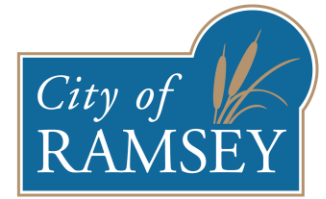


TROTT BROOK CROSSING PRELIMINARY PLAT

October 28, 2021



SUBDIVISION PROCESS



SUBDIVISION STEPS

1. Sketch Plan

- High level idea
- Identification of red flags and required steps

2. Preliminary Plat

- Engineering documents
- Gives land “entitlement” to project
- Formal public hearing



3. Final Plat

- Construction documents
- Legal subdivision of land

SUBDIVISION TIMELINE

1. Sketch Plan → Planning Commission

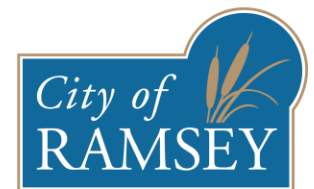
- Min: 60 – 90 Days
- Max: 120 Days

2. Preliminary Plat → Planning Commission + Council

- Min: 60 – 90 Days
- Max: 120 Days

3. Final Plat → City Council only

- Max: 60 Days

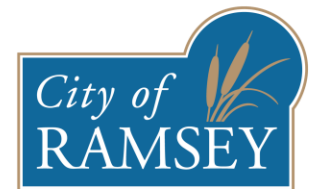


MINNESOTA STATUTES

CHAPTER 15.99 (60 DAY RULE)

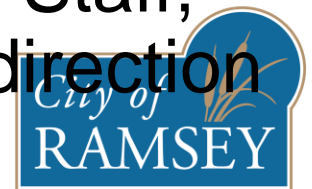
State Statute requires that the City of Ramsey respond to an Application within 60 days of submittal.

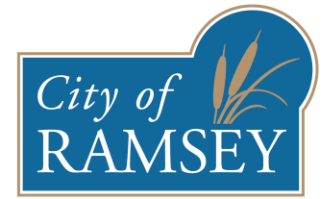
The City of Ramsey is allowed one 60 day extension in order to respond, allowing a total of 120 days. After 120 days, the Applicant must agree to further extensions.



SKETCH PLAN REVIEW

- Planning Commission
 - March 24, 2020, May 7, 2020, September 3, 2020, January 7, 2021, August 26, 2021
- City Council Review
 - April 2, 2020, May 7, 2020, May 26, 2020, February 11, 2020, June 4, 2020, May 11, 2021
- Applicants have revised sketch plan and developed preliminary plat to reflect City Staff, Planning Commission and City Council direction

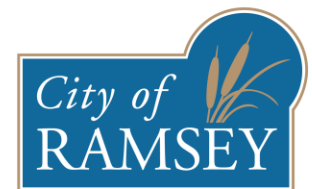




CURRENT PROPOSAL

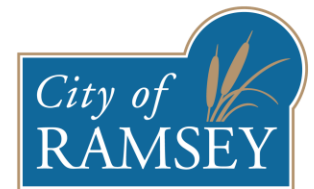
TROTT BROOK CROSSING

- Approximately 200 acres
- 270 single family homes
 - All will be detached “traditional” single family home
 - No attached products, such as attached townhomes or apartment buildings)
 - (Previous proposal of 343 homes denied.)
- Is there a demand for this type of product?
 - The City is seeing a demand for this type of product
 - Recently completed housing study shows demand for small lot, single family homes (young families, empty nesters downsizing, etc.)
 - Price point for first-time buyers



