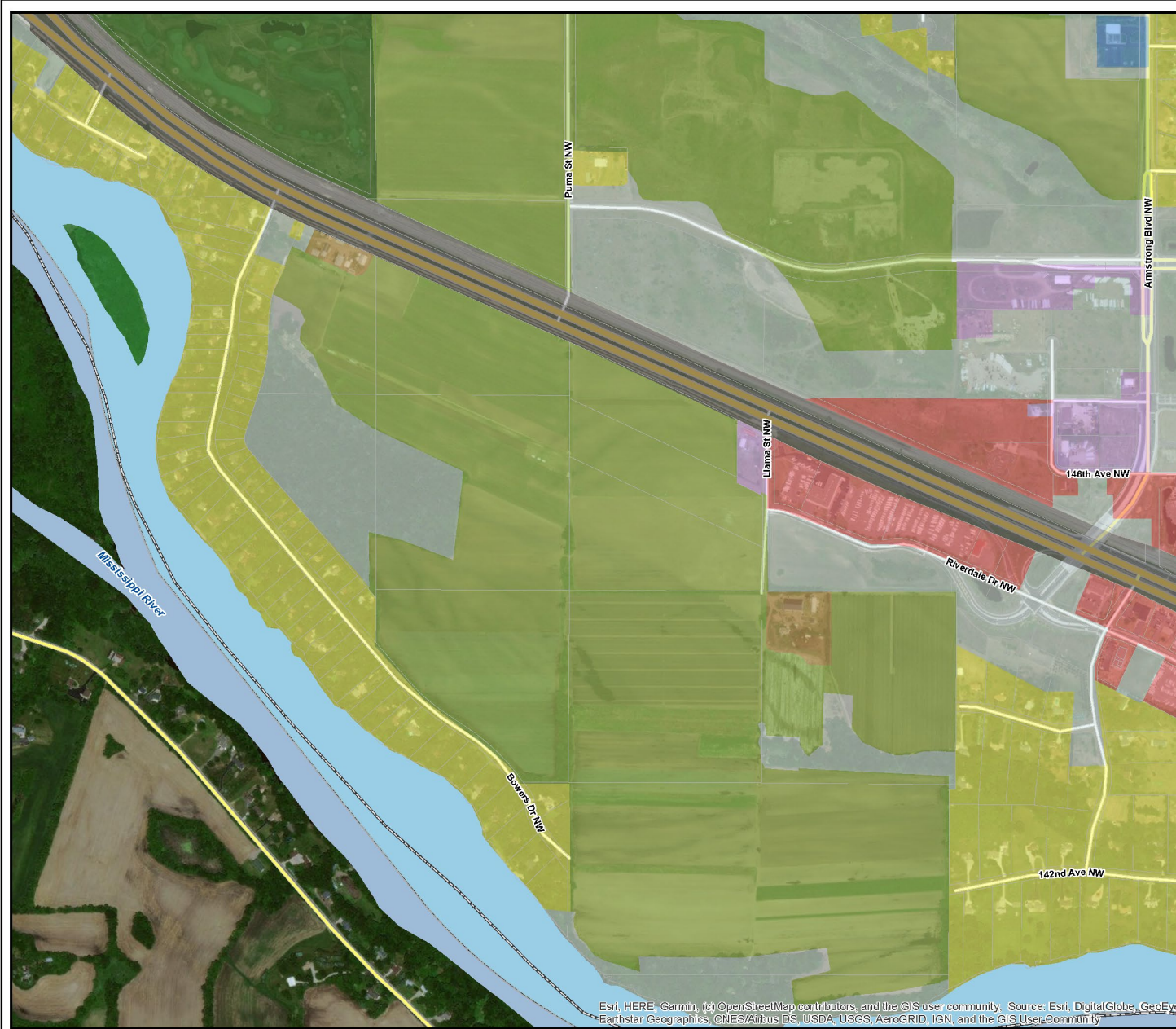
Tree Preservation



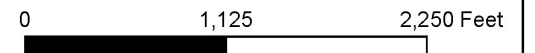
Map Prepared by the City of Ramsey
Data Source: Anoka County, City of Ramsey
April 16, 2020
Lampert Conformal Conic Projection
Project Folder



Ramsey Comprehensive Plan Existing Land Use Ramsey, MN



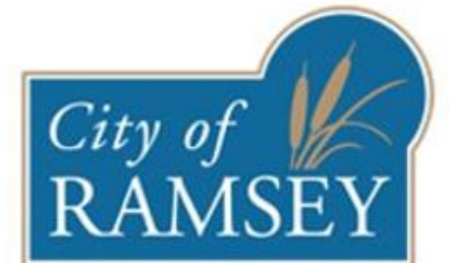
Legend	
	Municipal Boundary
	Farmstead
	Single Family Detached
	Manufactured Housing Parks
	Single Family Attached
	Multifamily
	Retail and Other Commercial
	Office
	Mixed Use Residential
	Mixed Use Industrial
	Industrial and Utility
	Extractive
	Institutional
	Park, Recreational, or Preserve
	Golf Course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

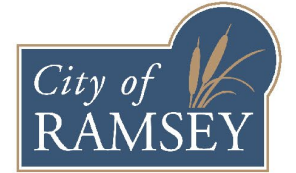


Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community. Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

