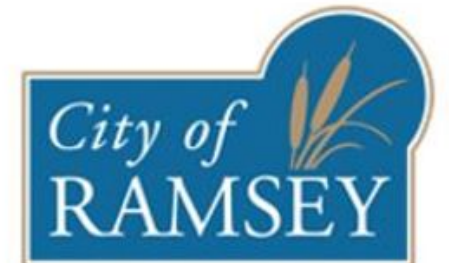


HIGHWAY 10 SOUTH SMALL AREA PLAN RIVERSTONE SOUTH PLANNING FRAMEWORK

June, 2020

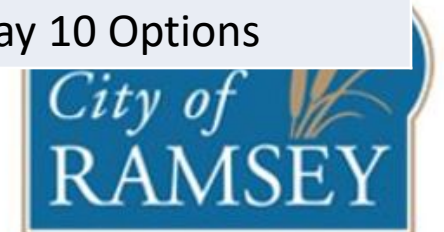
DOCUMENT PURPOSE

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.



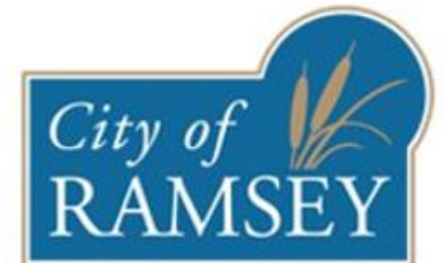
PREVIOUS REVIEW

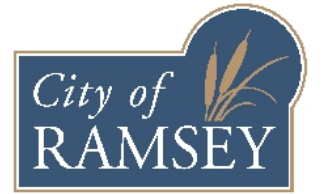
February 11, 2020	Joint Meeting City Council and Planning Commission Broad Overview and Riverdale Drive Funding
February 18, 2020	Public Works Committee Riverdale Drive Funding
March 24, 2020	City Council Riverdale Drive Funding
April 7, 2020	Small Group Neighborhood Meeting Southern Public Safety Connection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