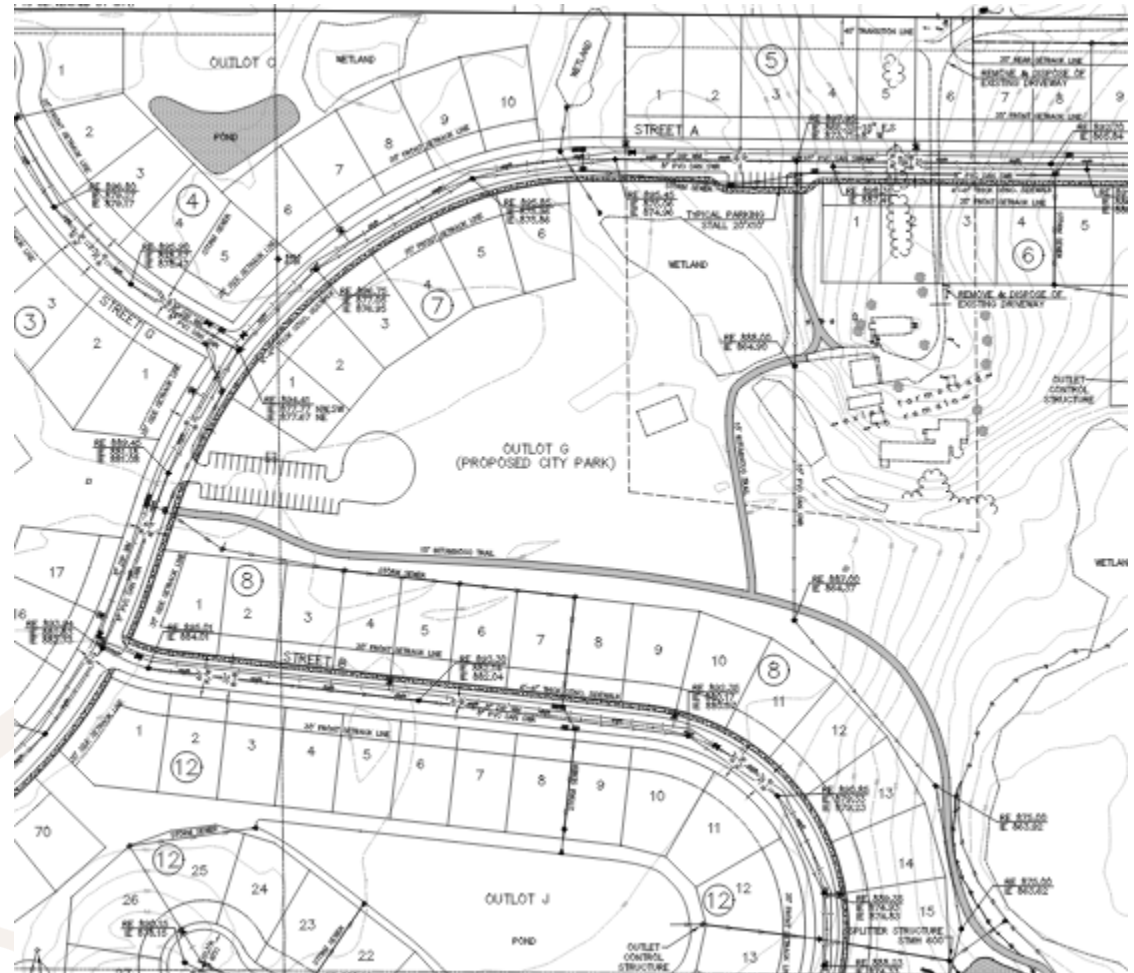
SUMMARY

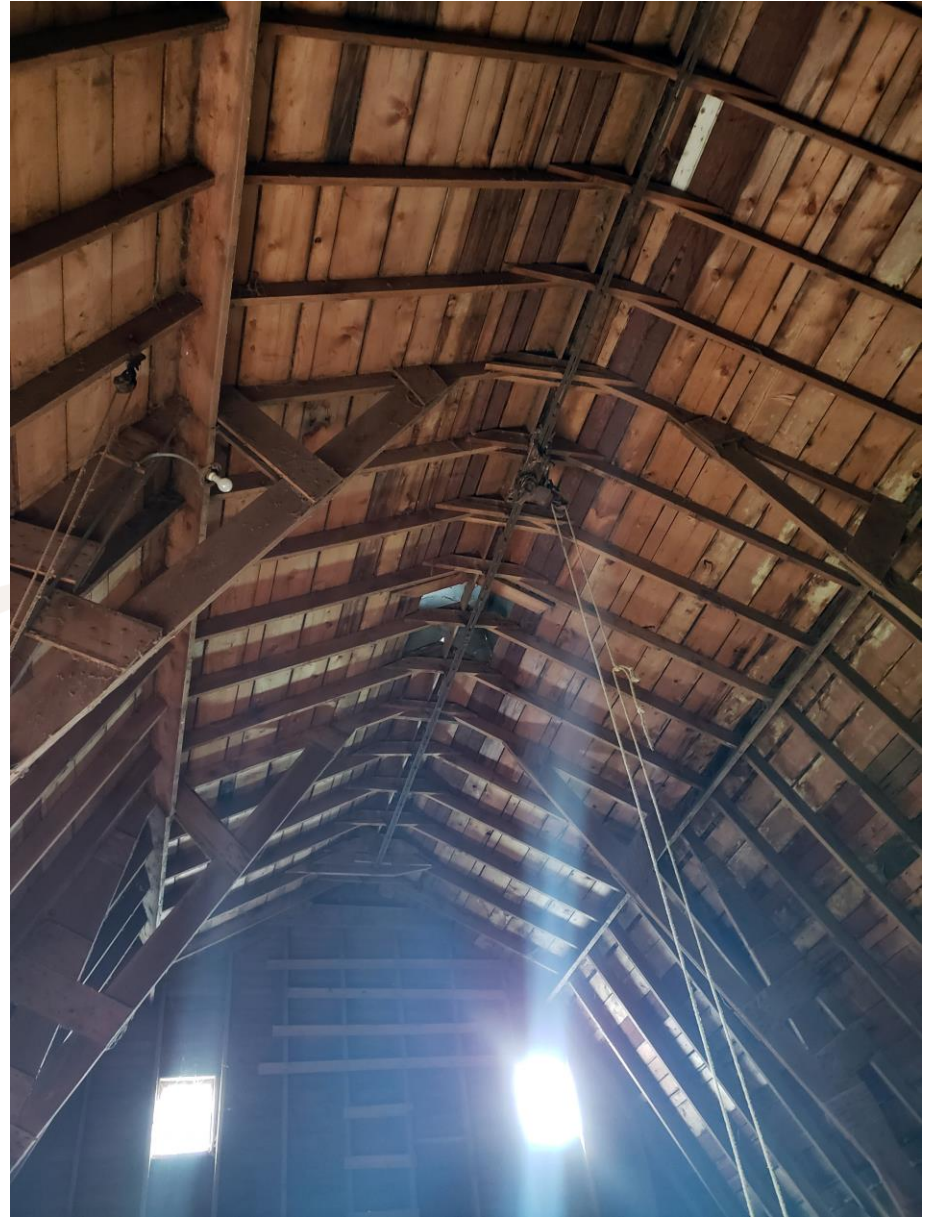
- Site Acreage: 200 Acres
- Proposed lots: 270 Lots
- Gross Density: 1.35 units/acre
- Net Density: ~2.2 units/acre
- Average lot size: 12,644 sq ft.
 - Required lot size: 10,800 sq ft

