



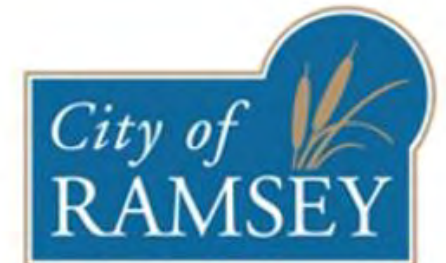
HIGHWAY 10 SOUTH SMALL AREA PLAN RIVERSTONE SOUTH PLANNING FRAMEWORK

June, 2020

PREVIOUS REVIEW
Sketch Plan Review

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 is 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

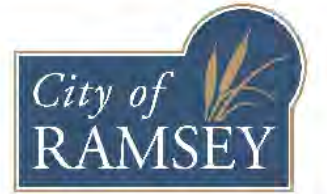
February 11, 2020	Joint Meeting City Council and Planning Commission Broad Overview and Riverdale Drive Funding
February 18, 2020	Public Works Committee Riverdale Drive Funding
March 24, 2020	City Council Riverdale Drive Funding
April 7, 2020	Small Group Neighborhood Meeting Southern Public Safety Connection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

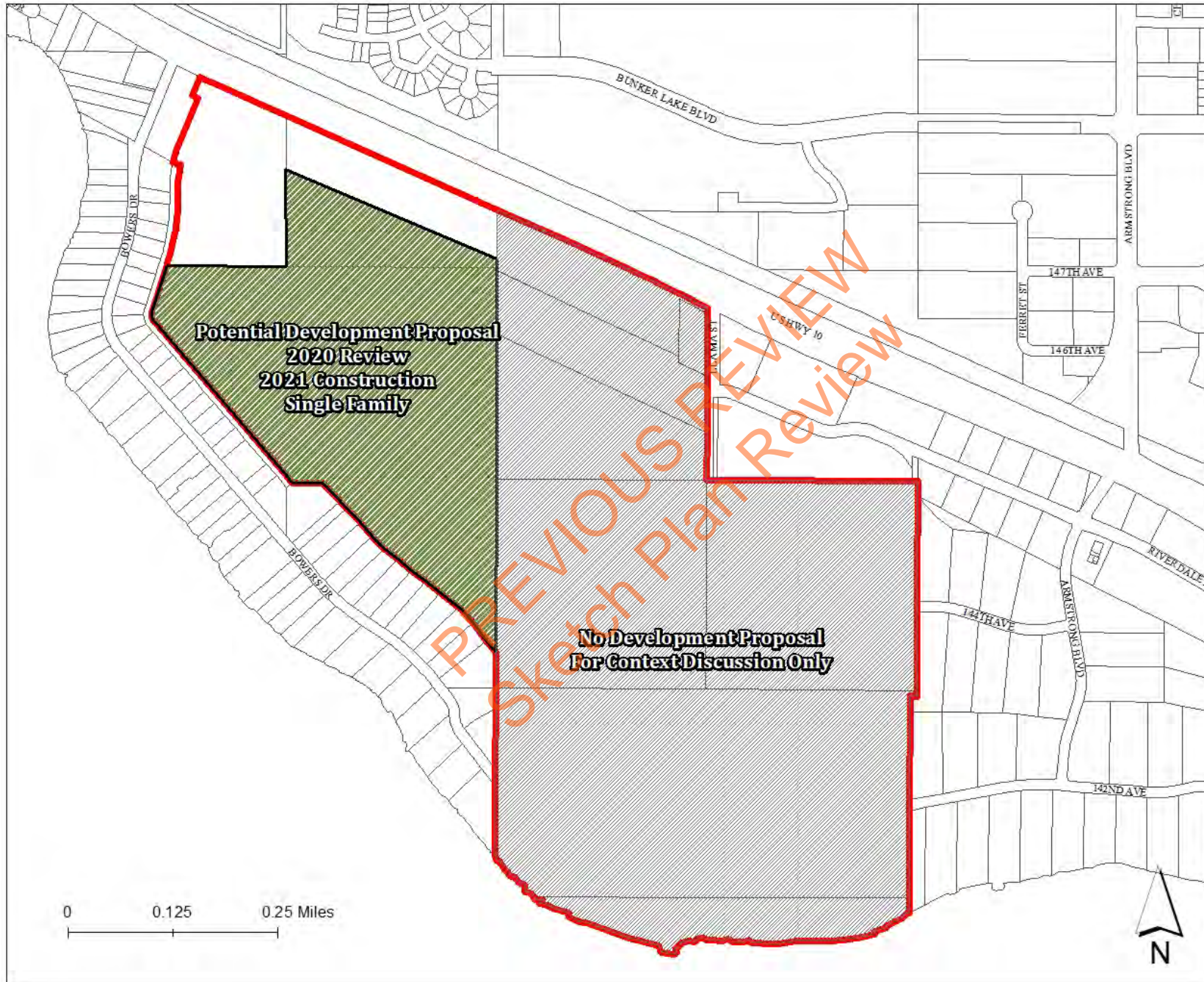
Planning Commission	Thursday, June 4, 2020	7:00 p.m.
Park and Recreation Commission	Thursday, June 11, 2020	6:30 p.m.
Environmental Policy Board	Monday, June 15, 2020	6:30 p.m.
City Council	Tuesday, June 23, 2020	7:00 p.m.