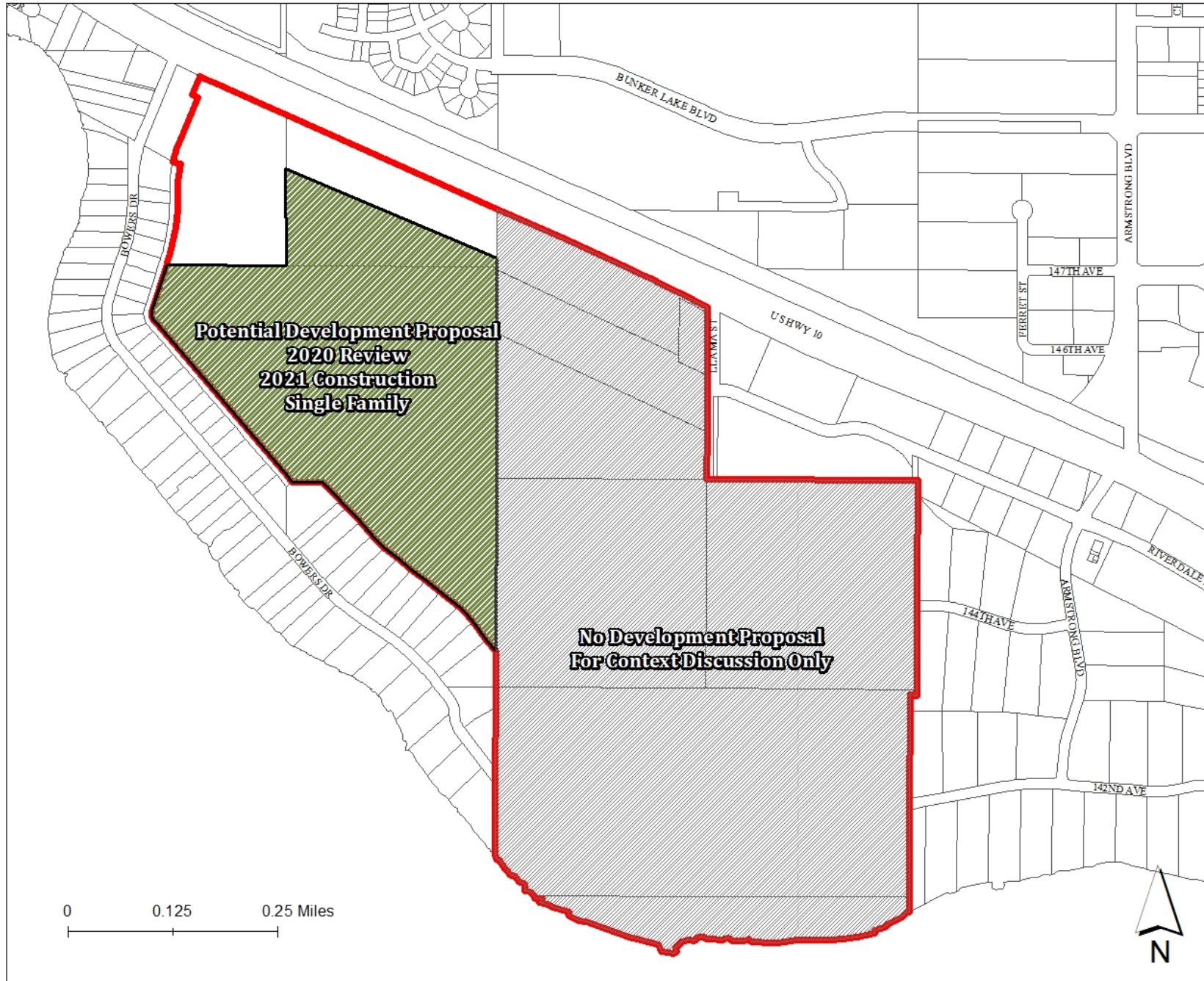
REVIEW OF THIS DOCUMENT

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

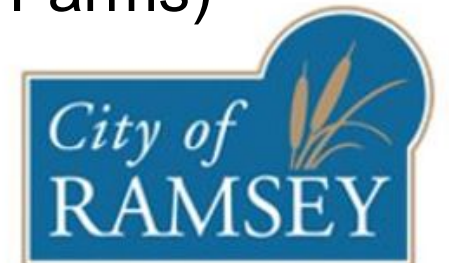
0 0.125 0.25 Miles

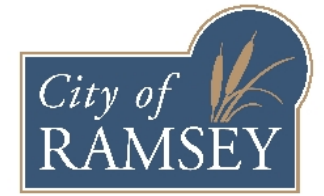


Map Prepared by the City of Ramsey
Data Source: Anoka County, City of Ramsey
April 16, 2020
Lambert Conformal Conic Projection
Project Folder