FUTURE CONDITIONS

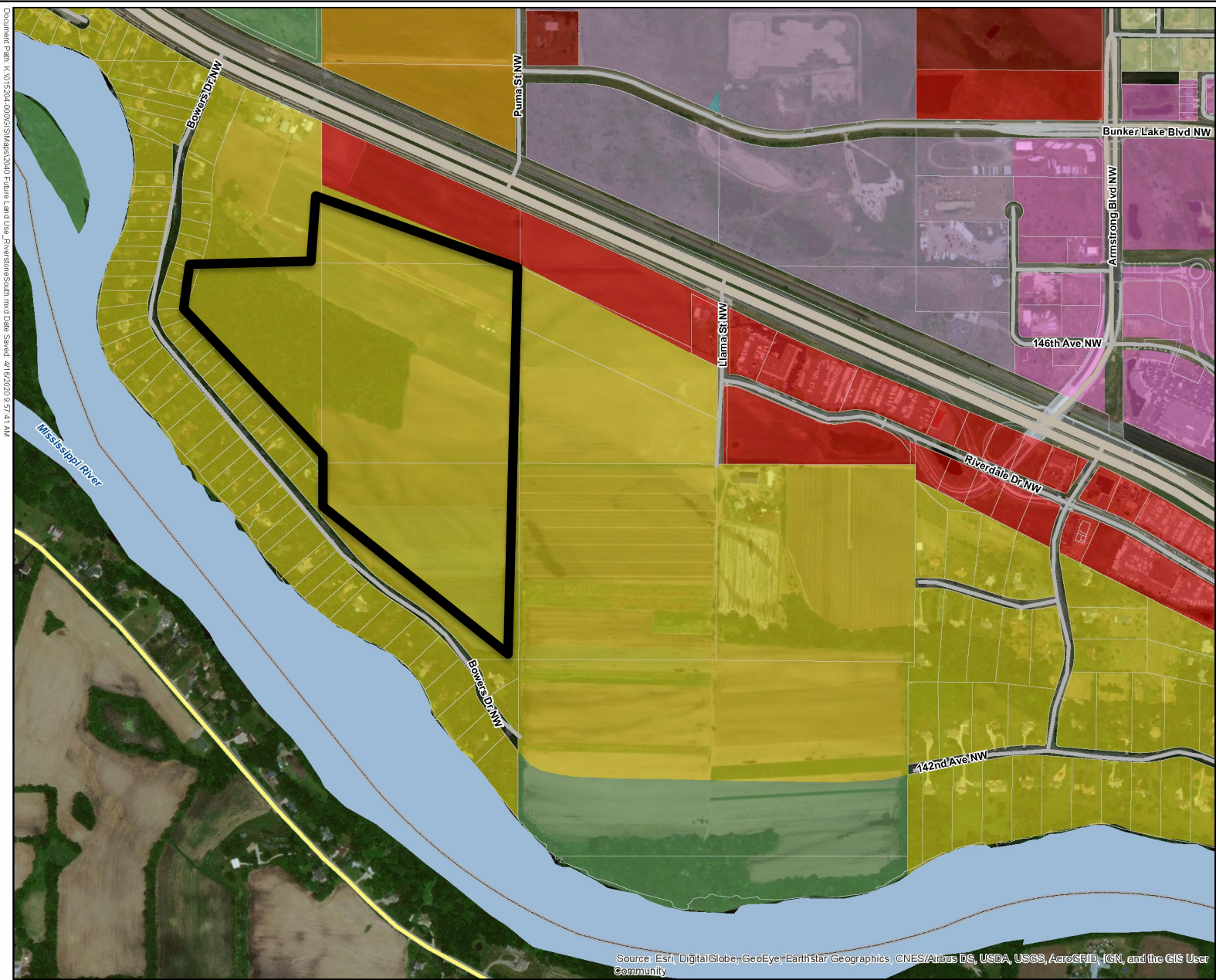
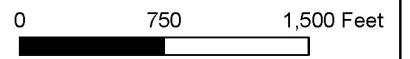
- Future Commercial/Industrial
 - North side of project
 - Between Highway 10 and future Riverdale Drive Extension
- Public Safety Connection to Bowers Drive
- Tree Preservation Plan
- Density Transition
 - Adjacent to Residential
 - Adjacent to Commercial/Industrial/Highway 10/169





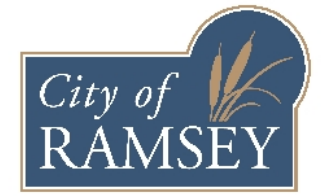
Ramsey Comprehensive Plan 2040 Future Land Use Ramsey, MN

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




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

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



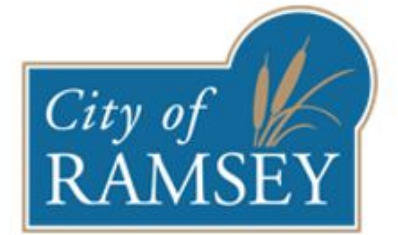
Built Environment

 Potential Development

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

**No Development
 For Context Discussion**

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



FUTURE LAND USE/DEVELOPMENT OPTIONS

CONNECTION TO BOWERS DRIVE (PUBLIC SAFETY)

City of Ramsey GIS LOGSmap v3.1.1

Find Parks and Subdivision:

Search: seaman Search

Features selected: 1 [Export Results](#) [Clear](#)

PID	Name	Address
293225320021	RAMSEY CITY OF	55303

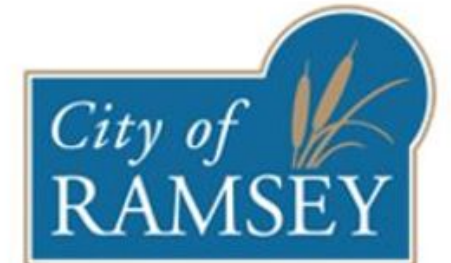
PID: 293225320021
undefined

Legal Information	
Display PID	293225320021
Parent PID	
School District	11
Lot	
Block	C
Addition #	2186615.002
Addition Name	PEARSON PLACE
Property Name	
Owner Change	
Metes & Bounds	OUTLOT C PEARSON PLACE

Owner Information

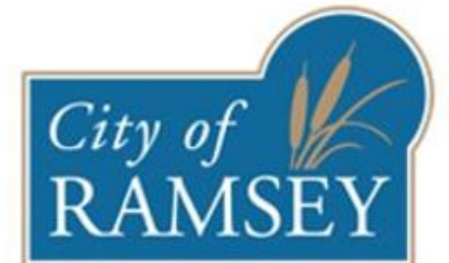
Owner #1	
First Name	
Last Name	
Full Name	RAMSEY CITY OF
Address 1	7550 SUNWOOD DRIVE
Address 2	
Address 3	
Address 4	
City	RAMSEY
State	MN

