

City of Ramsey
Agenda
Special Planning Commission
Thursday, February 11, 2021
5:30 pm
Lake Itasca Room, 7550 Sunwood Drive NW

This meeting is being held in accordance with Minnesota Statutes 13D.021. Due to the COVID-19 Pandemic, it is not practical and prudent for all members of this board to attend in person. Current Minnesota law requires certain social distancing standards that impacts the capacity of the Council Chambers. For those at highest risk, it is advised to isolate themselves from the general public. For these reasons, it is not practical and prudent to have this meeting exclusively in person. Members of the public are welcome to attend in person or remotely.

Remote Attendance available at www.cityoframsey.com/meetings. To maximize social distancing due to the COVID-19 Pandemic, those that can join remotely are encouraged to do so. Those joining remotely and requesting to speak are asked to use a webcam when speaking.

1. **Call to Order**
2. **Citizen Input**
3. **Approve Agenda**
4. **Approve Minutes**
5. **Public Hearing/Commission Business**
 1. Review Concept Plan for Graw Addition (Lot Split); Case of Gail Graw
 2. Review Java Properties Concept Plan
 3. Receive Update on Trott Brook North Planning Area - Makowsky and Hunt Property Projects
 4. Review Concept Plan for Saint Katharine Drexel Addition (Remnant Developable Area); Case of Saint Katharine Drexel Catholic Church
6. **Commission/Staff Input**
7. **Adjournment**

Meeting Date: 02/11/2021

By: Tim Gladhill, Community Development

Information

Title:

Review Concept Plan for Graw Addition (Lot Split); Case of Gail Graw

Purpose/Background:

The purpose of this case is to seek high level policy direction on a request for a lot split near Central Park. The Property Owner desires feedback before investing in engineering and surveying to complete a potential lot split.

The site is located in the R-1 Residential (Rural Developing) District. Minimum lot size in said district is 2.5 acres (with 200 feet of lot frontage). The Property is 2.56 acres and approximately 260 feet wide. The resulting lot split would create 2 lots of 1.28 acres each approximately 130 feet wide.

Notification:

Notification is not required.

Observations/Alternatives:

The City has a number of older, rural residential subdivisions with 1 acre lots, so this request is not unique from a citywide perspective. However, under current standards, this lot split would not be permitted or would require a variance. The surrounding neighborhood is generally at 2.5 acre lots, so this lot split would be visually noticeable. The Owner still proposes to service via private well and septic. Both lots must account for a primary and backup septic location.

When considering a Variance, the Planning Commission should consider the following:

1. Is the proposal in harmony with the general purposes and intent of the ordinance?
2. Is there a practical difficulty in complying with the ordinance?
 1. The property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance
 2. The plight of the landowner is due to circumstances unique to the property not created by the landowner
 3. The variance, if granted, will not alter the essential character of the locality
3. Economic considerations alone do not constitute practical difficulties

As a sidebar, circa 2006, the City completed the Central Rural Reserve Study. Said study looked at the redevelopment potential of this area, albeit with municipal water and sanitary sewer extensions. The study helped inform the policy decision to not support infill development or redevelopment of this area.

Funding Source:

The case is currently being handled as part of normal Staff duties. If the proposal moves forward, all costs associated with processing the Application are the responsibility of the Applicant.

Recommendation:

Staff desires broad policy direction from the Planning Commission before formulating a recommendation.

Action:

Based on discussion.

Attachments

Site Location Map

Lot Split Exhibit

Form Review

Inbox

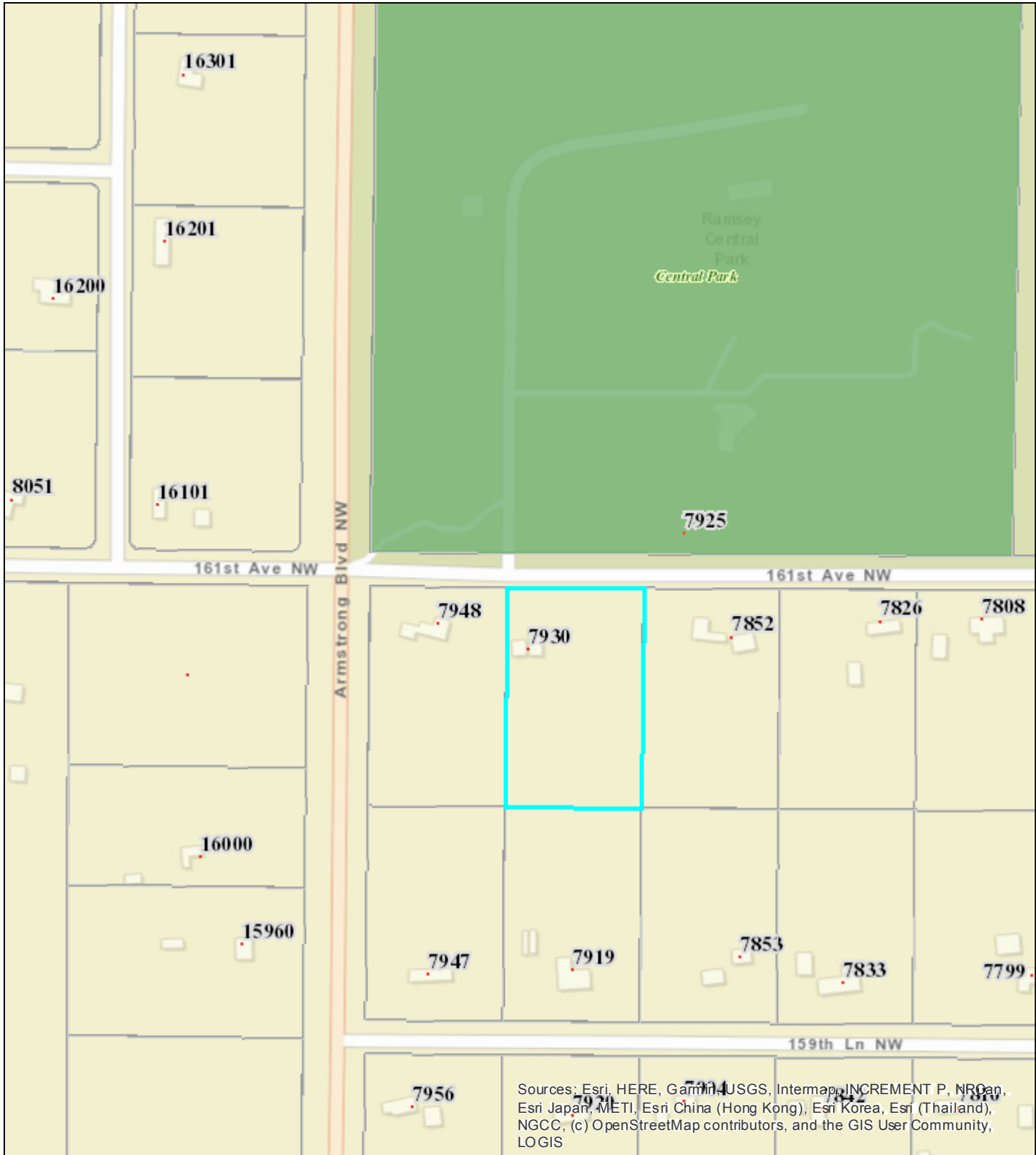
Tim Gladhill (Originator)
Form Started By: Tim Gladhill
Final Approval Date: 02/04/2021