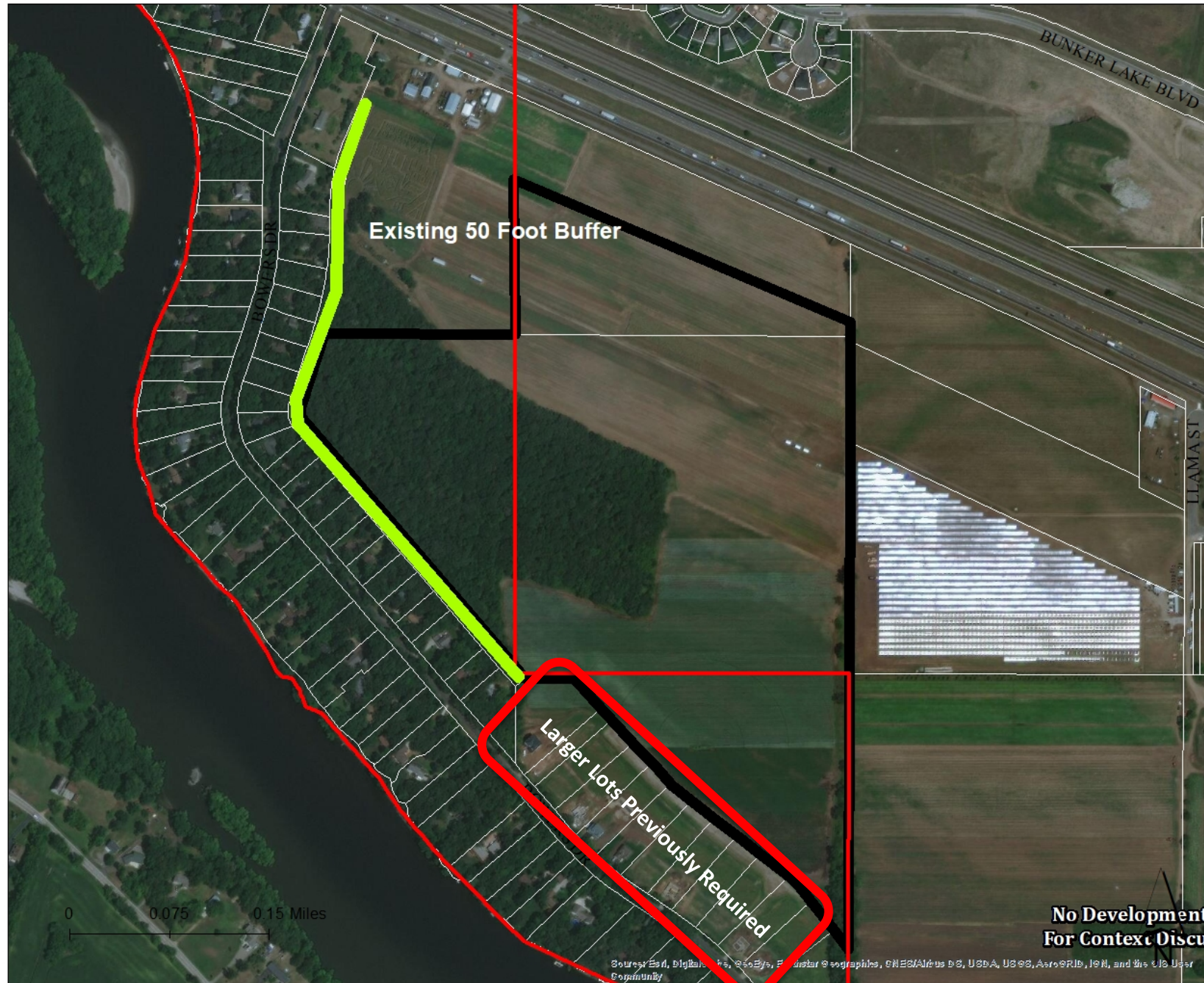
EXISTING CONDITIONS

- 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)