PREVIOUS REVIEW
Sketch Plan Review





Highway 10 South Planning Area

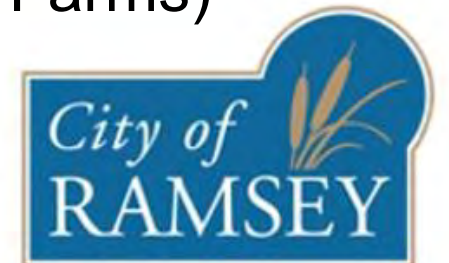


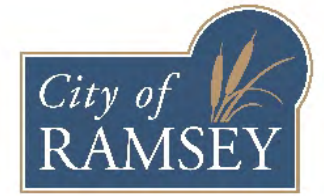
- No Development Proposal
- Potential Development
- Planning Area

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

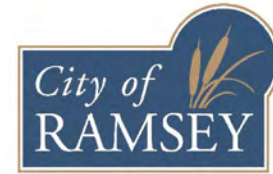


-  Mississippi River Critical Area
-  Potential Development

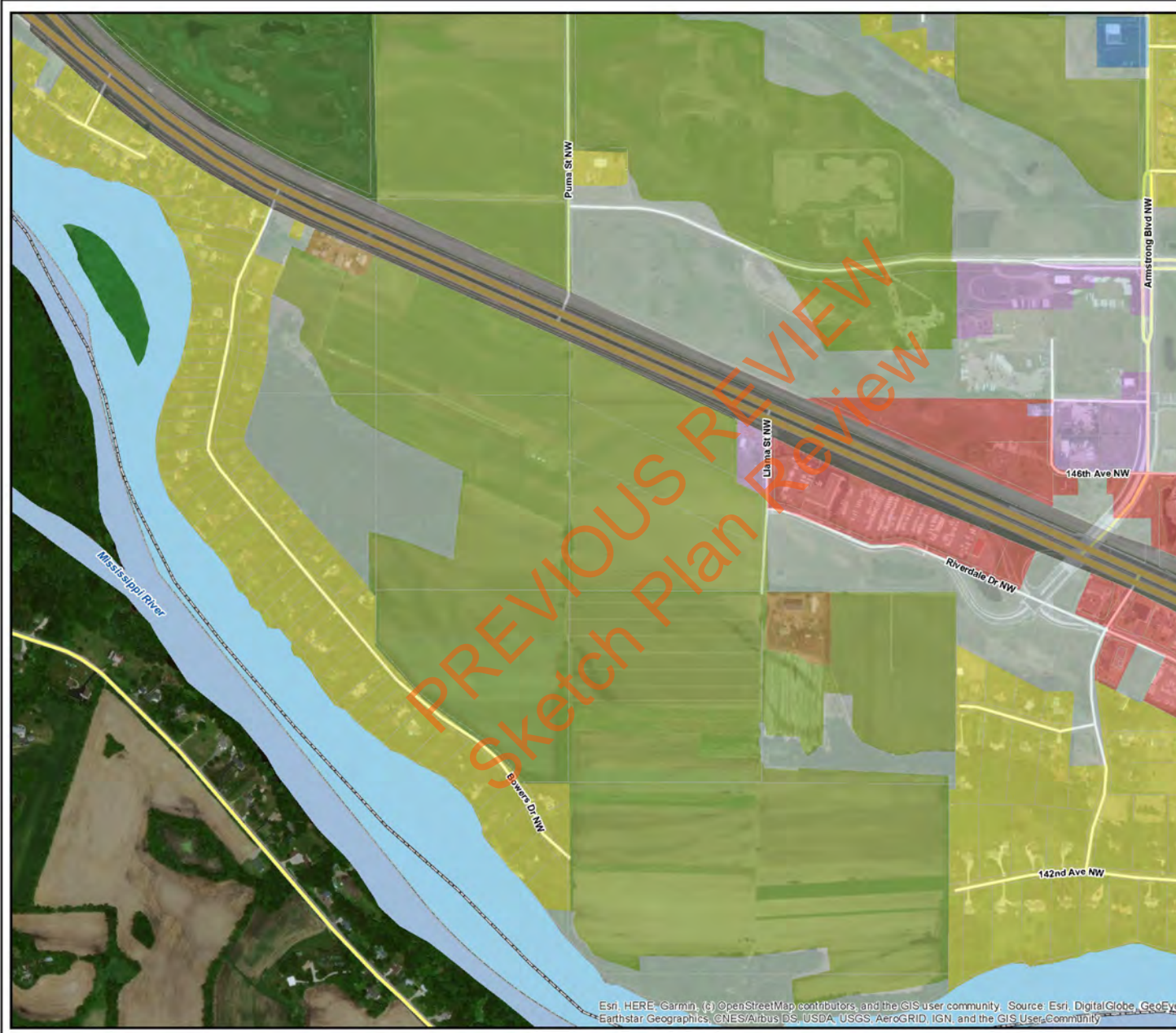
Map Prepared by the City of Ramsey
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No Development
For Context Discus

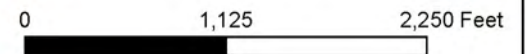
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