Reviewed By

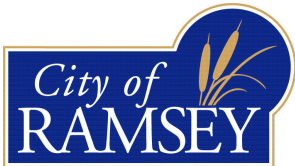
Tim Gladhill

Date

02/04/2021 11:01 AM
Started On: 01/29/2021 11:37 AM



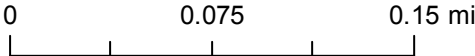
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, LOGIS



7930 161st Ave NW

Legend

-  Site
-  Parcels





General Lot Split Line

Central Park

7925

7948

7930

7852

Special Planning Commission

5. 2.

Meeting Date: 02/11/2021

Submitted For: Chloe McGuire Brigl, Community Development

By: Chloe McGuire Brigl, Community Development

Information

Title:

Review Java Properties Concept Plan

Purpose/Background:

The purpose of this case is to review a concept plan from Java Properties (the "Applicant") for a new commercial building west of Casey's on Sunwood Drive NW. The Subject Property is owned by the City of Ramsey and is approximately 13 acres, of which only a portion will be purchased by the Applicant and platted. The Subject Property is known as PID 28-32-25-41-0020. The site is zoned COR and is accessed off Sunwood Drive from the shared drive aisle with Casey's to the east.

The Planning Commission has seen a high level case related to this user and property once before, and the Planning Commission unanimously supported the Applicant moving forward into plan development. Now that plans are more thoroughly developed, the Applicant is looking for feedback from Staff and the Planning Commission before formally submitting. The City feels this is a great opportunity to weigh in on the project and appreciates the Applicant's willingness to work with the City, especially since the site is in the COR.

Notification:

No notification required at this stage. Public notification will be required once there is a formal application.

Observations/Alternatives:

Observations

The Applicant has provided a very thorough plan set that the City does not typically see at this stage in project development. Staff is excited about the opportunity to weigh in at this stage, and appreciates the opportunity for the Planning Commission to weigh in as well. Staff has received the concept plan for the following items and found it to be generally consistent with the guidance for this area.

- **Site Layout:** The Site will be accessed off Sunwood Drive via a shared drive aisle with Casey's. Staff recommends that this entrance area is more clearly striped to include an entrance, left turn only exit, and right turn only exit. Currently, the site does not have clear striping, and with increased traffic expected with this development, this striping needs to happen prior to project completion. Staff also recommends that the northern entrance into the project parking lot is an entrance only, with an entrance and exit on the south end. This should help disperse vehicle congestion near the drive aisle onto Sunwood Drive.
 - Direction suggested: Amend the site plan to remove exiting from the northern parking lot entrance.
 - Direction suggested: Work with the City to stripe the shared drive aisle onto Sunwood Drive.
- **Architecture:** High quality architecture is one of the key features of the COR downtown area. This site includes a strong front building facade with lots of windows, brick, block base, EIFS tan walls, and red aluminum entrance. The south, west, and east facades are the same, with majority EIFS tan walls, block around the base, and 3 brick areas of articulation and brick endcaps. The Applicant has also proposed a wall along Sunwood Drive, consistent with Casey's to the east. This generally meets the requirements of the COR. Staff would like to see the trash enclosures and see if there is any additional articulation or architectural features that could be added to the south, west, and east elevations. Staff understands this is an established user and there may not be room to modify architectural plans.
 - Direction suggested: Work with the City to consider adding additional articulation to the west, east, and south facades. Modify the elevations to show the trash enclosure.

- **Amenities:** Staff frequently sees bikers in the area and will require a bike rack on this development. Staff feels strongly that residents will ride their bikes to this site once completed, especially if they need something for a vehicle repair and they are unable to use their car to get to the site.
 - Direction suggested: Amend the site plan to add a bike rack.
- **Remnant Parcel:** The Applicant is proposing to purchase approximately .73 acres from the City, leaving the remainder of the site to be developed. The remainder has approximately 200+ feet of frontage on Sunwood Drive which should be an adequate space for another commercial pad. If the site develops further to the south, the existing drive aisle will need to be extended.
 - No changes recommended.
- **COR Guidelines:** The Applicant is proposing 32 parking stalls, which is slightly higher than the parking allowed for retail buildings in the COR. Because this is an established user, Staff does feel it is appropriate to grant a Conditional Use Permit (CUP) for parking overage in order to ensure they have sufficient parking onsite. The parking code would allow 29 stalls, so it is only an overage of 3 stalls. Additionally, there is no parking on Sunwood Drive in this location, so adequate parking onsite is very important for commercial success.
 - Direction suggested: Formally apply for site plan approval and a Conditional Use Permit (CUP) for slight parking overage.

Funding Source:

Staff is handling this case as part of regular duties. The case does include a land transaction with the City - the Applicant has a purchase agreement with the City to purchase the property.