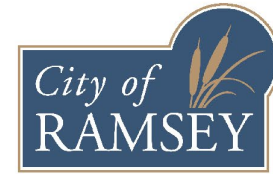




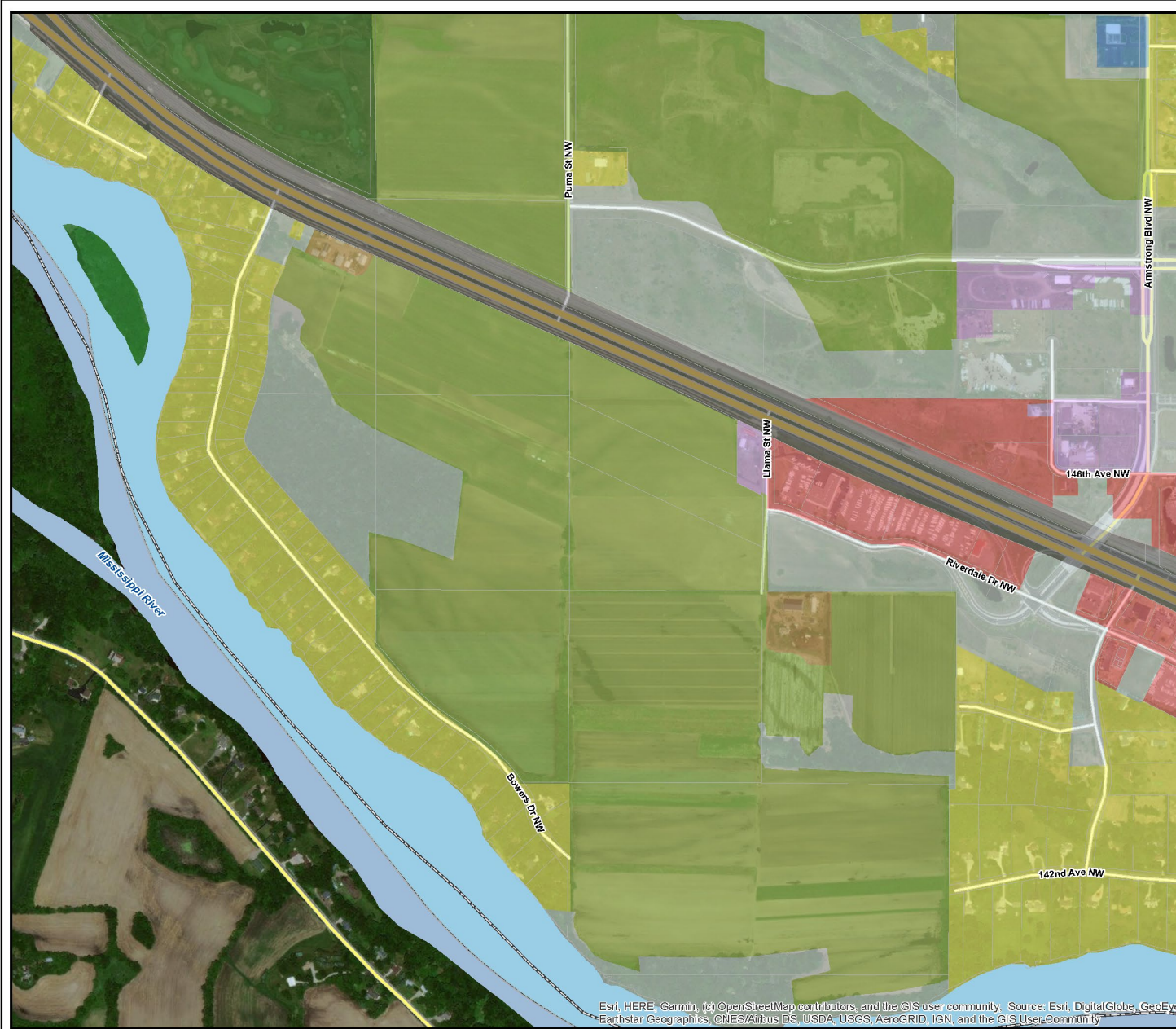
Tree Preservation



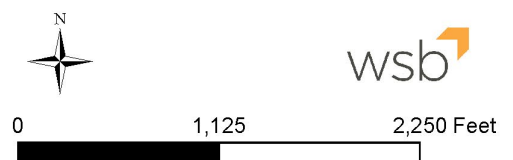
Map Prepared by the City of Ramsey
Data Source: Anoka County, City of Ramsey
April 16, 2020
Lampert Conformal Conic Projection
Project Folder



Ramsey Comprehensive Plan Existing Land Use Ramsey, MN



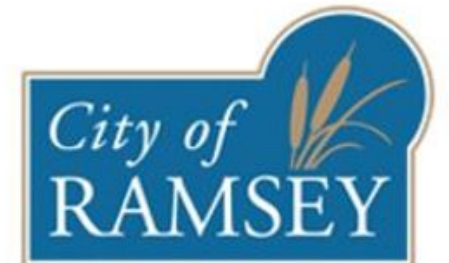
Legend	
Municipal Boundary	Extractive
Farmstead	Institutional
Single Family Detached	Park, Recreational, or Preserve
Manufactured Housing Parks	Golf Course
Single Family Attached	Major Highway
Multifamily	Railway
Retail and Other Commercial	Airport
Office	Agricultural
Mixed Use Residential	Open Water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

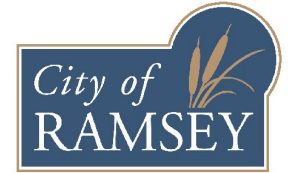


Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community. Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