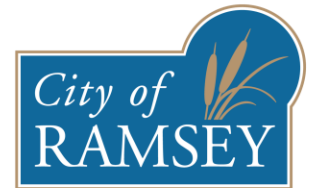


PARKS

- City will be deeded and maintain historic homestead and barn buildings for future large public park
- Applicant proposing both on and off-street parking
- Trail connections to large park

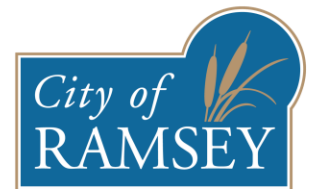
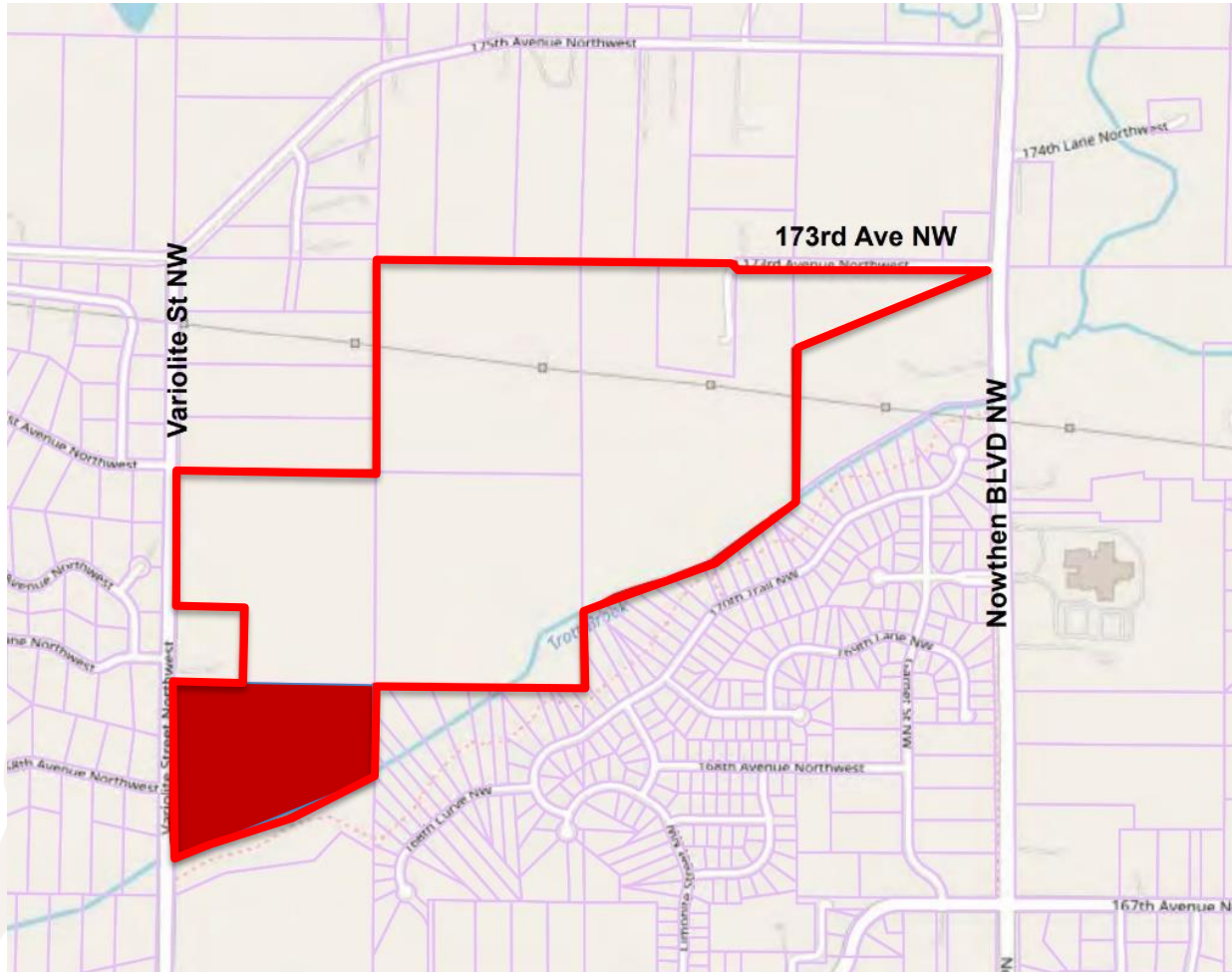