Recommendation:

Staff recommends providing the Applicant feedback on the proposed site plan before they formally submit for site plan and to plat the Subject Property. Staff recommends that the Planning Commission direct the Applicant to:

1. Formally submit to the City and apply for a Conditional Use Permit (CUP) for parking overage.
2. Work with Staff to see if there are any modifications possible to the architectural plans to include additional articulation on the building facade (focusing on the east, west and south elevations for additional articulation) and modify the building elevations to show the trash enclosure.
3. Provide a rendering from Sunwood Drive showing the proposed wall and landscaping.
4. Add a bike rack to the site.
5. Modify the northern entrance into the parking lot to be entrance only, with an entrance/exit allowed on the south.

Action:

No formal action required. The Planning Commission should provide the Applicant feedback on the plan and specifically note any items they would like to see added or removed from the Project. This is a key step in the Project.

Attachments

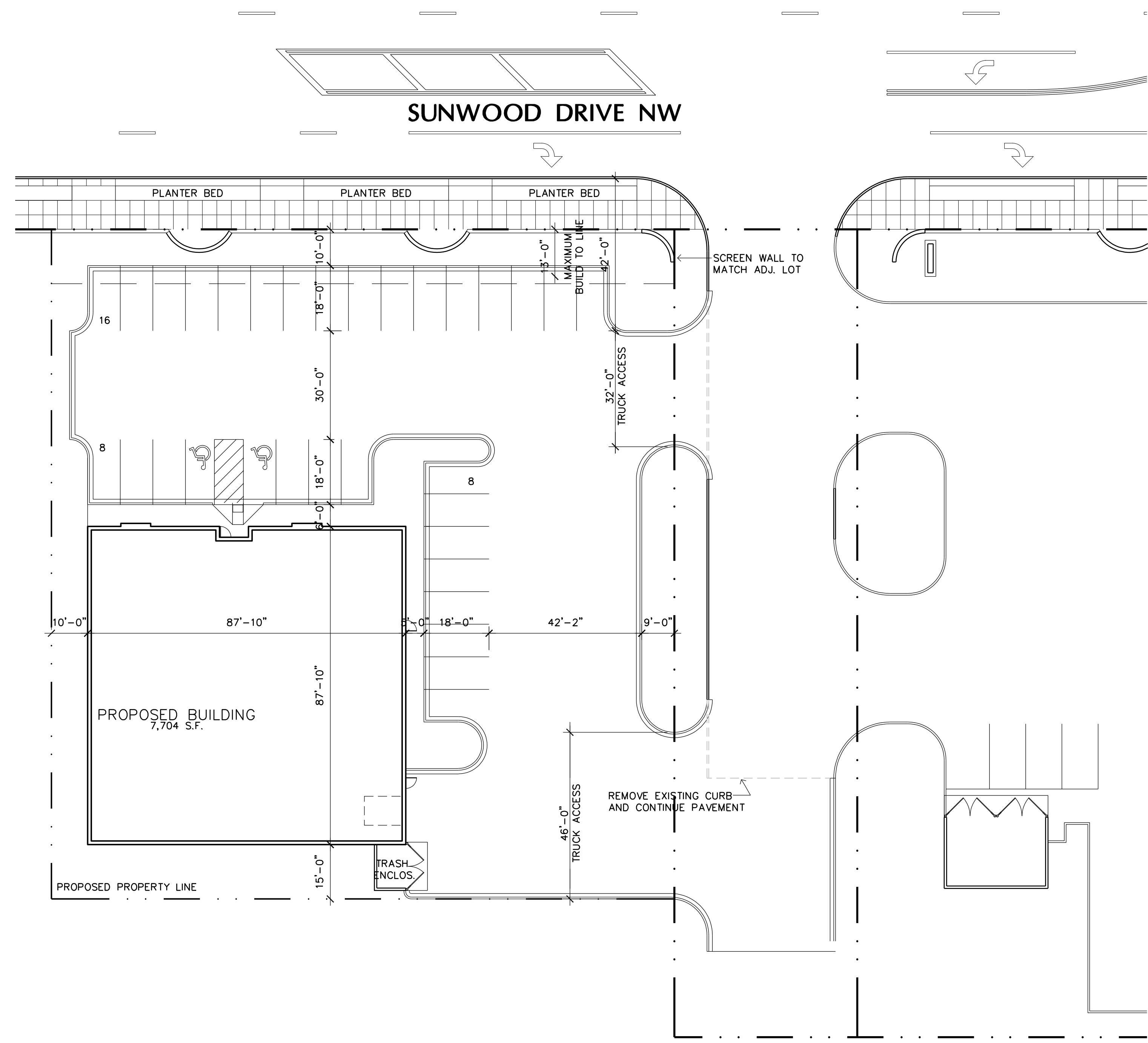
- Site Plan
- Proposed Preliminary Plat
- Proposed Final Plat
- Building Elevations
- Color Rendering
- Site Location

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	02/03/2021 12:06 PM

Form Started By: Chloe McGuire Brigl
Final Approval Date: 02/03/2021

Started On: 01/29/2021 10:11 AM

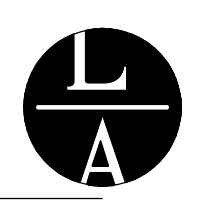


SITE DATA
 LOT SIZE: 31,790 S.F. 0.73 ACRES
 FLOOR AREA RATIO: 7,704/31,790 = 24.2% < 25% MIN. *VARIANCE REQ'D
 ZONING: COR-3 WORKPLACE DISTRICT
 BUILDING: AUTO PARTS STORE (CONDITIONAL USE) 7,704 S.F.

PARKING DATA
 RETAIL (2/1,000 S.F. MIN-4/1,000 S.F. MAX) - 14 MIN/29 MAX
 STALLS PROVIDED - 32 STALLS *VARIANCE REQ'D

1 SITE PLAN
 A1 SCALE: 1" = 20'-0"

NORTH



LAMPERT ARCHITECTS

420 Summit Avenue
 St. Paul, MN 55102
 Phone: 763.755.1211 Fax: 763.757.2849
 lampert@lampert-arch.com

ARCHITECT CERTIFICATION:
 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.