FUTURE CONDITIONS

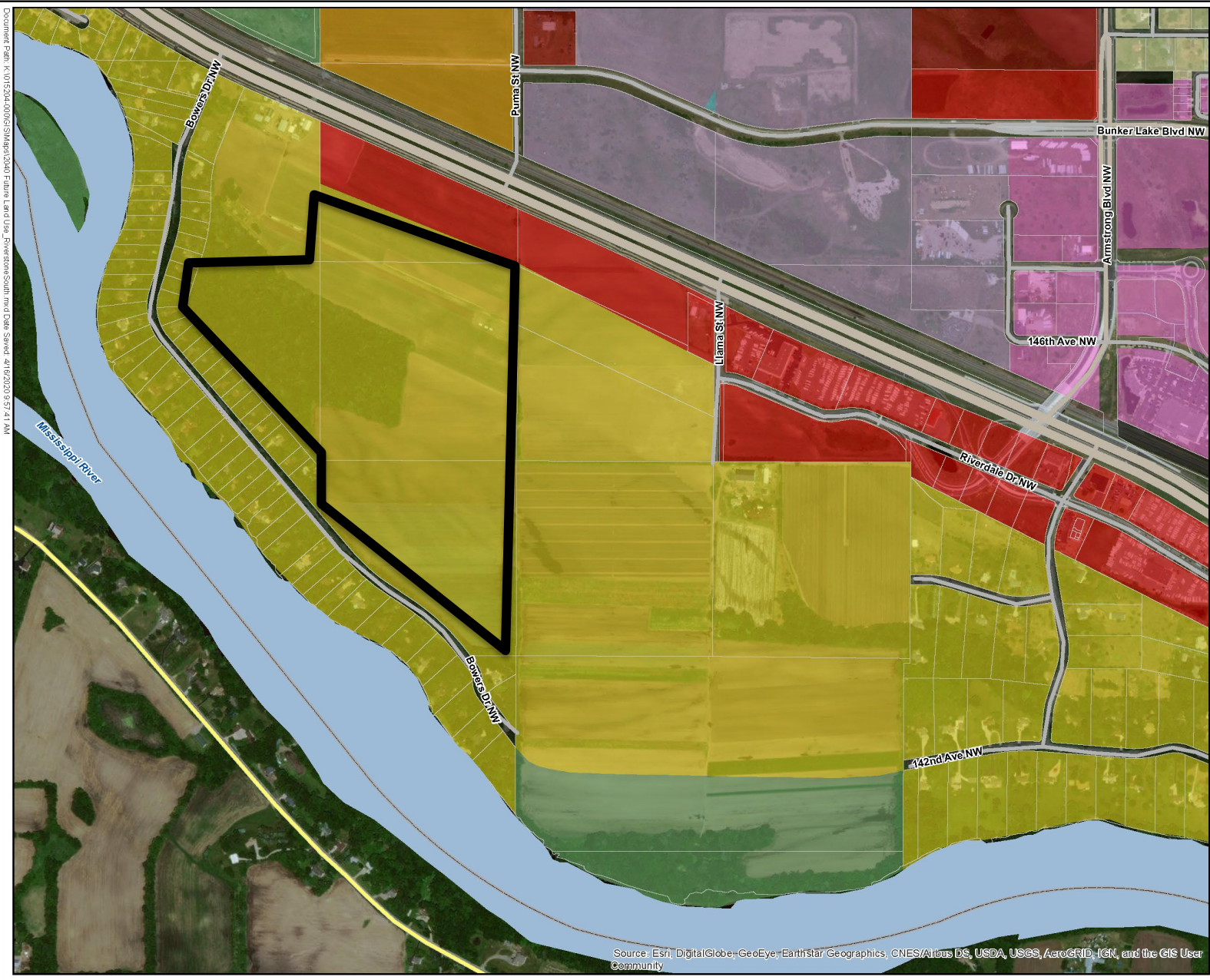
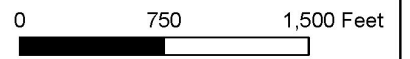
- Future Commercial/Industrial
 - North side of project
 - Between Highway 10 and future Riverdale Drive Extension
- Public Safety Connection to Bowers Drive
- Tree Preservation Plan
- Density Transition
 - Adjacent to Residential
 - Adjacent to Commercial/Industrial/Highway 10/169





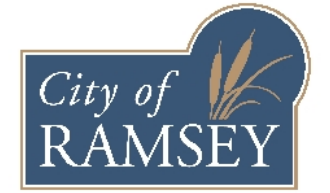
Ramsey Comprehensive Plan 2040 Future Land Use Ramsey, MN