100ft
45.234529 -93.491973 Degrees
Three Rivers Park District, Esri, H

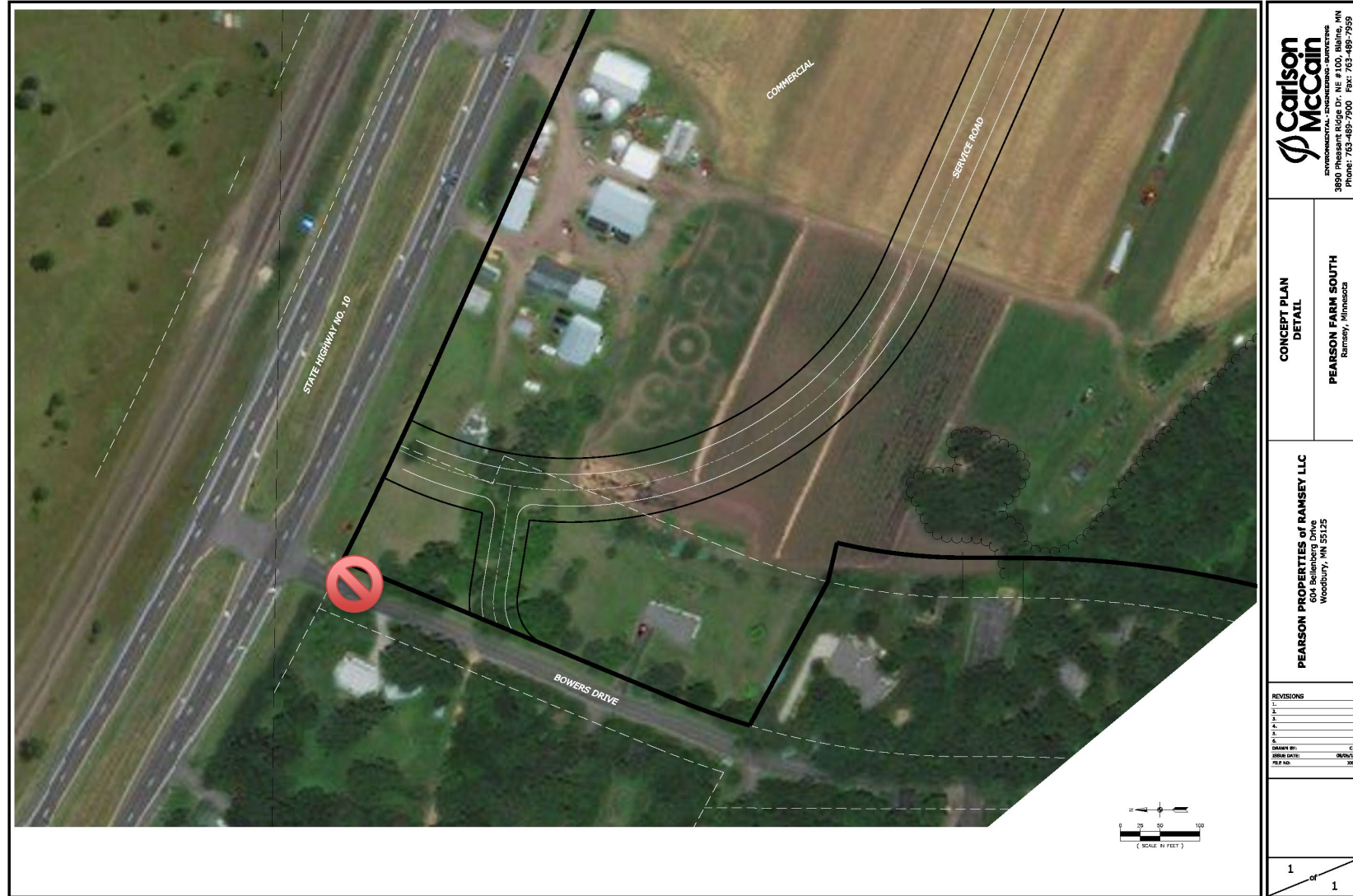


CONNECTION TO BOWERS DRIVE (PUBLIC SAFETY)

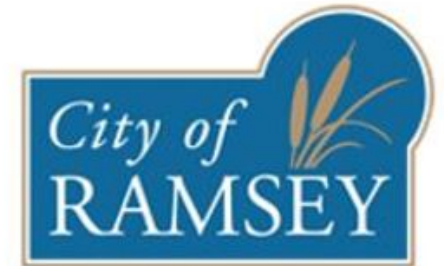
- Alternative #1
 - Full Public Street (28 foot width OK)
- Alternative #2
 - Heavy Duty ‘Driveway’
 - Surmountable Curb on Riverstone South Side – Local Road
 - Access itself does not need curb
 - Signage – Public Safety Access
 - 20 Foot Width
 - Landscaping
- Need turning templates



RIVERDALE DRIVE ALTERNATIVE #1 DEVELOPER/OWNER PREFERENCE



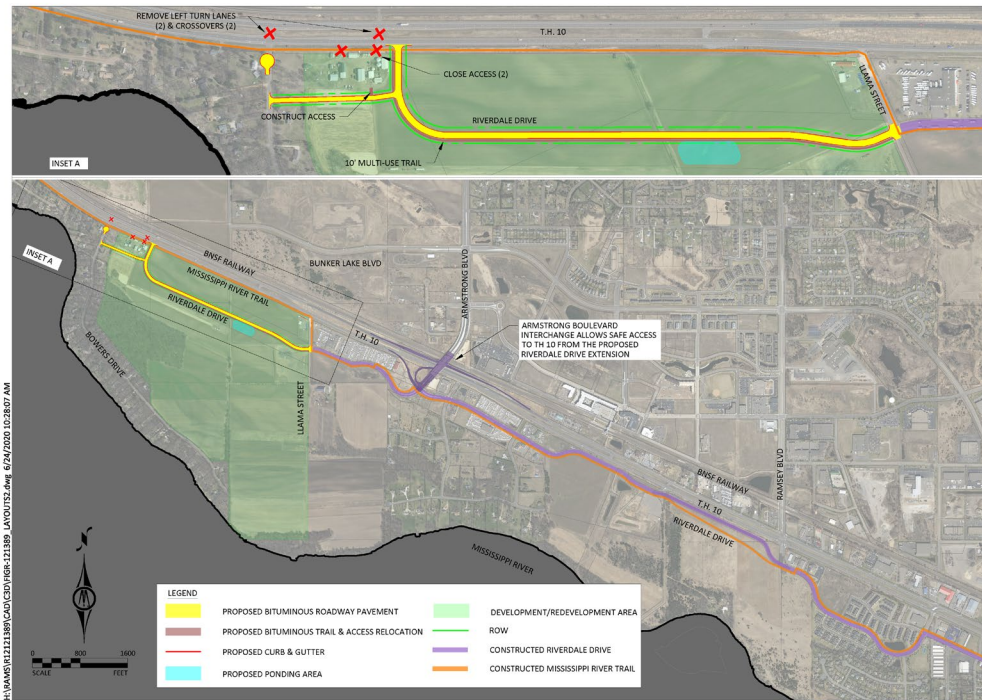
 <p>Carlson McCain 3800 Pearson Farm South Ramsay, MN Phone: 763-489-7900 Fax: 763-489-7959</p>											
<p>CONCEPT PLAN DETAIL</p>	<p>PEARSON FARM SOUTH Ramsay, Minnesota</p>										
<p>PEARSON PROPERTIES OF RAMSEY LLC 604 S. Bellington Ramsay, MN 55125</p>											
<p>REVISIONS</p> <table border="1"> <tr><td>1.</td><td></td></tr> <tr><td>2.</td><td></td></tr> <tr><td>3.</td><td></td></tr> <tr><td>4.</td><td></td></tr> <tr><td>5.</td><td></td></tr> </table>	1.		2.		3.		4.		5.		<p>DRAWN BY: C.S. CHECK DATE: 08/06/15 FILE NO. 151</p>
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5.											
<p>1 OF 1</p>											