PRELIMINARY NOT FOR CONSTRUCTION

SIGNATURE
 LEONARD LAMPERT
 PRINT
 13669
 LICENSE
 09/01/00
 STATE

JAVA PROPERTIES

879 Scheffer Avenue
 St. Paul, MN 55102
 Phone: 952-403-9595

O'REILLY AUTO
 Sunwood Drive NW, Ramsey Minnesota

Copyright 2020
 Leonard Lampert Architects Inc.

Project Designer: JAMES B

Drawn By: ALE

Checked By: LL

Revisions

9/25/20 PRELIMINARY

NO.	DATE	DESCRIPTION

SITE PLAN

Sheet Number

A1

Project No. 200805-2

PRELIMINARY PLAT: JAVA AUTO PARTS

PRELIMINARY PLAT GENERAL NOTES

PROPERTY DESCRIPTION:

Parcel 1:
Outlot GG, Ramsey Town Center Addition, except that part described as follows: Beginning at the Northwest corner of said Outlot GG; thence on an assumed bearing of South, along the Westerly line of said Outlot GG for 567.55 feet to a point of curvature in said Westerly line; thence Southerly for 36.04 feet along said Westerly line along a tangential curve concave to the West; radius 540 feet and a central angle 03 degrees 49 minutes 27 seconds to a point of tangency in said Westerly line; thence South 03 degrees 49 minutes 27 seconds West along said Westerly line for 87.95 feet to the most Southerly corner in said Westerly line; thence South 66 degrees 10 minutes 33 seconds East along the Southwesterly line of said Outlot GG for 659.59 feet; thence on a bearing of North for 957.75 feet to the Northerly line of said Outlot GG; thence on a bearing of West along said Northerly line for 596.32 feet to the point of beginning, LESS AND EXCEPT that part placed as Caseys Addition, Anoka County, Minnesota

Abstract Property

DATE OF PREPARATION:
1-25-2021

APPLICANT:
Java Companies
Mark Krough
612-384-9646
879 Scheffer Ave, St. Paul, MN 55102

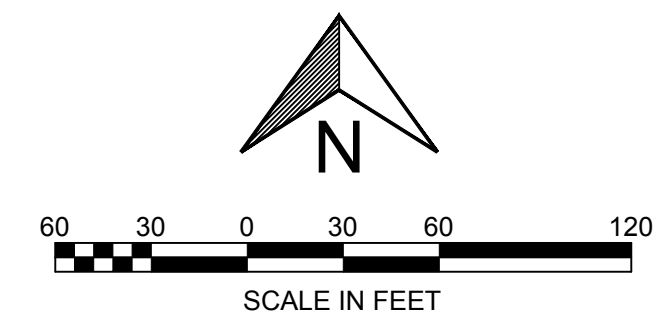
BENCHMARKS:
Elevations are based on the NAVD 88 Datum. Site Benchmark is the top nut of the fire hydrant located on the north side of Sunwood Drive NW, approximately 85 ft northerly of the NE corner of subject property. Elevation= 870.56 feet.

EXISTING ZONING:
COR. The COR (per the City of Ramsey Official Zoning Map dated September, 2011)

AREAS:
Proposed Lot 1 = 32,775 Sq. Ft. +/- or 0.752 Acres +/-
Proposed Outlot A = 537,827 Sq. Ft. +/- or 12,347 Acres +/-
Total Property Area = 570,602 Sq. Ft. +/- or 13.099 Acres +/-

FLOOD ZONE:
This property is contained in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27003C0280E, effective date of December 16, 2015.

Rory L. Synsteliën Minnesota License No. 44565
rory@civilsitegroup.com



Linetype & Symbol Legend

FO	FIBER OPTIC	TS	TRAFFIC SIGNAL
GAS	GASMAIN	CTB	CABLE TV BOX
W	WATERMAIN	EM	ELECTRICAL METER
SS	SANITARY SEWER	GM	GAS METER
SSS	STORM SEWER	FI	FOUND IRON MONUMENT
OHU	OVERHEAD UTILITIES	SI	SET IRON MONUMENT
TEL	TELEPHONE LINE	CI	CAST IRON MONUMENT
ELE	ELECTRIC LINE	AC	AIR CONDITIONER
CLV	CABLE LINE	B	BOLLARD
CLF	CHAINLINK FENCELINE	EMH	ELECTRIC MANHOLE
WLF	WOODEN FENCELINE	FP	FLAG POLE
G	GUARDRAIL	FES	FLARED END SECTION
CS	CONCRETE SURFACE	GV	GAS VALVE
PS	PAVER SURFACE	HS	HANDICAP SYMBOL
BS	BITUMINOUS SURFACE	H	HYDRANT
GLS	GRAVEL/LANDSCAPE SURFACE	WMH	WATER MANHOLE
S	SIGN	WV	WATER VALVE
UM	UTILITY MANHOLE	PP	POWER POLE
SM	SANITARY MANHOLE	GW	GUY WIRE
SMH	STORM MANHOLE	CT	CONIFEROUS TREE
CB	CATCH BASIN	DT	DECIDUOUS TREE
RD	ROOF DRAIN		
TB	TELEPHONE BOX		
TMH	TELEPHONE MANHOLE		
ET	ELECTRIC TRANSFORMER		

PROJECT
O'Reilly Auto Parts
Sunwood Drive NW, Ramsey, Anoka County, MN 55303

CLIENT
Java Companies
Mark Krough
879 Scheffer Avenue, St. Paul, MN 55102

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.