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



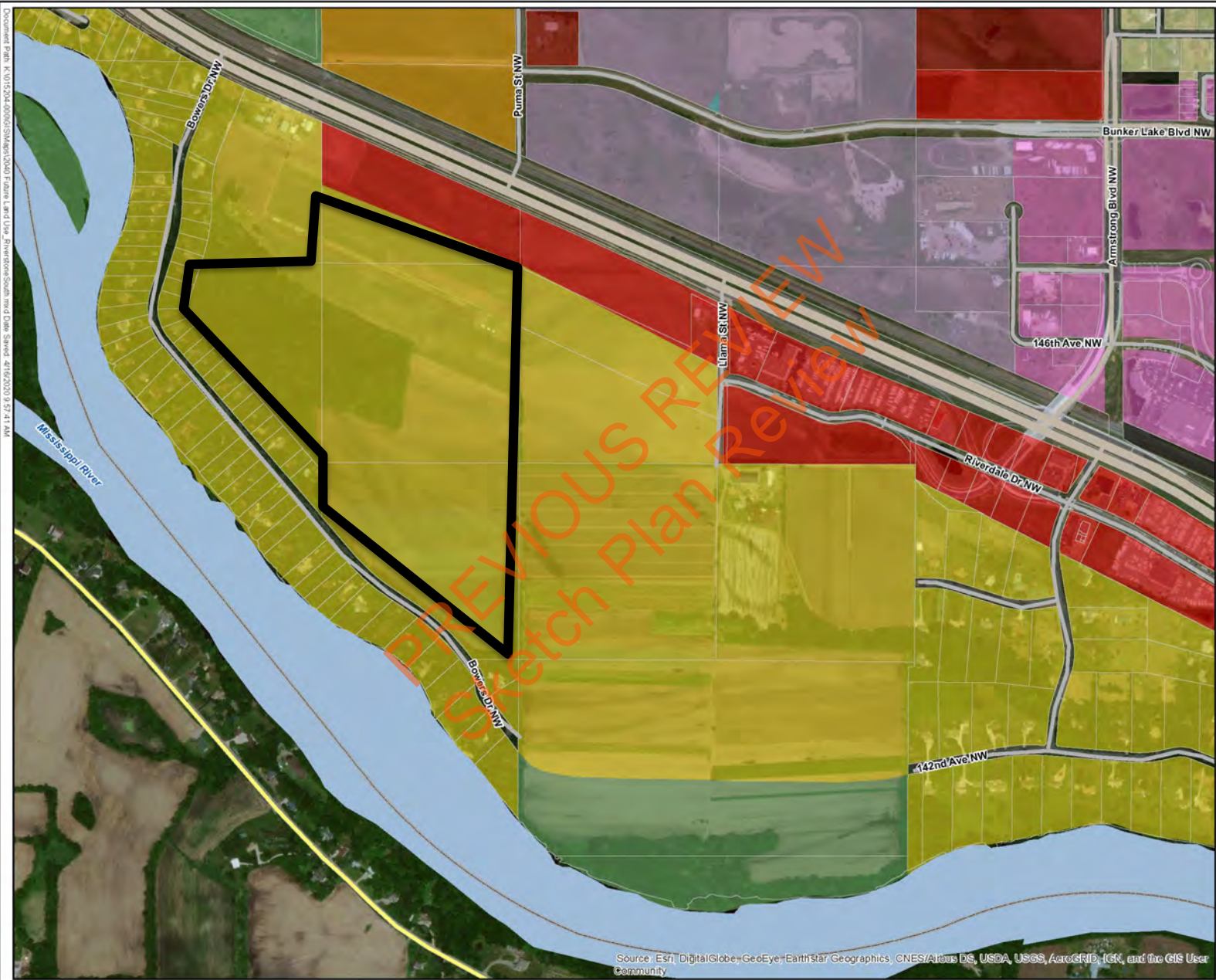
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community. Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

FUTURE CONDITIONS

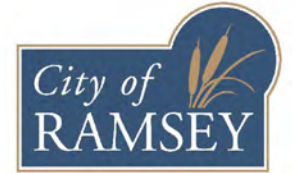
- Future Commercial/Industrial
 - North side of project
 - Between Highway 10 and future Riverdale Drive Extension
- Public Safety Connection to Bowers Drive
- Tree Preservation Plan
- Density Transition
 - Adjacent to Residential
 - Adjacent to Commercial/Industrial/Highway 10/169



Document Path: K:\015204\00005\SMap\0005\Future Land Use_RiverfrontSouth.mxd Date Saved: 4/16/2020 9:57:41 AM

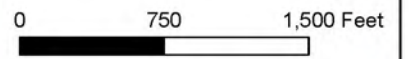


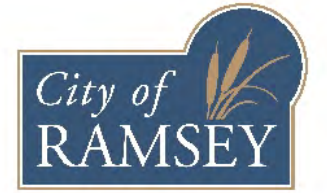
Source: Esri, DigitalGlobe, GeoEye, EarthStar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



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)





Built Environment



 Potential Development

No Development
For Context Discus

Map Prepared by the City of Ramsey
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Lambert Conformal Conic Projection
Project Folder