RIVERDALE DRIVE ALTERNATIVE #2 REQUEST BY NEIGHBORING PROPERTY

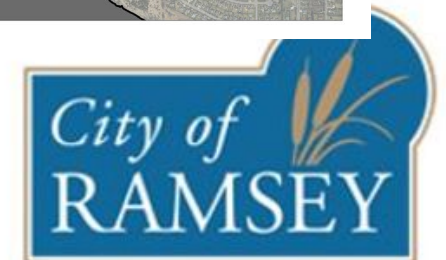
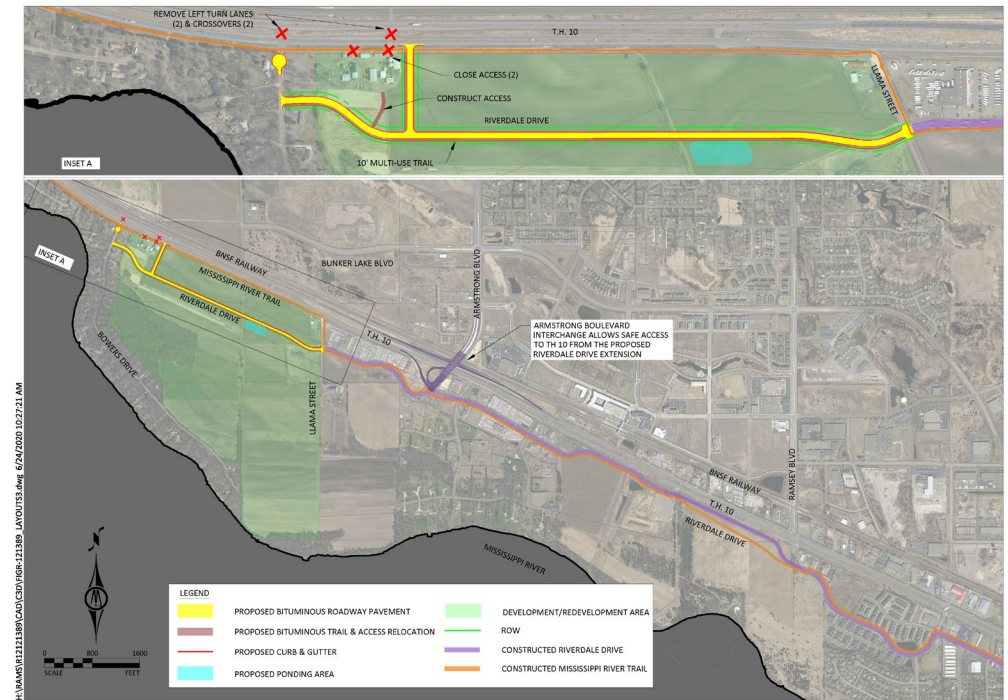
LOCAL PARTNERSHIP PROGRAM
CITY OF RAMSEY

RIVERDALE DRIVE EXTENSION
JUNE 2020 



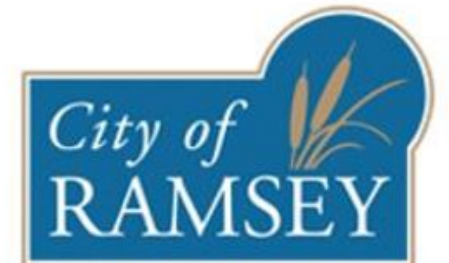
LOCAL PARTNERSHIP PROGRAM
CITY OF RAMSEY

RIVERDALE DRIVE EXTENSION
JUNE 2020 



POTENTIAL LAND USE/FUTURE DEVELOPMENT COMPROMISE

- 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
- Conservation Subdivision Design
- Similar to Riverstone Neighborhood
 - North of Highway 10





Density Transitioning & Tree Preservation

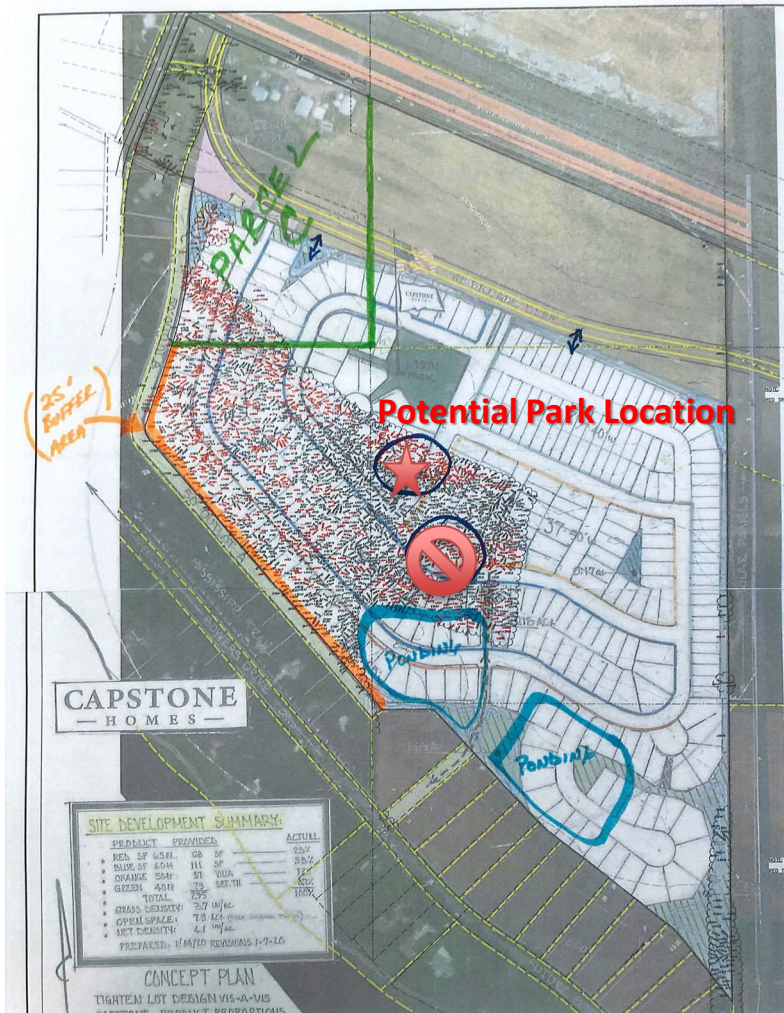


Potential Development

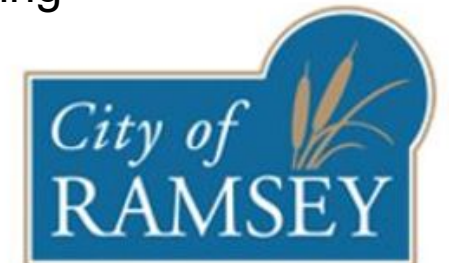
Map Prepared by the City of Ramsey
Data Source: Anoka County, City of Ramsey
April 16, 2020
Lampert Conformal Conic Projection
Project Folder

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

ENHANCED TREE PRESERVATION PLAN



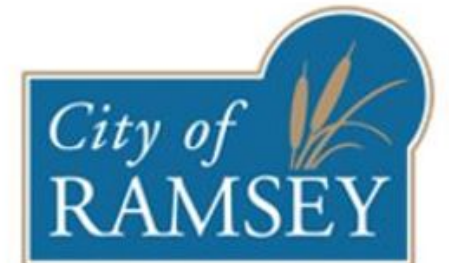
- Alternative #1
 - 1 Acre Nature Based Park
 - Preservation of existing trees
 - Additional 25 foot buffer adjacent to existing 50 foot buffer
 - 75 foot buffer total
 - NOTE: Parcel C retained by Pearson Properties and not part of development area
- Alternative #2
 - Preserve 10% of Project Site
 - Combo of Park Dedication and Other Open Space Preservation Funding

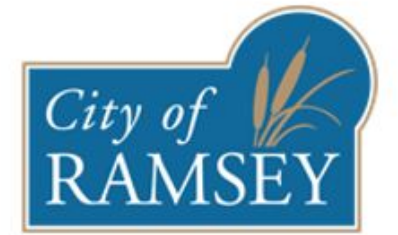


Previous concept underlay for context only. Actual concept will look different.