RORY L. SYNSTELIËN
DATE 1-25-2021 LICENSE NO. 44565

QA/QC

FIELD CREW	
DRAWN BY	JRN
REVIEWED BY	
UPDATED BY	



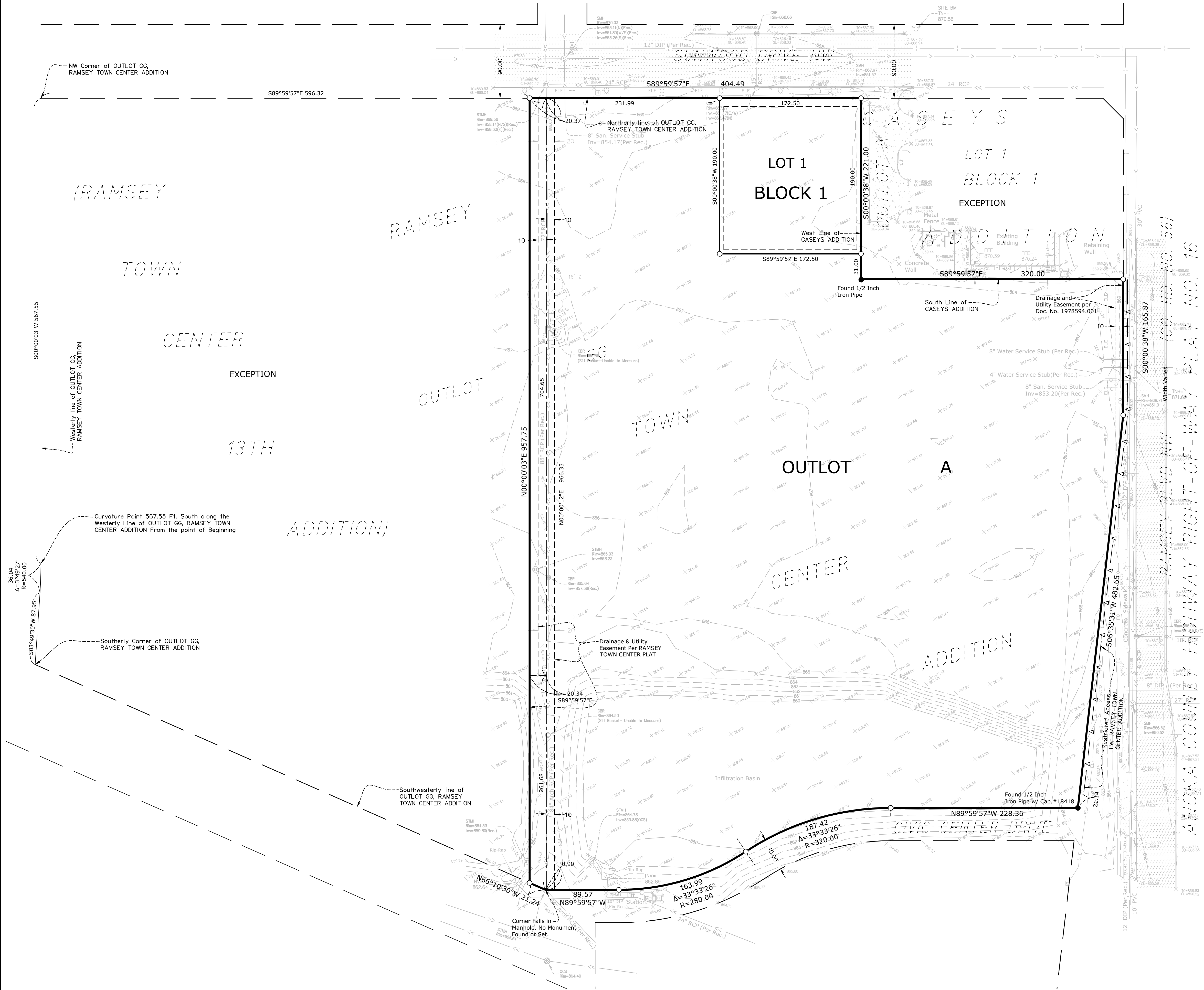
REVISION SUMMARY

DATE	DESCRIPTION

PROJECT NO.: 20386

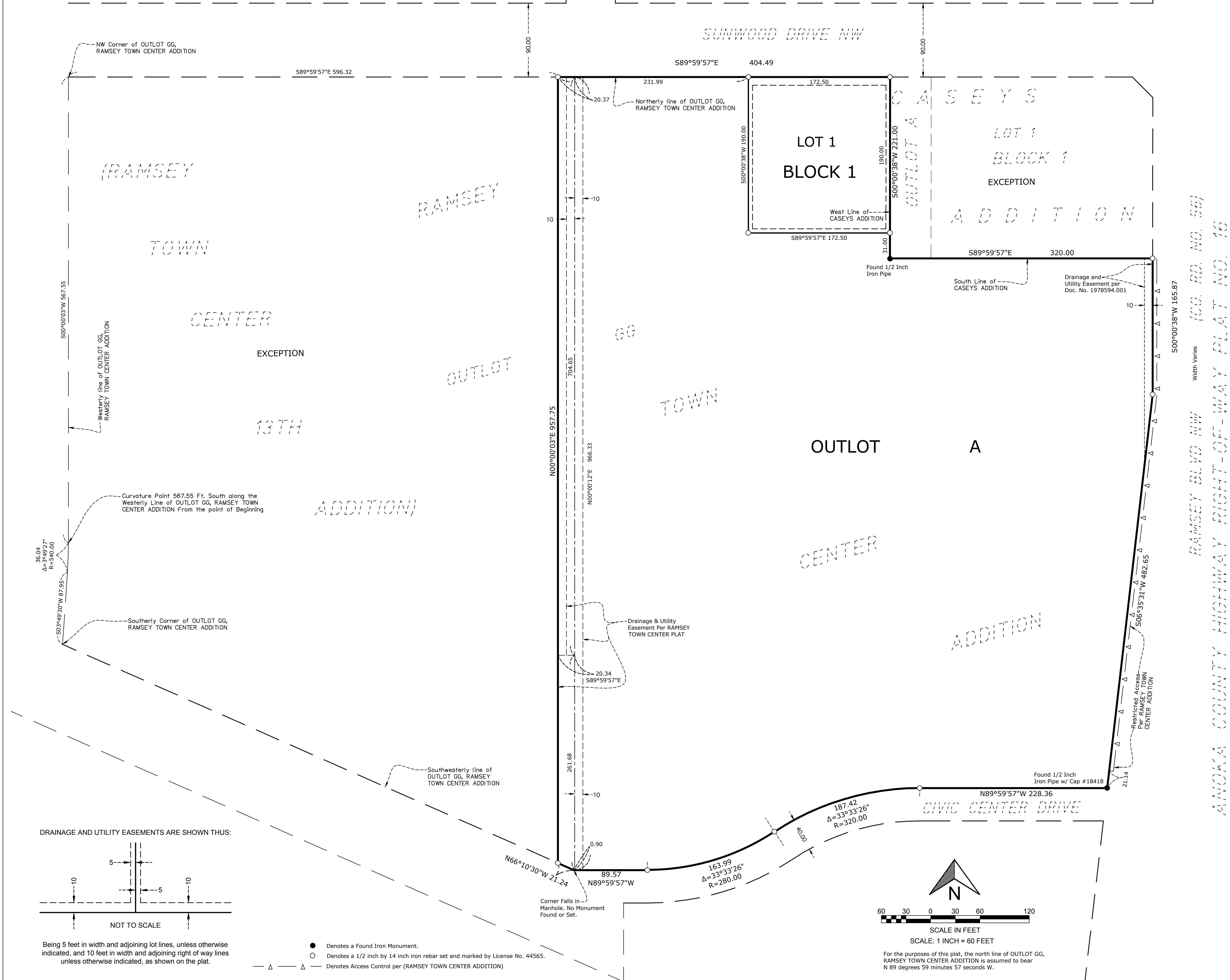
PRELIMINARY PLAT

V2.0



JAVA AUTO PARTS

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 28, T. 32, R. 25



KNOW ALL PERSONS BY THESE PRESENTS: That Java Ramsey Casey's Outlot, LLC, a limited liability company, owner of the following described property:

OUTLOT GG, RAMSEY TOWN CENTER ADDITION, except that part described as follows: Beginning at the Northwest corner of said OUTLOT GG; thence on an assumed bearing of South, along the Westerly line of said OUTLOT GG for 567.55 feet to a point of curvature in said Westerly line; thence Southerly for 36.04 feet along said Westerly line along a tangential curve concave to the West, radius 540 feet and a central angle 03 degrees 49 minutes 27 seconds to a point of tangency in said Westerly line; thence South 03 degrees 49 minutes 27 seconds West along said Westerly line for 87.95 feet to the most Southerly corner in said Westerly line; thence South 66 degrees 10 minutes 33 seconds East along the Southwesterly line of said OUTLOT GG for 659.59 feet; thence on a bearing of North for 957.75 feet to the Northerly line of said OUTLOT GG; thence on a bearing of West along said Northerly line for 596.32 feet to the point of beginning, LESS AND EXCEPT that part platted as CASEYS ADDITION. Anoka County, Minnesota.

Has caused the same to be surveyed and platted as JAVA AUTO PARTS and does hereby dedicate to the public for public use forever the drainage and utility easements as created by this plat for drainage and utility purposes only.

In witness whereof said Java Ramsey Casey's Outlot, LLC, a limited liability company, has caused these presents to be signed by its proper officer _____, 20____.

Java Ramsey Casey's Outlot, LLC, a limited liability company