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




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

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

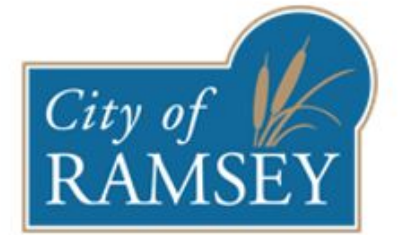


Built Environment

 Potential Development

**No Development
For Context Discus**

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



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

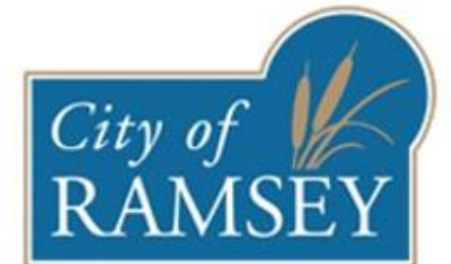
PID: 293225320021
undefined

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

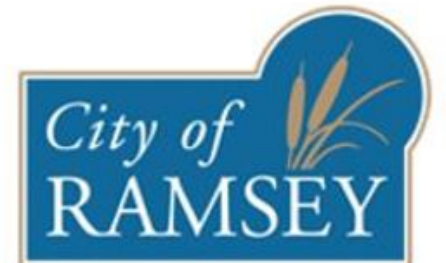
Owner #1	
First Name	
Last Name	
Full Name	RAMSEY CITY OF
Address 1	7550 SUNWOOD DRIVE
Address 2	
Address 3	
Address 4	
City	RAMSEY
State	MN

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




CONNECTION TO BOWERS DRIVE (PUBLIC SAFETY)

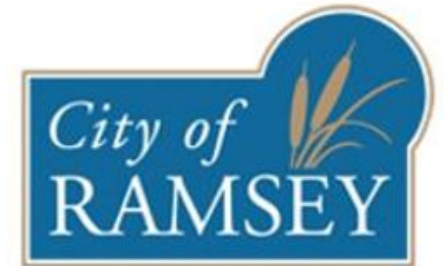
- Alternative #1
 - Full Public Street (28 foot width OK)
- Alternative #2
 - Heavy Duty ‘Driveway’
 - Surmountable Curb on Riverstone South Side – Local Road
 - Access itself does not need curb
 - Signage – Public Safety Access
 - 20 Foot Width
 - Landscaping
- Need turning templates



RIVERDALE DRIVE ALTERNATIVE #1 DEVELOPER/OWNER PREFERENCE



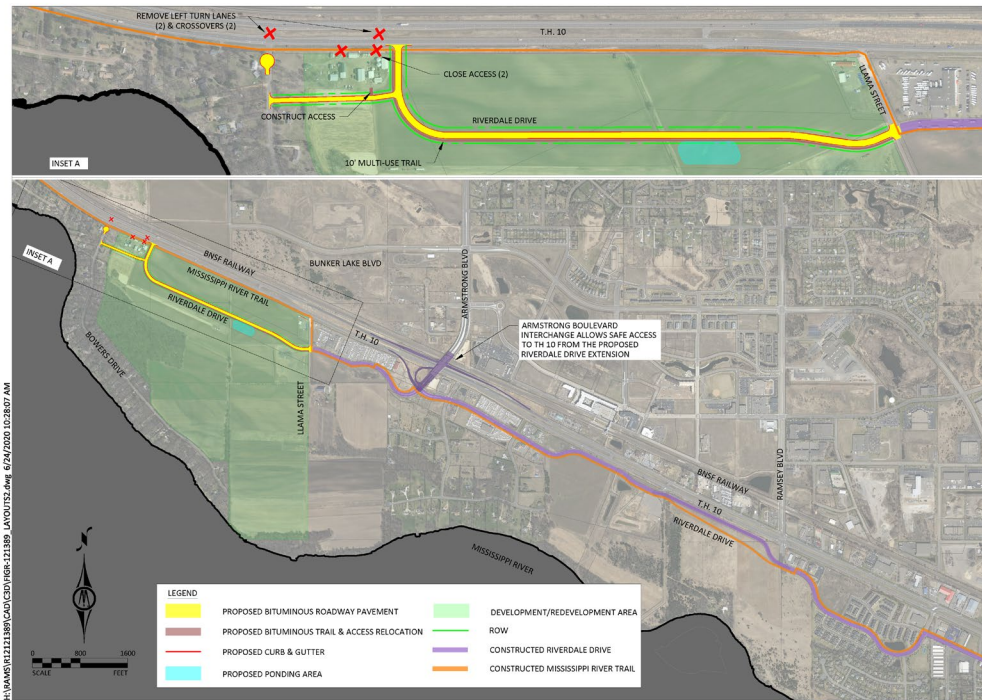
 <p>Carlson McCain 3800 Phone: 763-489-7900 Fax: 763-489-7959</p>											
<p>CONCEPT PLAN DETAIL</p>	<p>PEARSON FARM SOUTH Ramsey, Minnesota</p>										
<p>PEARSON PROPERTIES OF RAMSEY LLC 604 S. Bellington Woodbury, MN 55125</p>											
<p>REVISIONS</p> <table border="1"> <tr><td>1.</td><td></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>
1.											
2.											
3.											
4.											
5.											
<p>1 OF 1</p>											