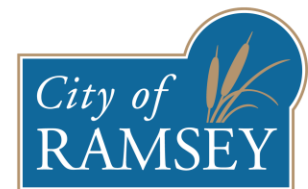
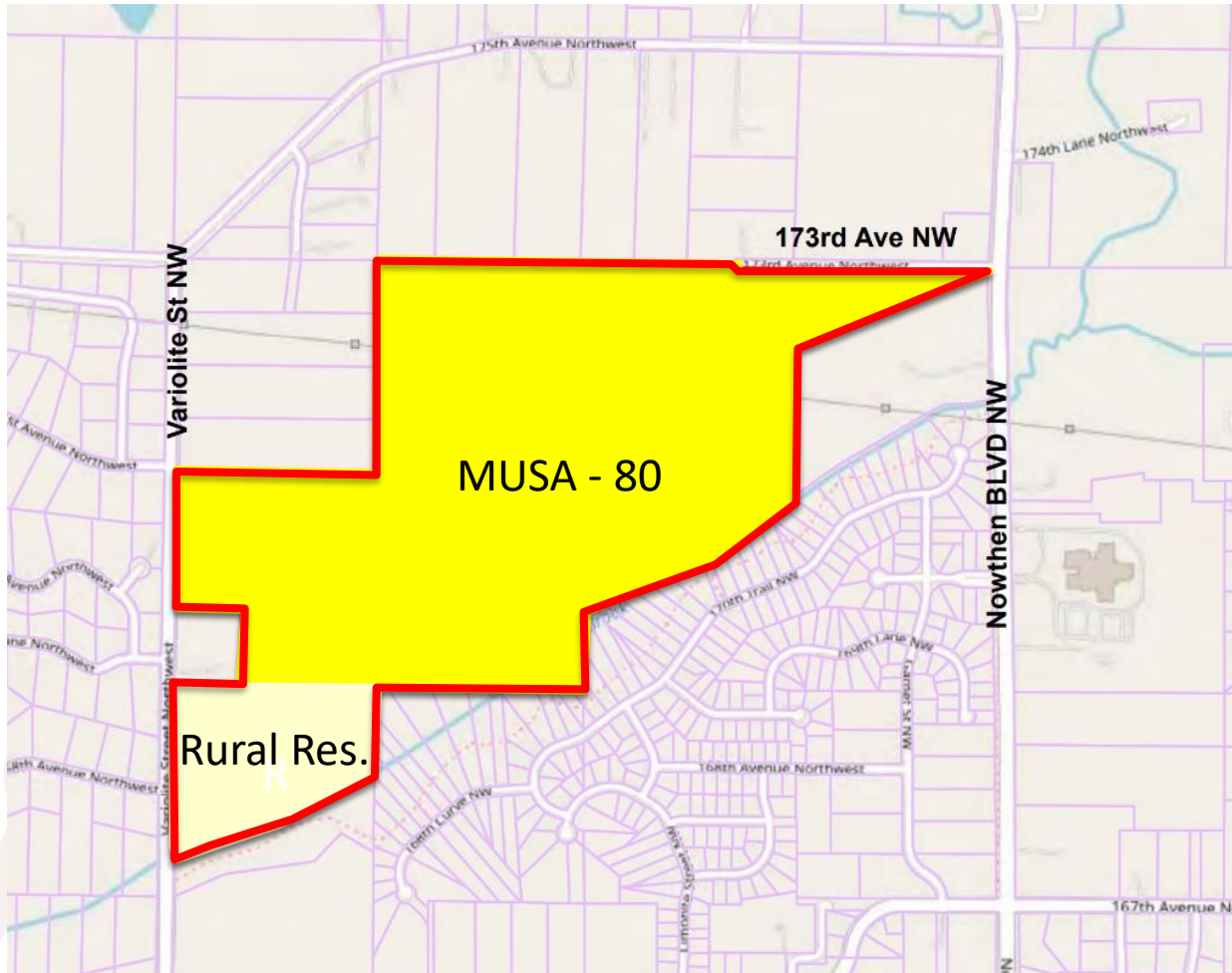