By _____ Its _____

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____.

by _____, of Java Ramsey Casey's Outlot, LLC, a limited liability company, on behalf of the company.

Notary Public, Signature _____ Notary Public, Printed Name _____

My Commission Expires: _____

Notary Public _____ County, _____

SURVEYORS CERTIFICATE
I, Rory L. Synstelen, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of the surveyor's certification are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20____.

Rory L. Synstelen, Licensed Land Surveyor
Minnesota License No. 44565

STATE OF MINNESOTA, COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____.

by Rory L. Synstelen, Licensed Land Surveyor.

Notary Public, Signature _____ Notary Public, Printed Name _____

My Commission Expires: _____

Notary Public _____ County, _____

CITY COUNCIL
City Council, City of Ramsey, Minnesota

This plat of JAVA AUTO PARTS was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Ramsey, Minnesota
By: _____ Mayor Clerk

COUNTY SURVEYOR
I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subdivision 11, this plat has been reviewed and approved this _____ day of _____, 20____.

By: _____ Charles F. Gitzen Anoka County Surveyor

COUNTY AUDITOR/TREASURER
County of Anoka, State of Minnesota

Pursuant to Minnesota Statutes, Section 505.021, Subdivision 9, taxes payable in the year _____ on real estate hereinbefore described, have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfers entered on this _____ day of _____, 20____.

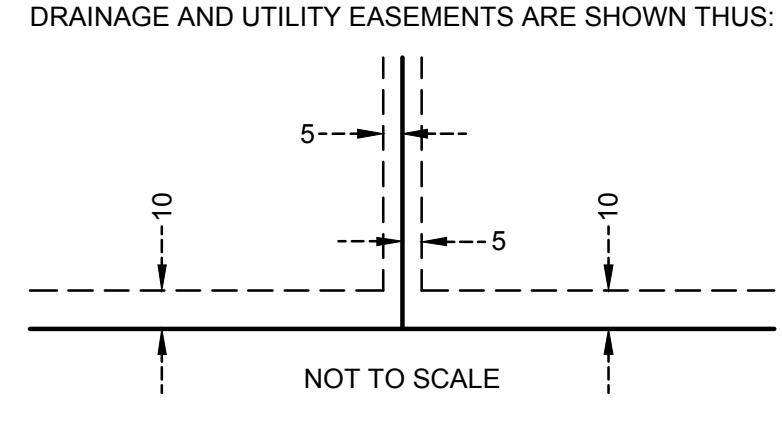
By: _____ Property Tax Administrator By: _____ Deputy

COUNTY RECORDER/REGISTRAR OF TITLES
County of Anoka, State of Minnesota

I hereby certify that this plat of JAVA AUTO PARTS was filed in the Office of the County Recorder/Registrar of Titles for public record on this _____ day of _____, 20____, at _____ o'clock _____ M. and was duly recorded as Document Number _____.