OPEN SPACE PRESERVATION FUNDING OPTIONS

- Park Dedication Credit
- Trust for Public Land
- Anoka Conservation District
- Minnesota Department of Natural Resources
- Great River Greening





IMPLEMENTATION PLAN

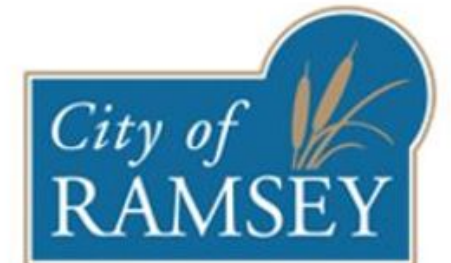


RESOLUTION #20-065: RIVERDALE DRIVE FUNDING

- 1/3 Cost Share of Pearson Frontage
- 1/3 Cost Share of Anoka County Frontage Funding Gap

	Pearson Frontage	Anoka County Frontage	Total
City/Public*	\$388,000	\$39,250	\$427,250
Capstone	\$339,125	\$39,250	\$378,375
Pearson	\$339,125	\$39,250	\$378,375
Total	\$1,066,250	\$117,750	\$1,184,000

*Includes both City Contribution and MnDOT Grant



LEGAL DESCRIPTION

PARCEL DESCRIPTION: (Per Schedule A of Title Commitment File No. 2651, with a commitment date of October 17, 2019 at 7:00 am, prepared Twin City Title Company, LLC as issuing agent for Old Republic National Title Insurance Company)

Parcel A: Outlot B, Pearson Place, Anoka County, Minnesota.

Parcel B: That part of the Northwest Quarter of the Northwest Quarter of Section 29, Township 32, Range 25, Anoka County, Minnesota, lying southerly of U.S. Highway 10 and 169.

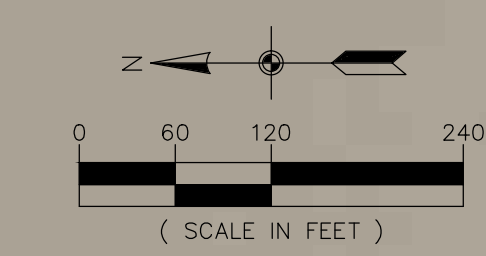
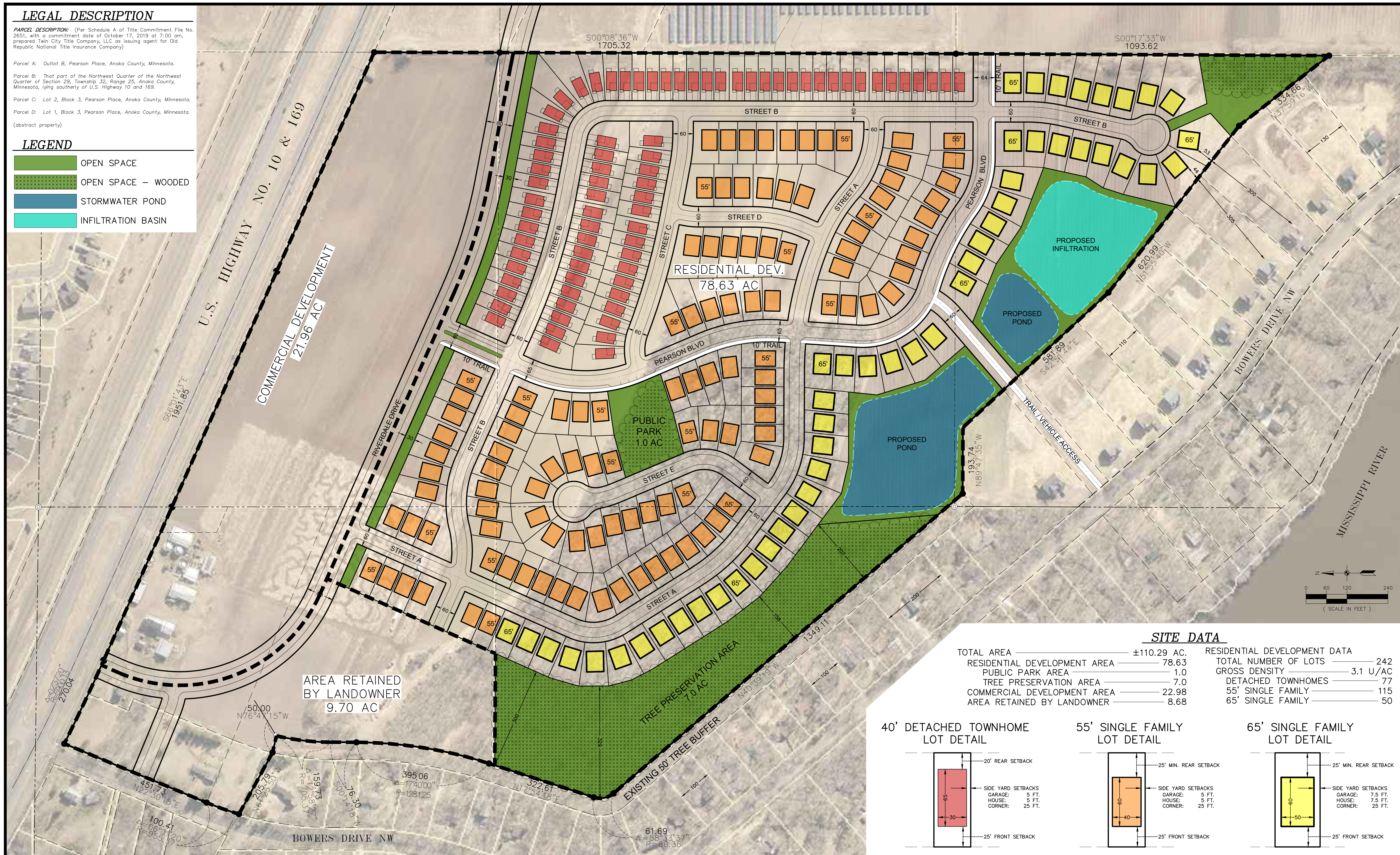
Parcel C: Lot 2, Block 3, Pearson Place, Anoka County, Minnesota.

Parcel D: Lot 1, Block 3, Pearson Place, Anoka County, Minnesota.