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FUTURE LAND USE/DEVELOPMENT OPTIONS

PREVIOUS REVIEW
Sketch Plan Review

CONNECTION TO BOWERS DRIVE (PUBLIC SAFETY)

Council Direction = No Connection

The screenshot shows the City of Ramsey GIS interface. The map displays a residential area with several parcels labeled with their PID numbers. A parcel with PID 14435 is highlighted with a red rectangle. A large orange watermark reading "PREVIOUS REVIEW Sketch Plan Review" is overlaid on the map. The search panel on the right shows the search term "seaman" and the results for PID 293225320021, which is owned by the Ramsey City of. The map also shows the Mississippi River to the west and a scale bar at the bottom left.

City of Ramsey GIS
LOGISmap v3.1.1

Find Parks and Subdivision: [Search]

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, M



CONNECTION TO BOWERS DRIVE (PUBLIC SAFETY)

Council Direction = No Connection

- 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

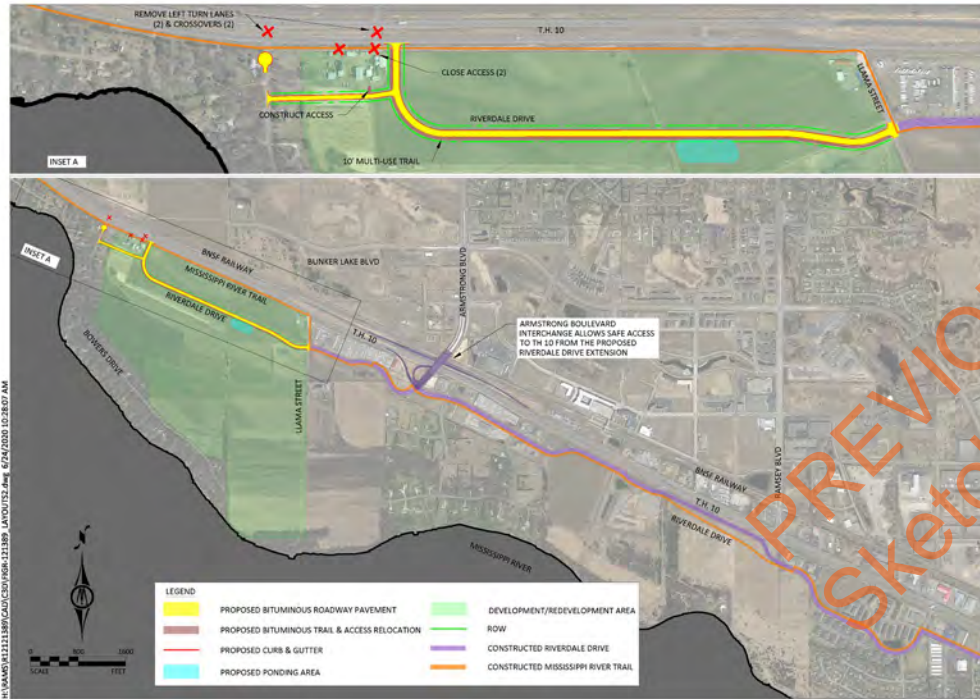


RIVERDALE DRIVE ALTERNATIVE #2

REQUEST BY NEIGHBORING PROPERTY

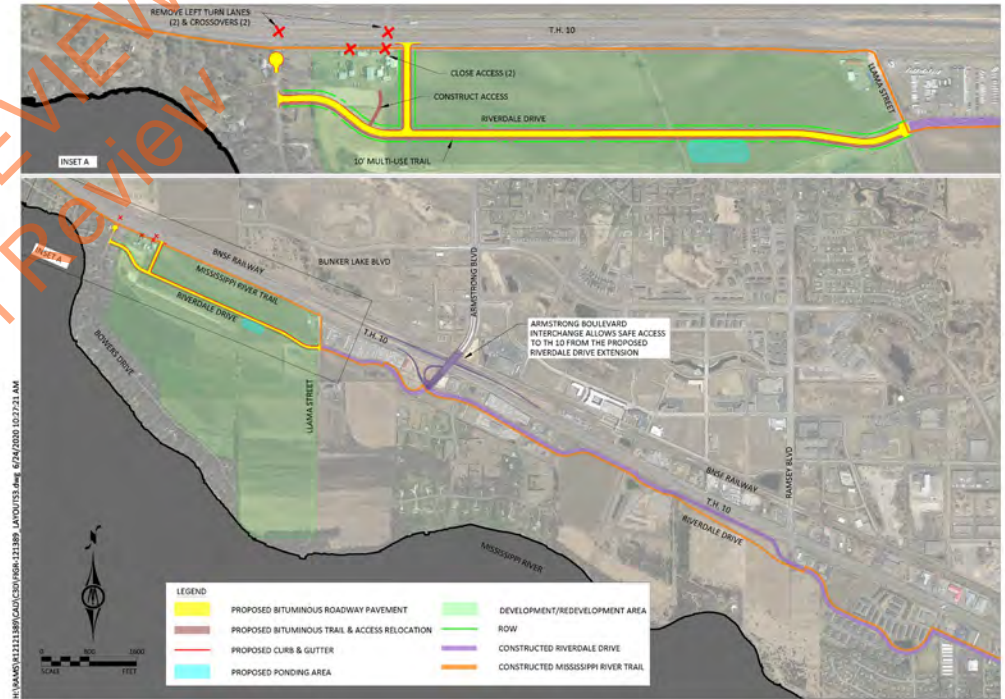
LOCAL PARTNERSHIP PROGRAM
CITY OF RAMSEY

RIVERDALE DRIVE EXTENSION
JUNE 2020 

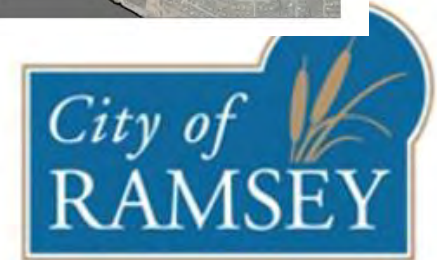