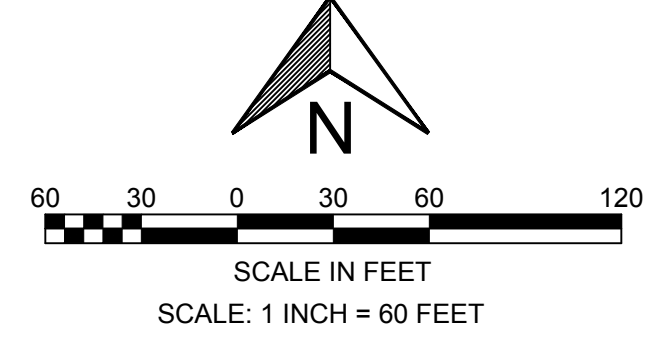
By: _____ County Recorder/Registrar of Titles By: _____ Deputy

ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 16
RAMSEY BLVD NW (CO. RD. NO. 56)
Width Varies
S00°00'38"W 165.87

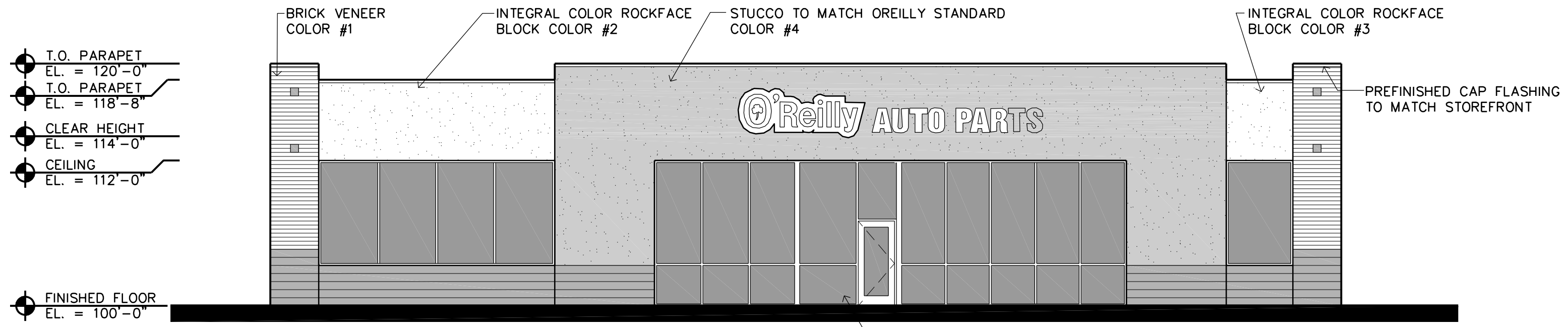


Being 5 feet in width and adjoining lot lines, unless otherwise indicated, and 10 feet in width and adjoining right of way lines unless otherwise indicated, as shown on the plat.

- Denotes a Found Iron Monument.
- Denotes a 1/2 inch by 14 inch iron rebar set and marked by License No. 44565.
- Δ — Denotes Access Control per (RAMSEY TOWN CENTER ADDITION)

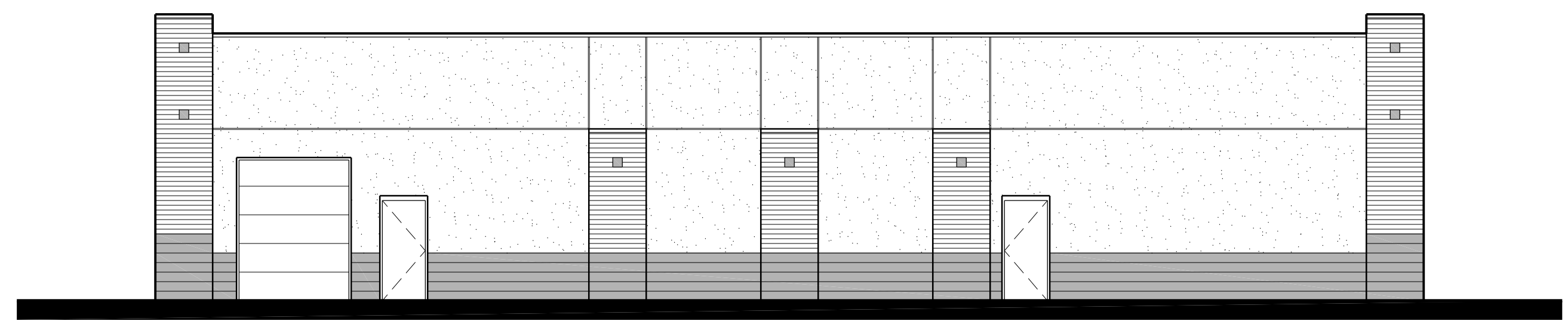


For the purposes of this plat, the north line of OUTLOT GG, RAMSEY TOWN CENTER ADDITION is assumed to bear N 89 degrees 59 minutes 57 seconds W.