RIVERDALE DRIVE ALTERNATIVE #2 REQUEST BY NEIGHBORING PROPERTY

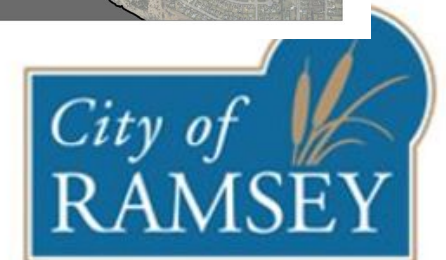
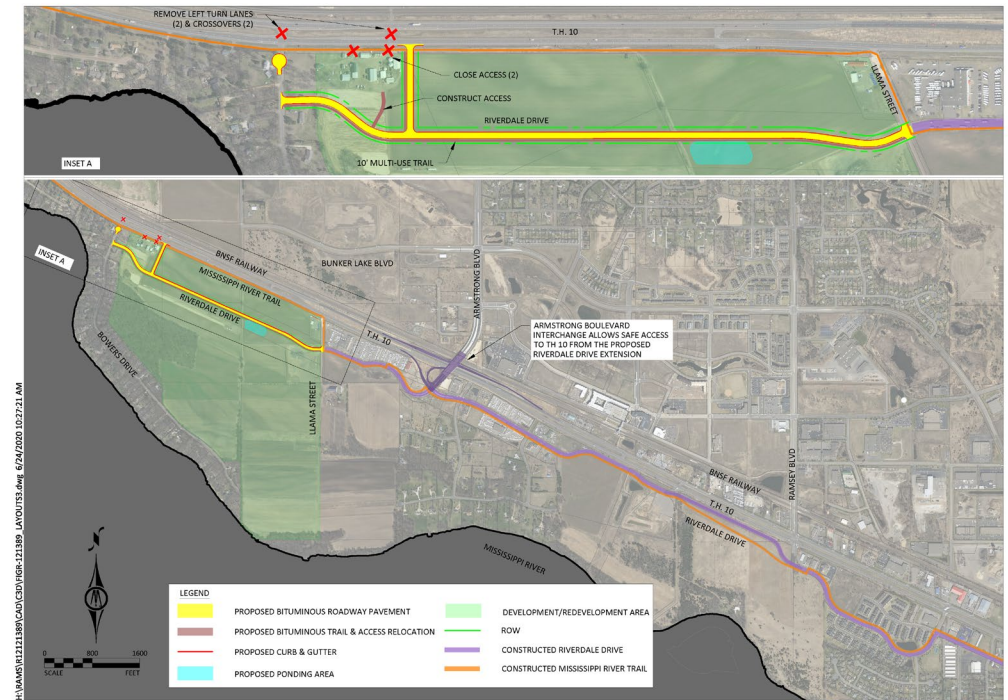
LOCAL PARTNERSHIP PROGRAM
CITY OF RAMSEY