(abstract property)

LEGEND

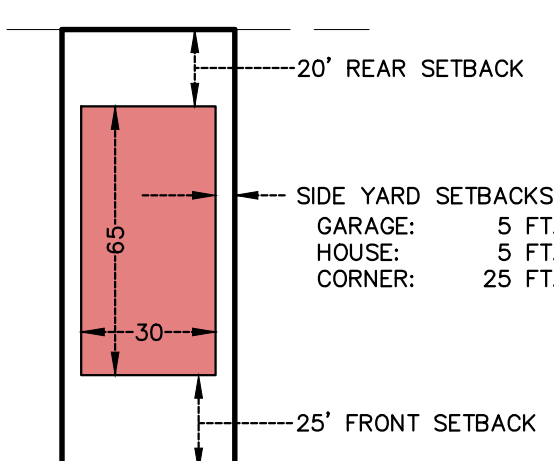
- OPEN SPACE
- OPEN SPACE - WOODED
- STORMWATER POND
- INFILTRATION BASIN



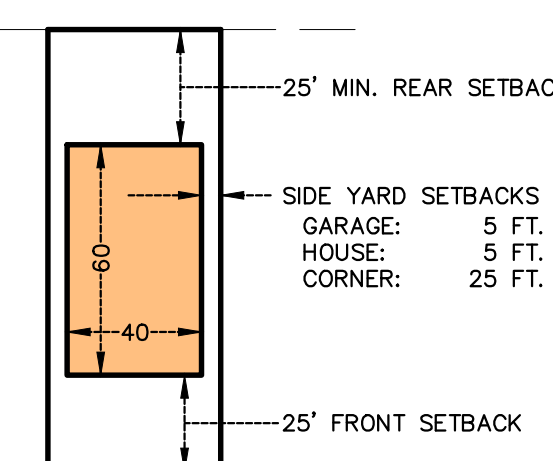
SITE DATA

TOTAL AREA	±110.29 AC.	RESIDENTIAL DEVELOPMENT DATA	
RESIDENTIAL DEVELOPMENT AREA	78.63	TOTAL NUMBER OF LOTS	242
PUBLIC PARK AREA	1.0	GROSS DENSITY	3.1 U/AC
TREE PRESERVATION AREA	7.0	DETACHED TOWNHOMES	77
COMMERCIAL DEVELOPMENT AREA	22.98	55' SINGLE FAMILY	115
AREA RETAINED BY LANDOWNER	8.68	65' SINGLE FAMILY	50

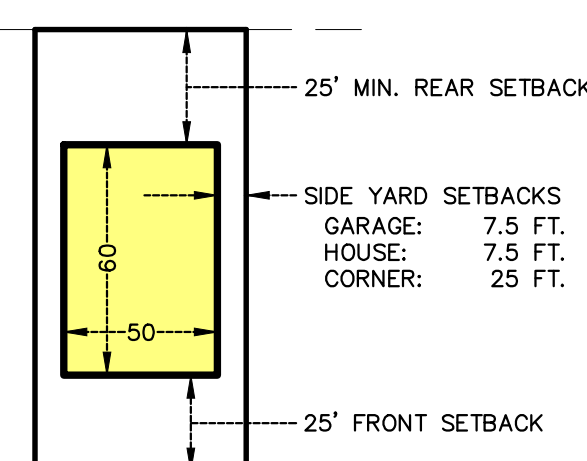
40' DETACHED TOWNHOME LOT DETAIL



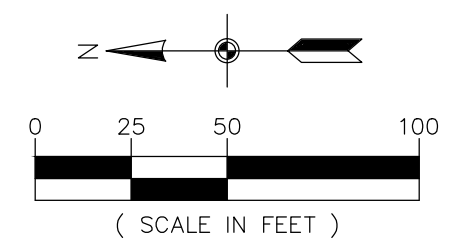
55' SINGLE FAMILY LOT DETAIL



65' SINGLE FAMILY LOT DETAIL



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**CONCEPT PLAN
RIVERDALE ALIGNMENT
DETAIL**

PEARSON FARM SOUTH
Ramsey, Minnesota

**PEARSON PROPERTIES
of RAMSEY LLC**
604 Beilenberg Drive
Woodbury, MN 55125

REVISIONS

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DRAWN BY: C#
ISSUE DATE: 07/07/2020
FILE NO: XXX

REVIEW COPY

Site: DBE: 07/07/20 / Users/8301 - 8301/0301 - pearson_property - ramsey/road_CAD/survey/alignments/0301.dwg



CARLSON MCCAIG
 ENGINEERING SURVEYING ENVIRONMENTAL
 3950 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55448
 TEL. 763.485.7900 \ FAX 763.485.7958 \ CARLSONMCCAIG.COM

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RIVERDALE ALIGNMENT
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PEARSON FARM SOUTH
 Ramsey, Minnesota

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 Woodbury, MN 55125

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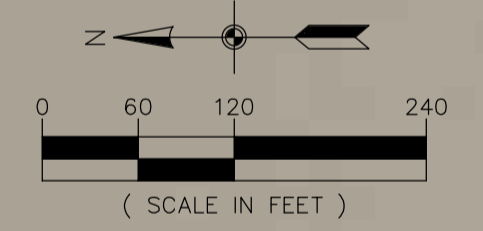
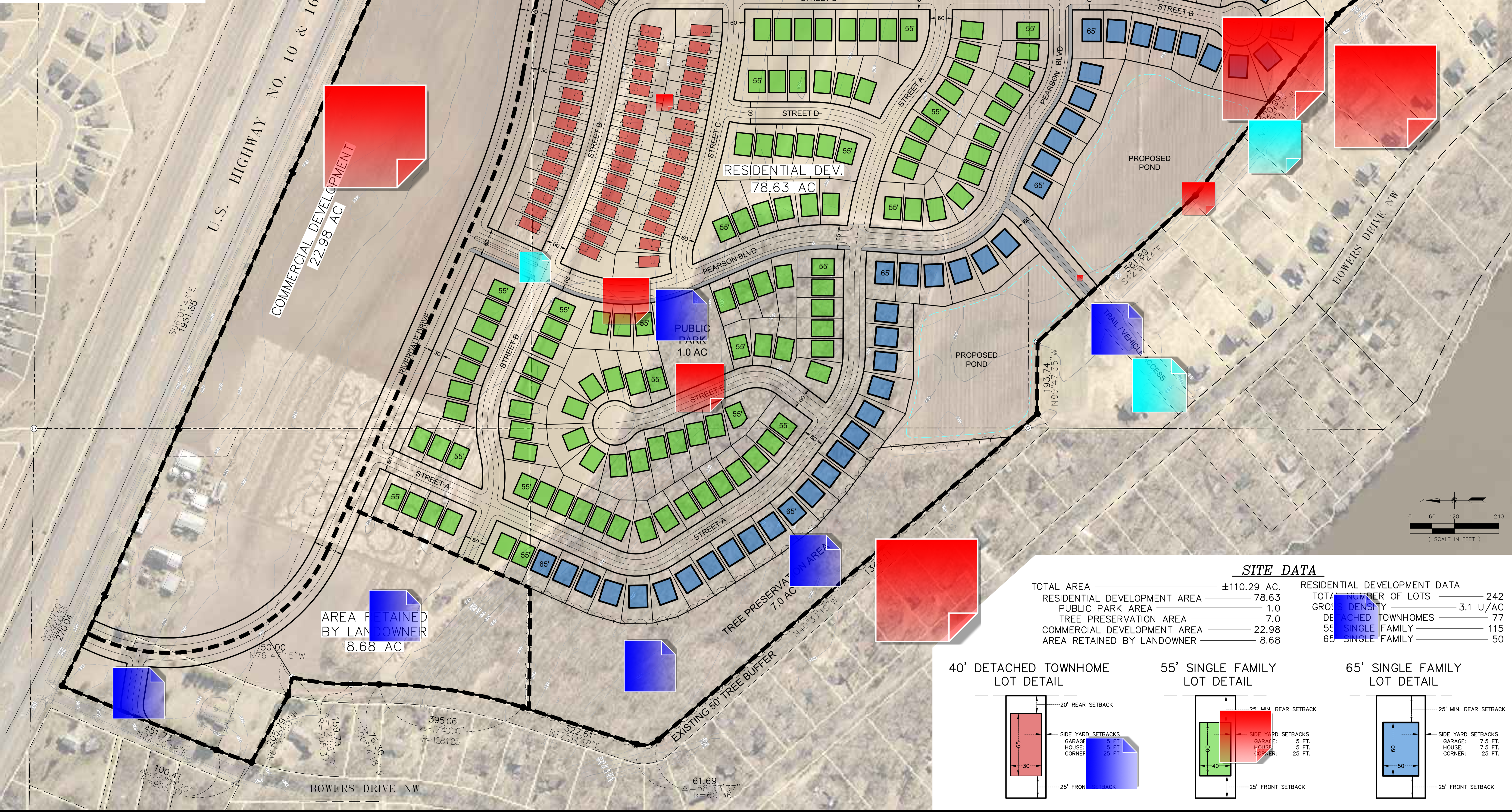
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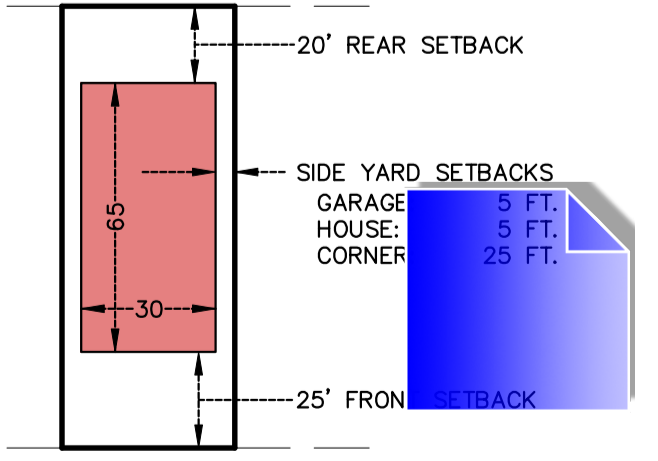
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 (abstract property)

