

LENNAR FIRESTATION SITE  
LYNWOOD COMPREHENSIVE PLAN  
AMENDMENT

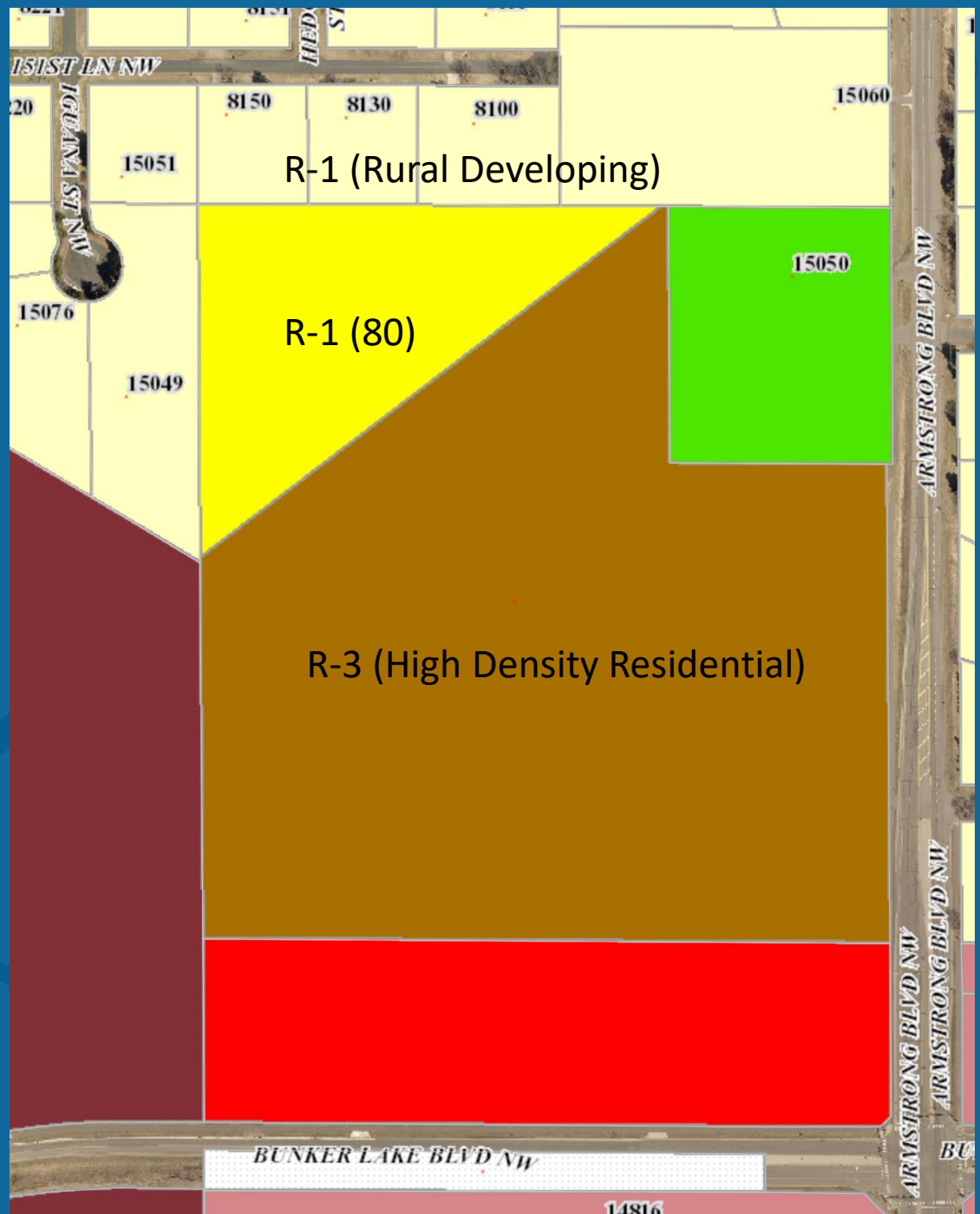
Comprehensive Plan Amendment

# SITE

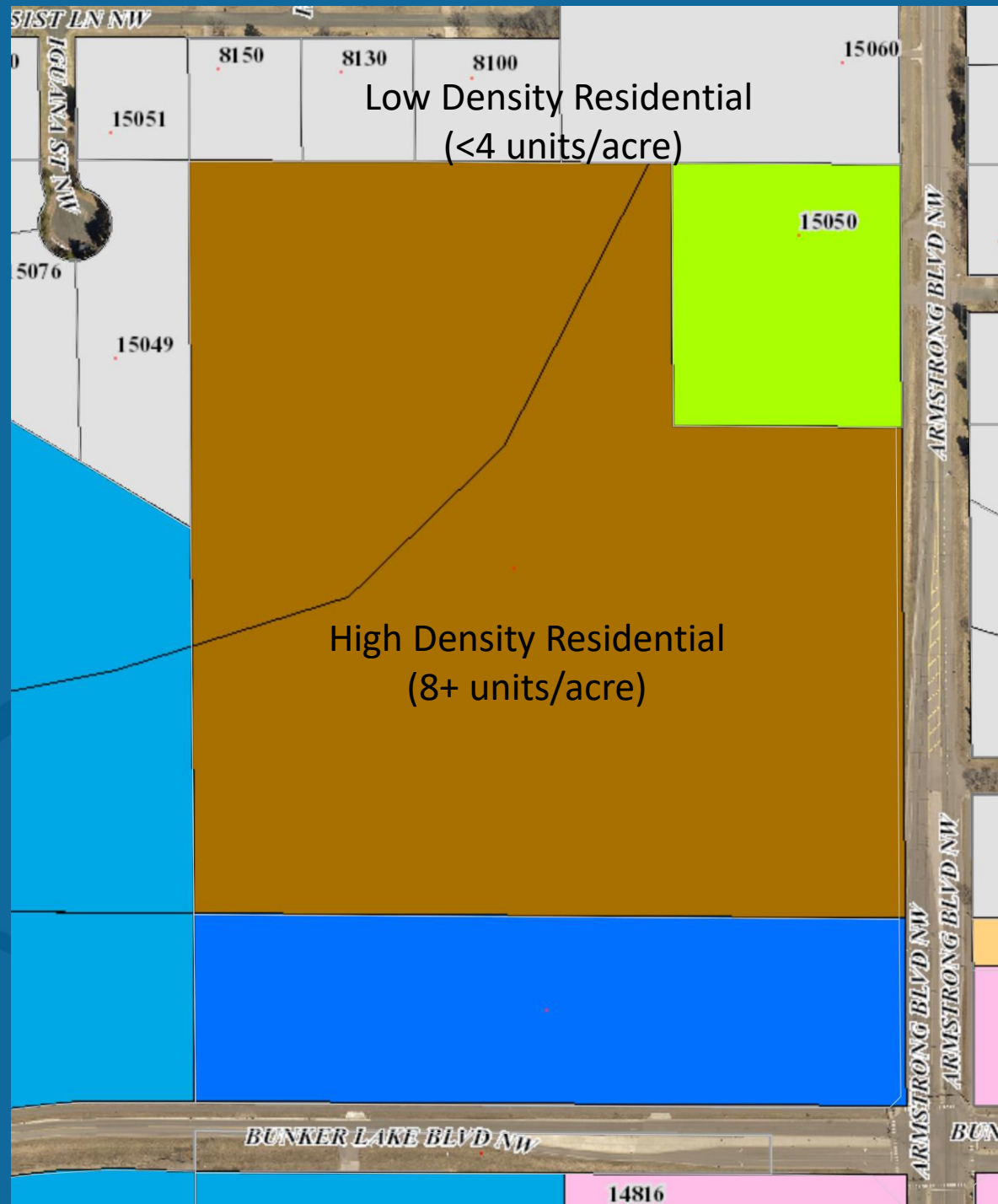