RIVERDALE DRIVE EXTENSION
JUNE 2020 



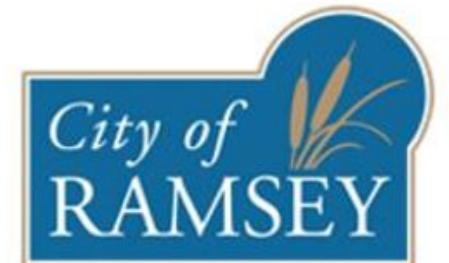
LOCAL PARTNERSHIP PROGRAM
CITY OF RAMSEY

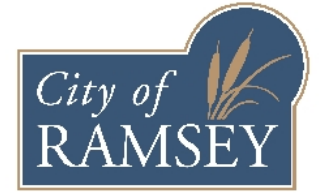
RIVERDALE DRIVE EXTENSION
JUNE 2020 



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



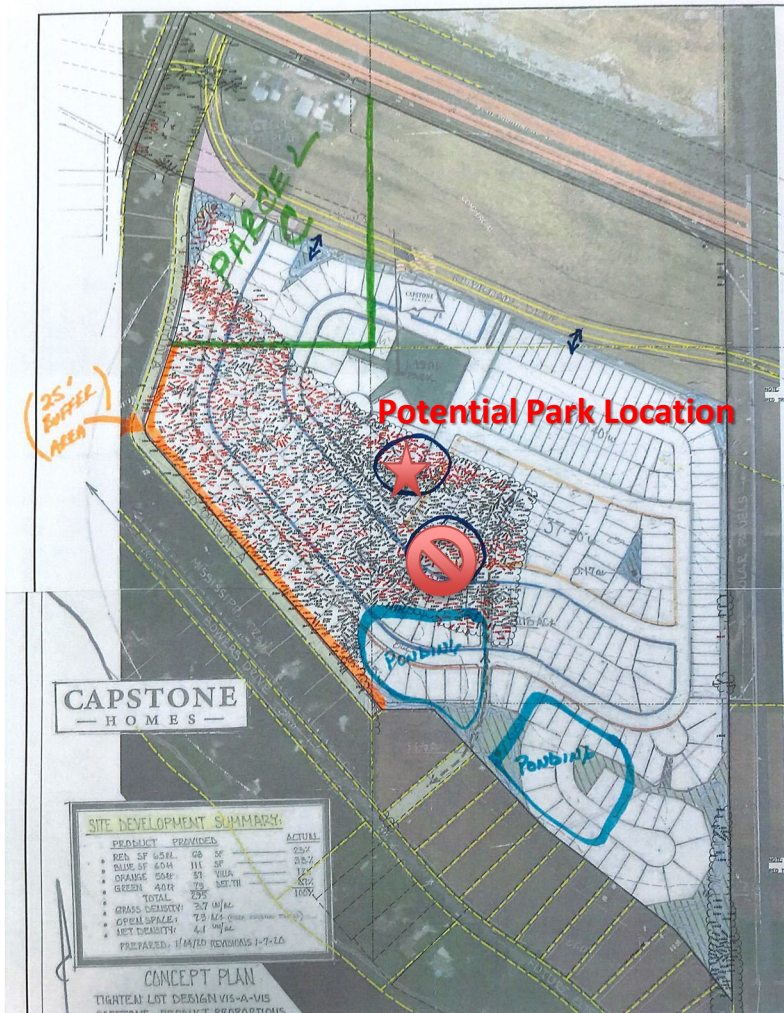
Potential Development

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

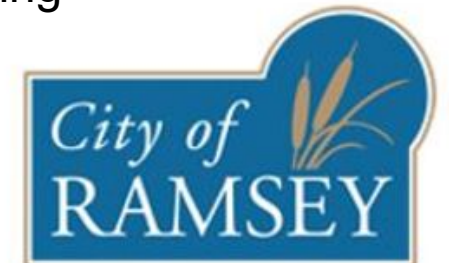
No Development
For Context Discus

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

ENHANCED TREE PRESERVATION PLAN



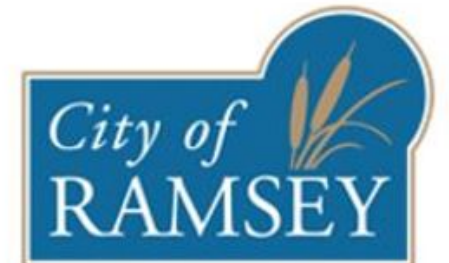
- Alternative #1
 - 1 Acre Nature Based Park
 - Preservation of existing trees
 - Additional 25 foot buffer adjacent to existing 50 foot buffer
 - 75 foot buffer total
 - NOTE: Parcel C retained by Pearson Properties and not part of development area
- Alternative #2
 - Preserve 10% of Project Site
 -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

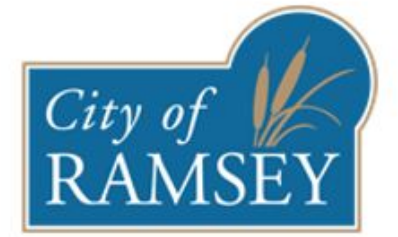


Previous concept underlay for context only. Actual concept will look different.

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