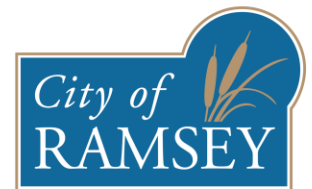
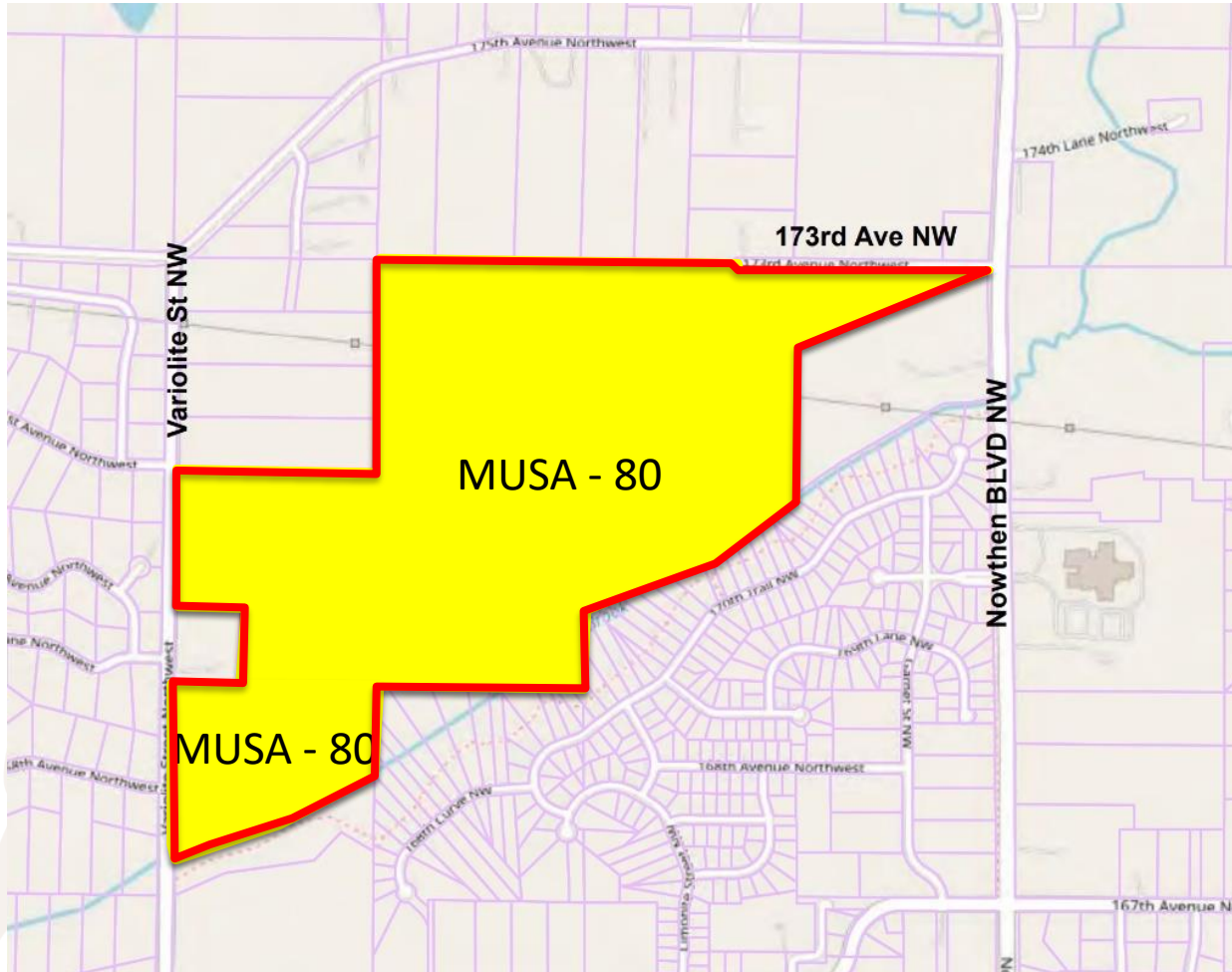
PARCEL D (SW PARCEL)



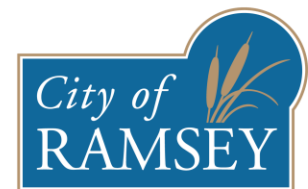
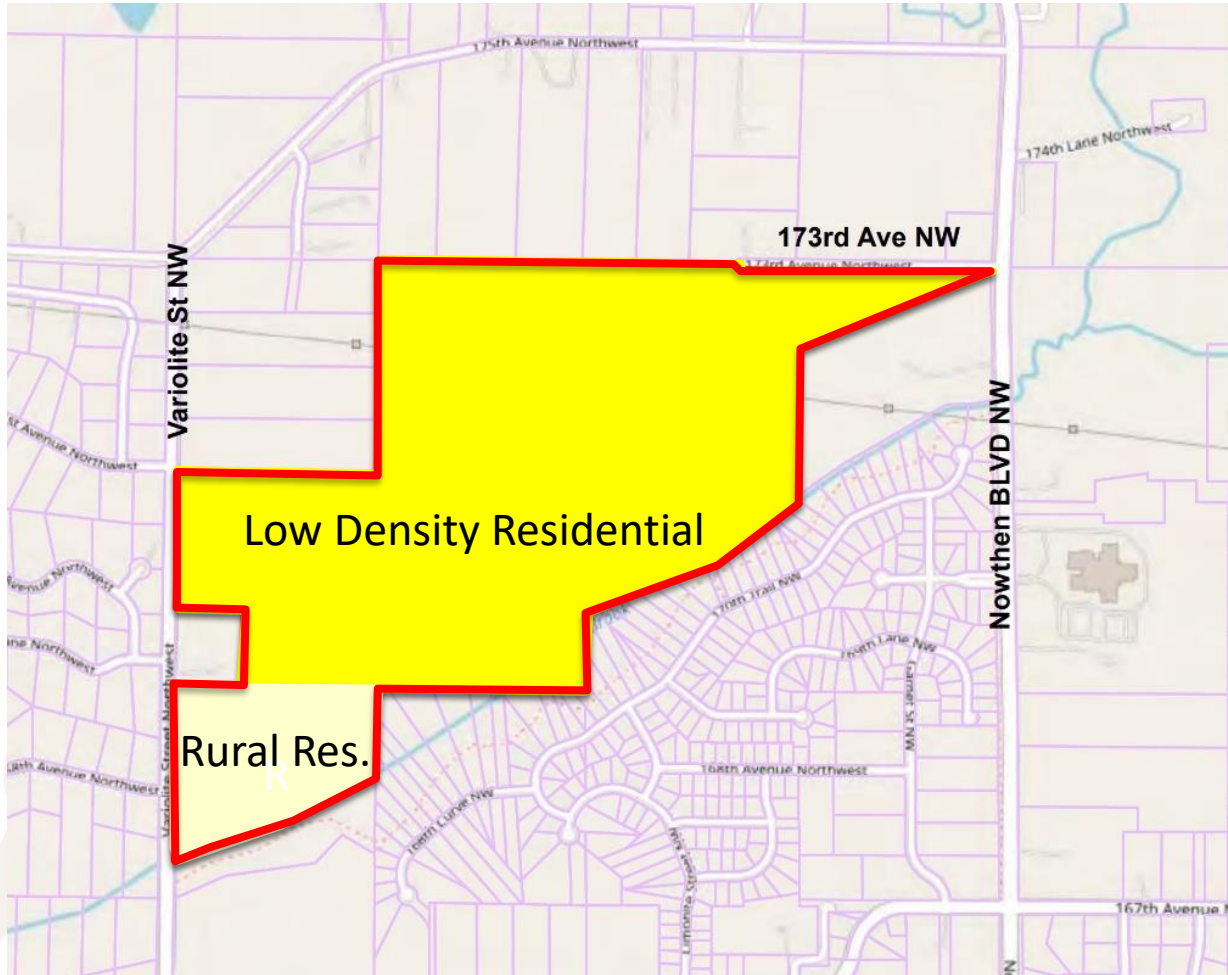
ZONING - EXISTING