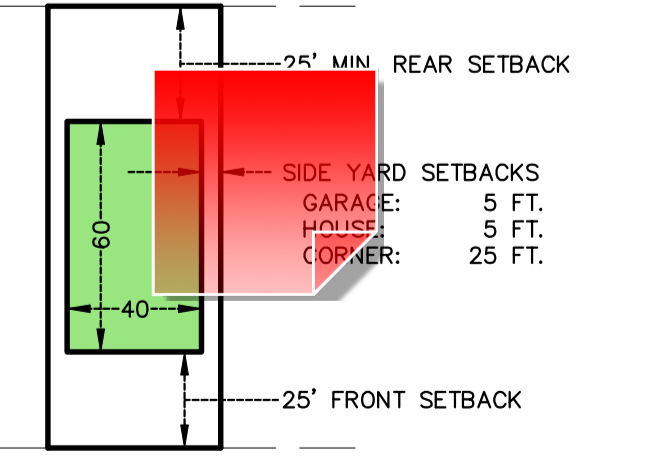


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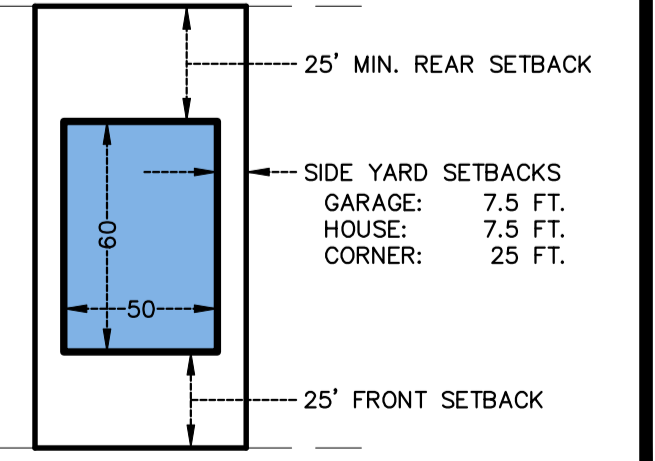
40' DETACHED TOWNHOME LOT DETAIL



55' SINGLE FAMILY LOT DETAIL



65' SINGLE FAMILY LOT DETAIL



Changemarks Report

Project Name: Riverstone South (Project No. 19-152)

Workflow Started: 07/20/2020 11:00 AM

Report Generated: 07/30/2020 01:04 PM

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	1	28	False	Unresolved	Civil Engineer IV		Riverstone South Sketch Plan.pdf	LL	Stormwater Route	The project to the south showed stormwater overflow from their pond onto this site. The overflow route for this site must be called out on the preliminary plat.	07/29/2020 3:23 PM	Len Linton	
		29	False	Unresolved	Civil Engineer IV		Riverstone South Sketch Plan.pdf	LL	Cul-de-sac	This must be a full cul-de-sac, losing the lots on either side of the stub until the next phase develops. The proximity of this stub to the south line of the solar farm limits future development until the solar farm is closed and the land redeveloped.	07/29/2020 3:23 PM	Len Linton	
		30	False	Unresolved	Civil Engineer IV		Riverstone South Sketch Plan.pdf	LL	Trunk Sanitary Sewer	Trunk Sanitary Sewer will require dedication of adequate drainage and utility easements. Layout may need to be changed to provide the necessary easements. A forcemain from the lift station will also be required which will require additional easement width.	07/29/2020 3:23 PM	Len Linton	

Changemarks Report

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	1	31	False	Unresolved	Civil Engineer IV		Riverstone South Sketch Plan.pdf	LL	Street Widths	Street widths must be 32 feet or the lot widths must be increased. The 29 foot lots require restriction of parking to one side of the street. The combination of narrow lot width and driveway width limit the number of available parking spaces even more with parking on one side of the street.	07/29/2020 3:23 PM	Len Linton	
		32	False	Unresolved	Civil Engineer IV		Riverstone South Sketch Plan.pdf	LL	Bowers Drive Access	Coordinate Bowers Drive access with plans from previous development on Bowers Drive. Provide street access through this area.	07/29/2020 3:23 PM	Len Linton	
		27	False	Unresolved	Civil Engineer IV		Pearson South Riverdale Realignment.pdf	LL	Sight Distance at intersection	Consider increasing building setback from Riverdale to provide better site distance from left.	07/29/2020 2:46 PM	Len Linton	
		22	False	Unresolved	Civil Engineer II		Riverstone South Sketch Plan.pdf	JJF	Existing Ponding Combination	Please consider working with the adjacent property owners to possibly combine the ponding for this site with the existing pond put in with the Pearson Place development. This pond is adjacent to the proposed pond as shown.	07/29/2020 2:52 PM	Joe Feriancek	
		23	False	Unresolved	Civil Engineer II		Riverstone South Sketch Plan.pdf	JJF	Bowers Drive Connection	My understanding is this connection was going to be a road connection rather than a trail. A road connection would make the most sense in my opinion.	07/29/2020 2:52 PM	Joe Feriancek	