# ZONING

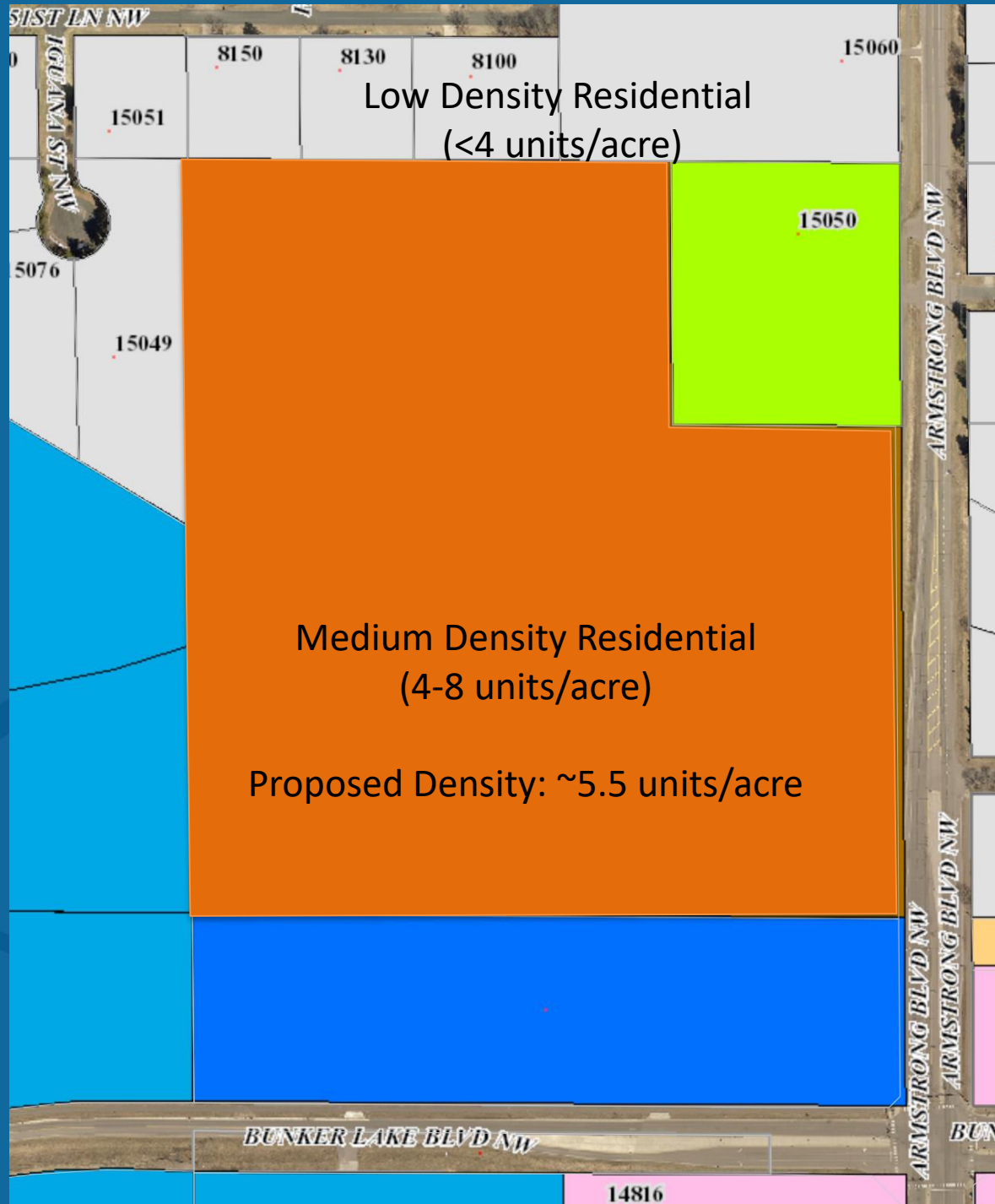
Note: Applicant has officially submitted a rezoning request as well, which will be heard at 8/26 Planning Commission meeting.