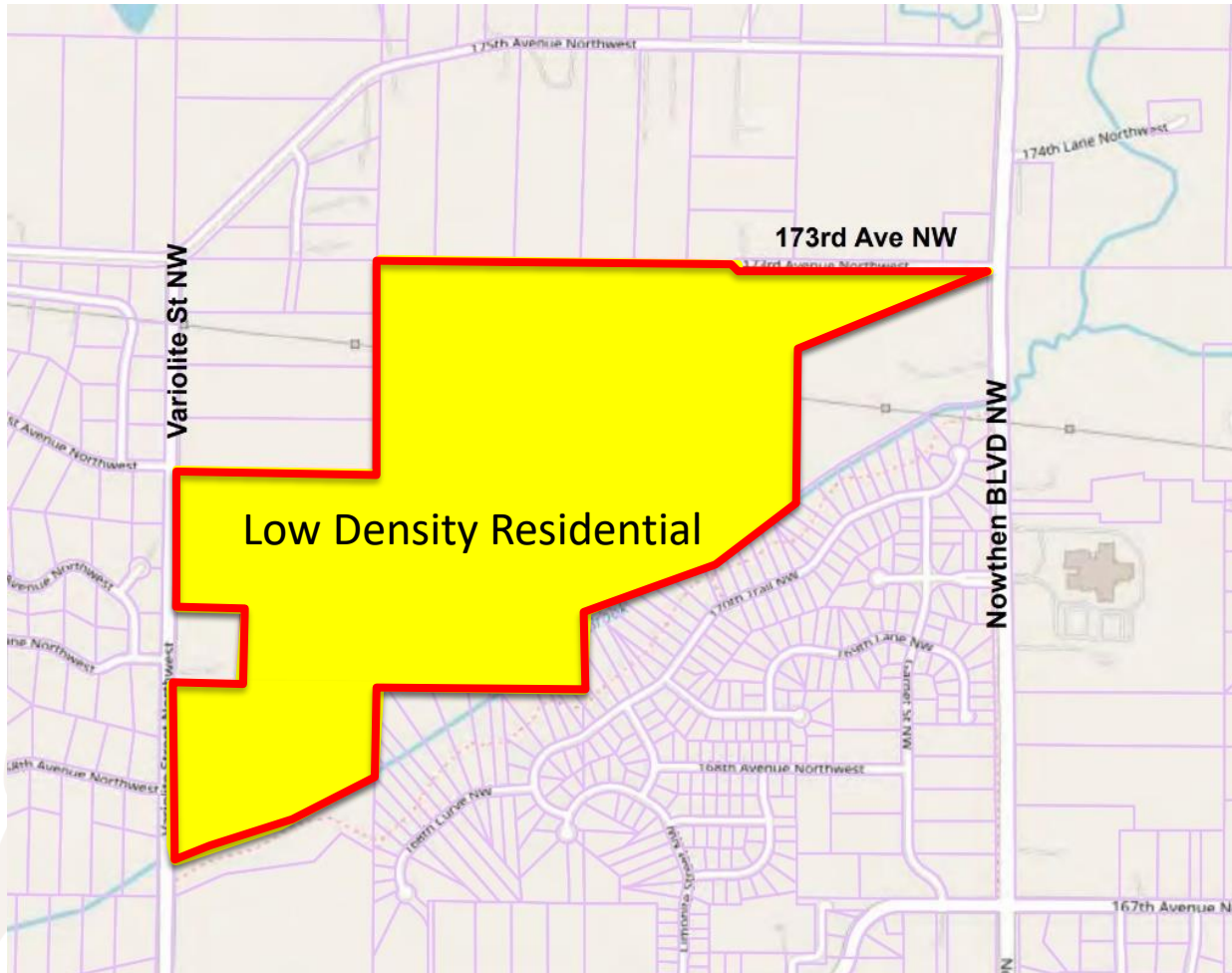
ZONING - EXISTING

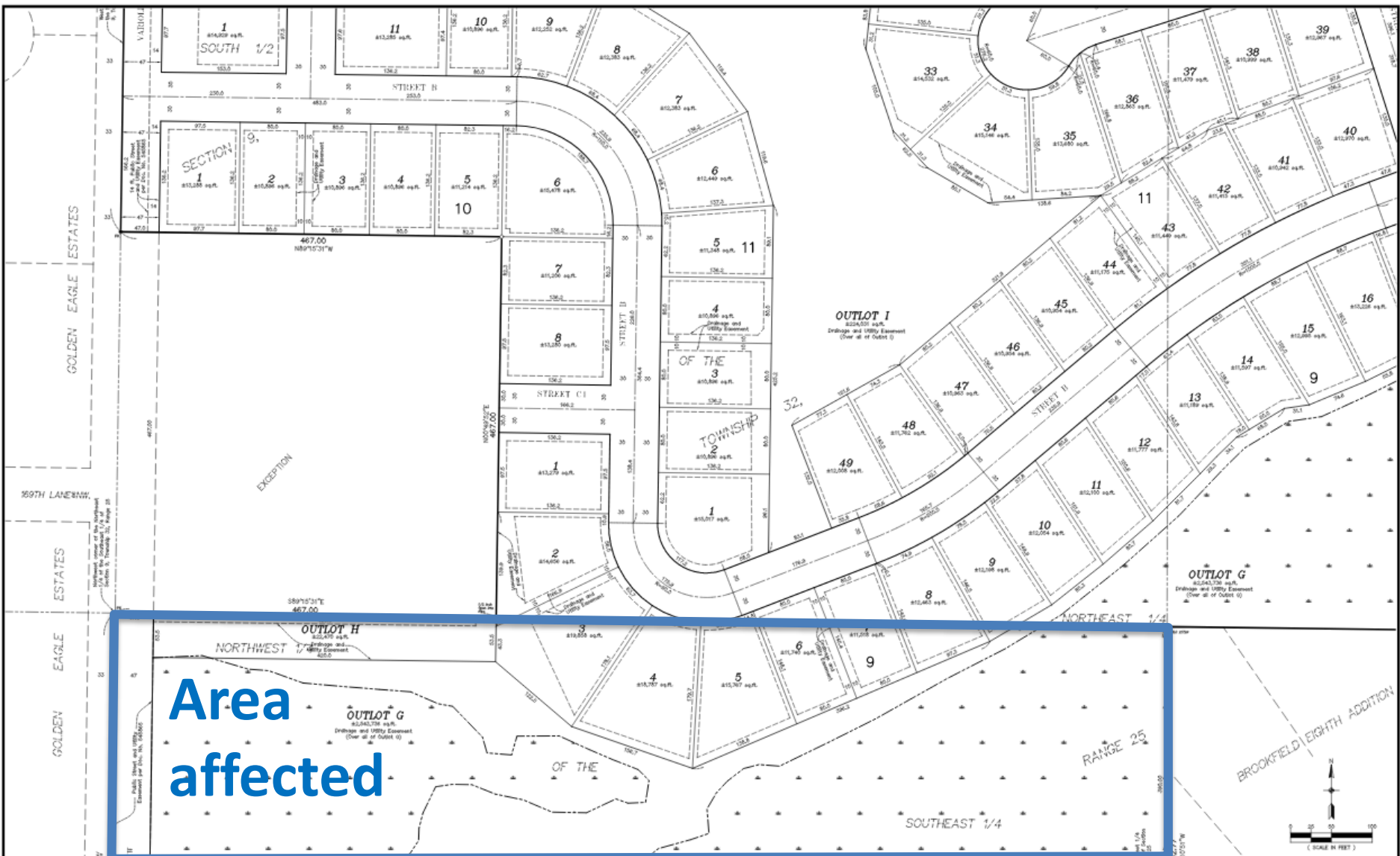


COMPREHENSIVE PLAN AMENDMENT

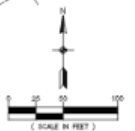


COMPREHENSIVE PLAN AMENDMENT





Area affected



CARLSON MCCAIN
 ENGINEERING
 SURVEYING
 ENVIRONMENTAL

2890 PHEASANT RIDGE DR NE
 SUITE 200
 SHANE, MN 55449
 TEL 763.488.7900
 FAX 763.488.7910
 CARLSONMCCAIN.COM

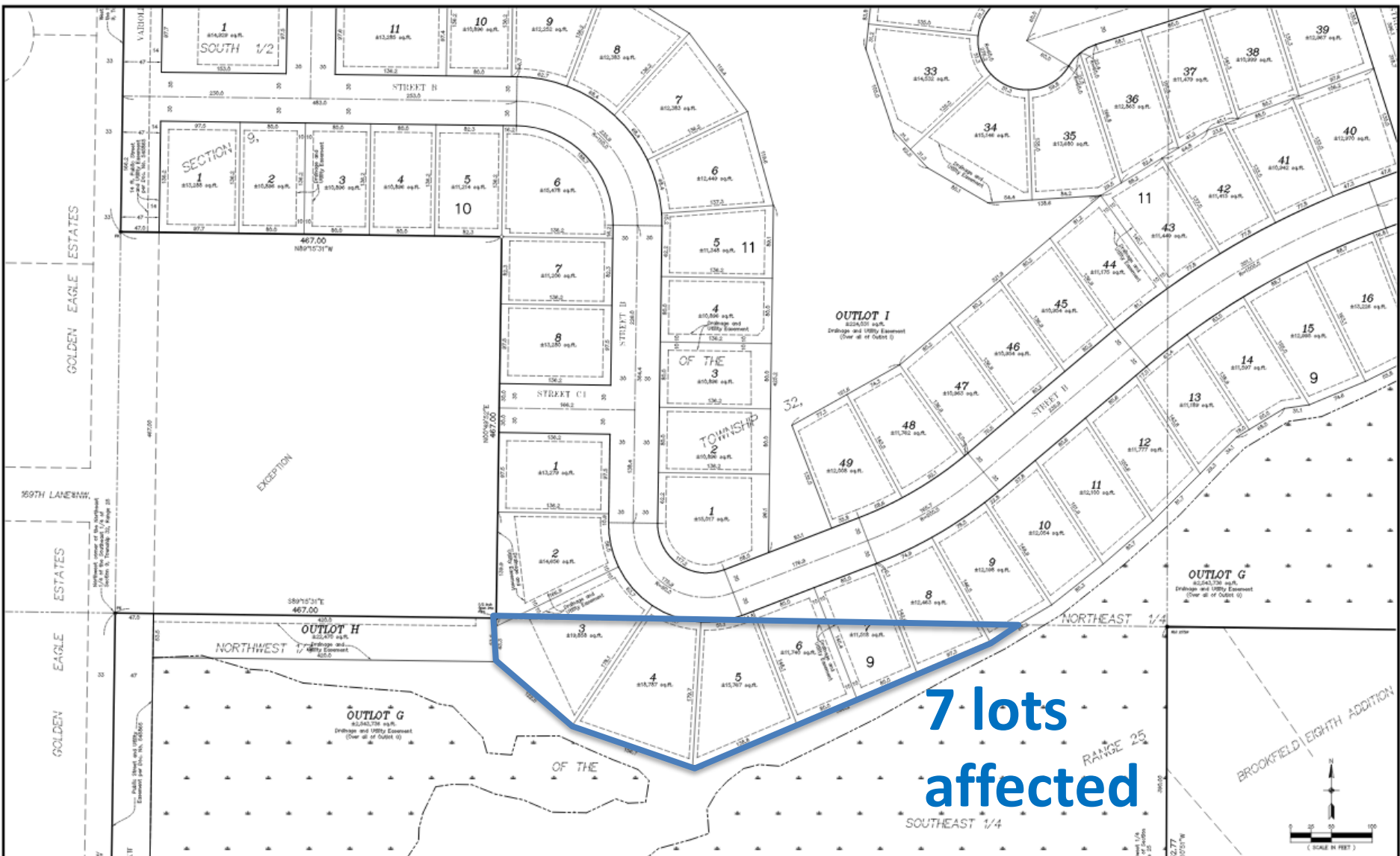
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
 Date: 10/23/21 License #: 20211

Drawn by: JSC
 Check date: 10/23/21
 Elevation: 2021

SOTARRA, LLC
 (TEG LAND HOLDINGS, LLC.)
 1660 Hwy 100 South, Suite 400
 St. Louis Park, Minnesota 55416

TROTT BROOK CROSSING