Changemarks Report

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	1	24	False	Unresolved	Civil Engineer II		Riverstone South Sketch Plan.pdf	JJF	Pearson Blvd/Stub location	The stub location does not appear to leave much buildable area on the north side of the road if the next parcel develops before the Solar Farm site develops.	07/29/2020 2:52 PM	Joe Feriancek	
		25	False	Unresolved	Civil Engineer II		Riverstone South Sketch Plan.pdf	JJF	Trunk Sewer Line	To give more comment to Tim's comment, it is not desirable for the City to have trunk utilities, or any sanitary or water utilities in green space due to access/maintenance concerns.	07/29/2020 2:52 PM	Joe Feriancek	
		26	False	Unresolved	Civil Engineer II		Riverstone South Sketch Plan.pdf	JJF	home types	Do you have a plan with proposed house types, or not that far along yet? Are the townhomes planned to be slab on grade, spacing wise they appear close together to have a walkout type design.	07/29/2020 2:52 PM	Joe Feriancek	
		20	False	Unresolved	Civil Engineer II		Pearson South Riverdale Realignment.pdf	JJF	Radius of curvature	MSA Rules for 35 MPH with crowned road, 454 minimum radius of curvature, if this becomes a 40 mph Rmin 667 feet. Don't know what the speed limit will be, but may want to give more space incase it becomes 40.	07/29/2020 2:23 PM	Joe Feriancek	
		21	False	Unresolved	Civil Engineer II		Pearson South Riverdale Realignment.pdf	JJF	CDS Radius	Perminant CDS need 50' radius.	07/29/2020 2:23 PM	Joe Feriancek	

Changemarks Report

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	1	12	False	Unresolved	City Planner		Riverstone South Sketch Plan.pdf	Chloe	Bowers Drive Lots	Measure width of Bowers Drive lots (average or one or two is fine)	07/22/2020 2:48 PM	Chloe McGuire Brigl	
		13	False	Unresolved	City Planner		Riverstone South Sketch Plan.pdf	Chloe	Lot Depth	Indicate lot depth of these parcels for context	07/22/2020 2:48 PM	Chloe McGuire Brigl	
		14	False	Unresolved	City Planner		Riverstone South Sketch Plan.pdf	Chloe	Lot Depth	Indicate lot depth of this parcel	07/22/2020 2:48 PM	Chloe McGuire Brigl	
		15	False	Unresolved	City Planner		Riverstone South Sketch Plan.pdf	Chloe	Tree Preservation	Flag these trees as goal of preservation based on utility plan	07/22/2020 2:48 PM	Chloe McGuire Brigl	
		16	False	Unresolved	City Planner		Riverstone South Sketch Plan.pdf	Chloe	Backyard size	Measure size of backyard so we know how close house pads will be to existing property lines	07/22/2020 2:48 PM	Chloe McGuire Brigl	
		17	False	Unresolved	City Planner		Riverstone South Sketch Plan.pdf	Chloe	Density	Please provide approximate net density across site and per house type	07/22/2020 2:48 PM	Chloe McGuire Brigl	
		11	False	Unresolved	City Planner		Pearson South Riverdale Realignment.pdf	Chloe	Ponding?	Will this leftover piece be used for ponding? If so we should get under DU easement or outlot so it's not read as a buildable parcel	07/22/2020 2:44 PM	Chloe McGuire Brigl	
		1	False	Unresolved	Community Development Director		Riverstone South Sketch Plan.pdf	Tim Gladhill	Label Future Use	Label this as location of future Sanitary Sewer Lift Station	07/21/2020 6:47 PM	Tim Gladhill	

Changemarks Report

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	1	2	False	Unresolved	Community Development Director		Riverstone South Sketch Plan.pdf	Tim Gladhill	Trunk Sanitary Sewer Line	Is there space for the Trunk Sanitary Line in these back yards? How do we access if there is a need for repair?	07/21/2020 6:47 PM	Tim Gladhill	
		3	False	Unresolved	Community Development Director		Riverstone South Sketch Plan.pdf	Tim Gladhill	Revised Connection to Bowers Drive	Update plan set to match new drawing from Pearson/Dobbs.	07/21/2020 6:47 PM	Tim Gladhill	
		4	False	Unresolved	Community Development Director		Riverstone South Sketch Plan.pdf	Tim Gladhill	Connect to Bowers Drive	Must show connection to Bowers Drive.	07/21/2020 6:47 PM	Tim Gladhill	
		5	False	Unresolved	Community Development Director		Riverstone South Sketch Plan.pdf	Tim Gladhill	Contingent Support	The City's support for acquiring this area is contingent upon securing a third-party funding source.	07/21/2020 6:47 PM	Tim Gladhill	
		6	False	Unresolved	Community Development Director		Riverstone South Sketch Plan.pdf	Tim Gladhill	Ghost Plat	Please provide a separate exhibit that shows a ghost plat for this area.	07/21/2020 6:47 PM	Tim Gladhill	
		7	False	Unresolved	Community Development Director		Riverstone South Sketch Plan.pdf	Tim Gladhill	Linnear Connection - Park to Tree Preservation	Please provide a natural corridor between these two areas.	07/21/2020 6:47 PM	Tim Gladhill	
		8	False	Unresolved	Community Development Director		Riverstone South Sketch Plan.pdf	Tim Gladhill	80 Foot Wide Lots	Previous discussion centered around 80 foot wide lots along the back of the Bowers Drive Neighborhood. Perhaps the City is open in exchange for additional open space preservation.	07/21/2020 6:47 PM	Tim Gladhill	
		9	False	Unresolved	Community Development Director		Riverstone South Sketch Plan.pdf	Tim Gladhill	Zoning Amendment Required	These lot sizes will require a Zoning Amendment and likely a Comprehensive Plan Amendment.	07/21/2020 6:47 PM	Tim Gladhill	

Changemarks Report

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	1	10	False	Unresolved	Community Development Director		Riverstone South Sketch Plan.pdf	Tim Gladhill	Net Density Calculations	Please provide Net Density for the following: Overall (take out tree preservation area) Area of 65 foot wide lots (R-1 Residential District) Area of 55 foot wide lots and 40 foot wide lots (R-2 Residential District)	07/21/2020 6:47 PM	Tim Gladhill	
		18	False	Unresolved	Engineering Tech		Riverstone South Sketch Plan.pdf	Logan Czech	Parking Spaces	Assuming ~2.5 residents/home this development will house ~600 people. Five parking spaces is not enough for the only park.	07/20/2020 2:42 PM	Logan Czech	
		19	False	Unresolved	Engineering Tech		Riverstone South Sketch Plan.pdf	Logan Czech	Park Size	Since it is the only shared space, one acre is fairly small considering the size of this development. Is there going to be a playground?	07/20/2020 2:42 PM	Logan Czech	