LOCAL PARTNERSHIP PROGRAM
CITY OF RAMSEY

RIVERDALE DRIVE EXTENSION
JUNE 2020 



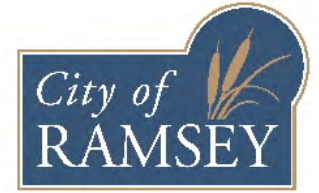
PREVIOUS REVIEW
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POTENTIAL LAND USE/FUTURE DEVELOPMENT COMPROMISE

- 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

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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

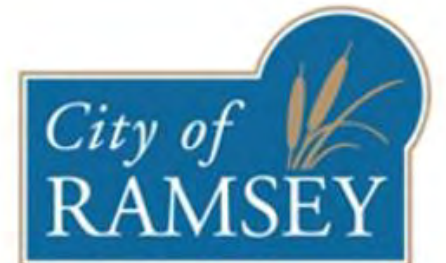


Previous concept underlay for context only. Actual concept will look different.

OPEN SPACE PRESERVATION FUNDING OPTIONS

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

PREVIOUS REVIEW
Sketch Plan Review





PREVIOUS REVIEW
Sketch Plan Review

IMPLEMENTATION PLAN

IMPLEMENTATION PLAN

1. Allow mix of lot sizes in exchange for the following:
 - Enhanced tree preservation above and beyond minimum code requirements
2. Require a second connection to Bowers Drive in existing City-Owned Corridor
 1. Final design as full public roadway or reduced design for public safety to be evaluated with next steps
3. Require Riverdale Drive Extension
 1. Explore 2 options for connection to Highway 10/169

PREVIOUS REVIEW
Sketch Plan Review



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