 Ramsey, MN

PRELIMINARY PLAT
 8 of 33



**7 lots
affected**

CARLSON MCCAIN
ENGINEERING
SURVEYING
ENVIRONMENTAL

2260 PHEASANT RIDGE DR NE
SUITE 200
SHANE, MN 55449
TEL 763.488.7900
FAX 763.488.7910
CARLSONMCCAIN.COM

I hereby certify that the survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Paul A. Carlson, L.S. 5261
Signed on: 10/23/21
Date: 10/23/21 License #: 5261

PROJECT NO.: 2021
SHEET DATE: 10/23/21
SHEET NO.: 03

ESKINOS

SOTARRA, LLC
(TEG LAND HOLDINGS, LLC.)
1660 Hwy 100 South, Suite 400
St. Louis Park, Minnesota 55416

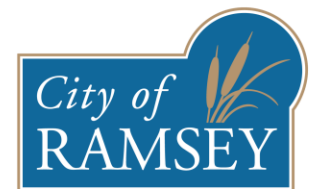
TROTT BROOK CROSSING
Ramsey, MN

PRELIMINARY PLAT

8 of 33

STAFF COMMENTS

- Wetlands and Floodplain
 - Floodplains must be shown on plat
 - Wetland delineation and permit approval required from LRRWMO
 - Wetlands need 16.5 easement, as-builts also required
- Utilities
 - Infrastructure Study (Bolton and Menk)
 - Development in tandem with Trott Brook North development
- Sidewalks and Trails
 - Sidewalks along public streets
 - Trails along 173rd, 175th, and Nowthen Blvd
 - Pedestrian crossing at 173rd



ADDITIONAL STAFF COMMENTS

- Roads
 - 173rd will become a full public road
- Lot Sizes and Alignments
 - 80 foot wide lots
- Timing
 - Phasing plan

RECOMMENDED ACTION

Motion to recommend City Council adopt Resolution #21-309 and Ordinance #21-13 approving the Preliminary Plat and associated items.