# FUTURE LAND USE 2040



# PROPOSED CHANGE TO FUTURE LAND USE (2040)



## COUNCIL DIRECTION

- See if there is an additional 28 acres that could be re-guided as high density residential (HDR) to keep

# STAFF RESEARCH PROCESS

- Sites next to existing residential
- Vacant land (or land likely to redevelop)
- Sites that could be rezoned for R-3 without spot zoning issues (e.g. don't want R-3 in middle of industrial district)

# POTENTIAL SITES

## Site 1: 7.2 Acres

- Privately Owned
- Have had requests from owner for residential onsite (in past, medium density)
- Next to Suite Living and townhomes
- Apartment building could be a good transition
- Identified as high quality commercial site
- Have recently been firm in direction for commercial on this site



# POTENTIAL SITES

## Site 2: 14.5 Acres

- Privately Owned  
“Diamonds Site”
- Next to large regional park, so apartment building could be a nice complimentary use
- Not directly adjacent to Highway 10, which we may want to reserve for commercial
- Have had requests on this site recently



# POTENTIAL SITES

## Site 2: 7.3 Acres

- Privately Owned
- Adjacent to Links at Northfork and City Boundary with Elk River and Existing Residential and Industrial
- Could be a nice transition from low density residential to industrial
- Smaller site split with Elk River could be challenging build
- Have had requests for dense housing here in past



# FOLLOW UPS

How is the COR guided? And how is it calculated towards this HDR number?

- COR Master Plan has been approved by the Metropolitan Council. Only areas guided for 8 units/acre+ (HDR) counts towards affordable levels. The COR is anticipated to develop from 15 – 75 units/acre, so the midpoint calculation of 45 units/acre is used.
- Areas planned for residential/commercial can be found here:  
<http://www.ci.ramsey.mn.us/DocumentCenter/View/76/COR-Subdistrict-Map-PDF?bidId>

Does this impact any existing project funding? Is payback required?

- No payback required.

How do we get back in the program if we leave?

- Meet all requirements of program, including density minimums and other housing goals.

# ALTERNATIVES



- Approve Comprehensive Plan Amendment as-is
  - Next meeting: Formal adoption of change
  - Loss of LCA Funding
    - Work with Metropolitan Council in next two weeks to determine if change impacts existing grants
- Approve Comprehensive Plan Amendment and direct Staff to research alternative sites (approximately 28 acres) to re-guide at 8+ units/acre
  - Next meeting(s): Council would approve two CPAs
  - Maintain LCA Funding
- Deny Comprehensive Plan Amendment
  - Next meeting: Formal denial and direct Applicant to revise plan at 8+ units per acre with single family homes adjacent to existing residential
  - Maintain LCA Funding

# RECOMMENDATION

- Approve Comprehensive Plan Amendment
  - Contingent upon successful reguidance of at least 27.5 acres of land to High Density Residential elsewhere in the City (non-standard contingency)
  - Contingent upon mix of housing types on the property, with low density residential (80 foot wide lots) on the north and western shared property lines (non-standard contingency)
  - Contingent upon Metropolitan Council approval (standard contingency)
  - Contingent upon successful rezoning (standard contingency)