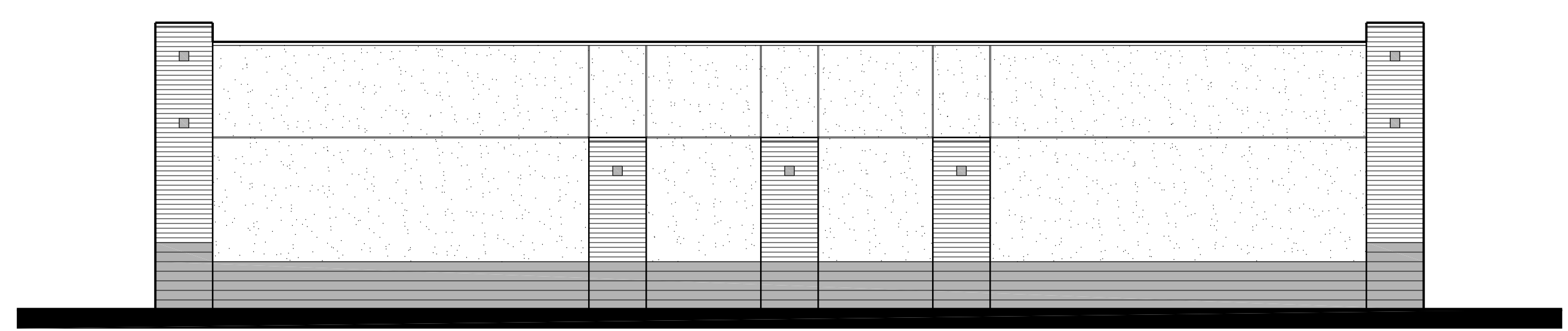


5 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

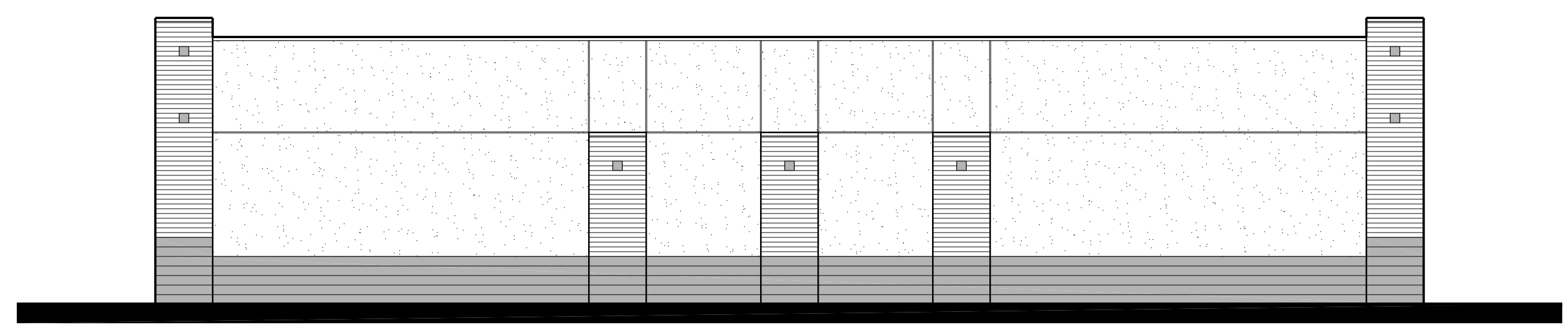
NOTE: MIN GLASS ON FRONT FACADE - 40%
691/1,679 = 41.2% > 40% MIN.



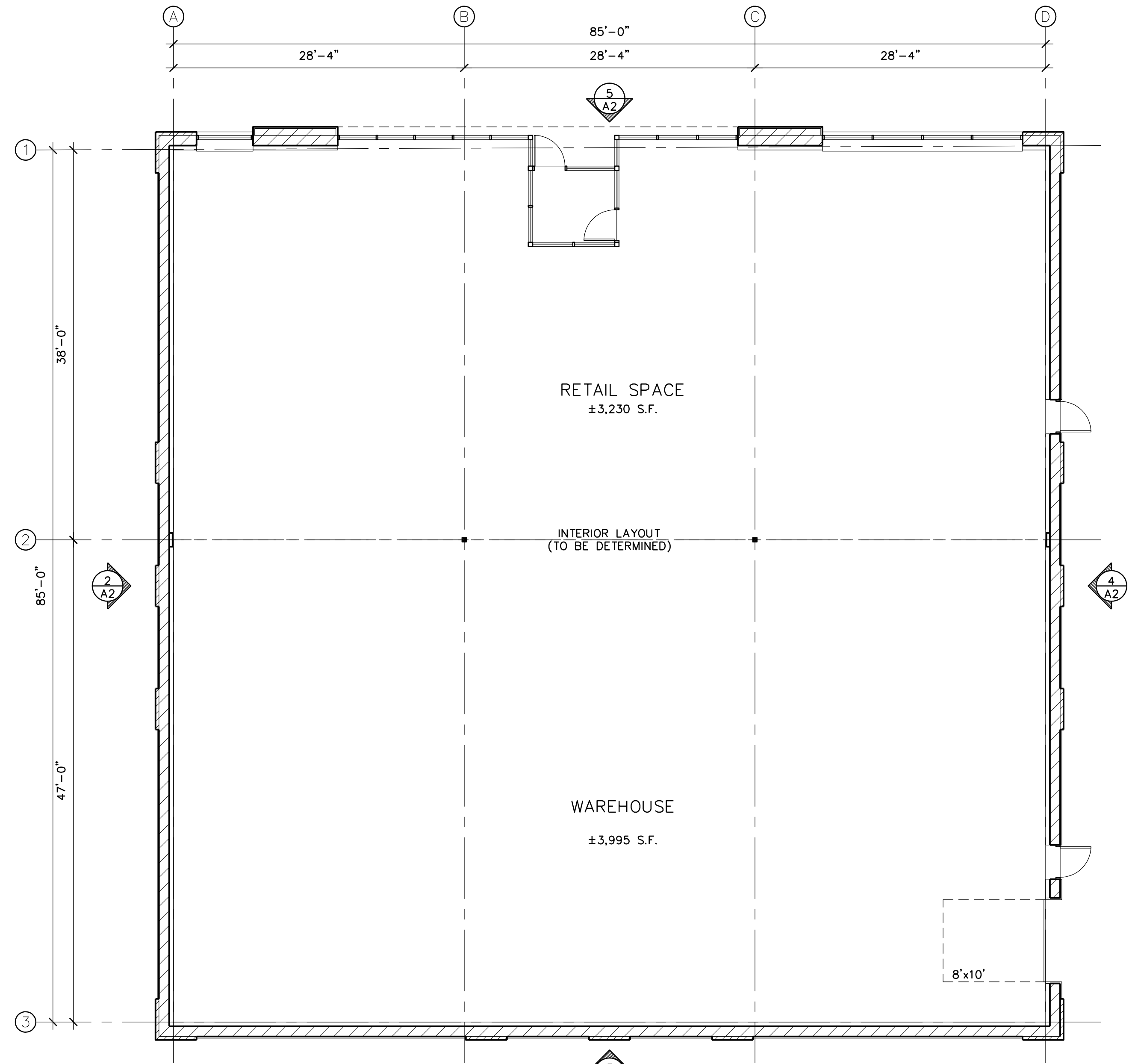
4 EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

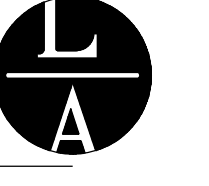


1 FLOOR PLAN
SCALE: 1/8" = 1'-0"



WOOD FRAMED
FULLY FIRE SPRINKLERED

Filename: O'REILLY-SUNWOOD DRIVE\O'REILLY-SUNWOOD DRIVE-A3



LAMPERT
ARCHITECTS

420 Summit Avenue
St. Paul, MN 55102
Phone: 763.755.1211 Fax: 763.757.2849
lampo@lampert-arch.com

ARCHITECT CERTIFICATION:
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.

PRELIMINARY
NOT FOR
CONSTRUCTION

JAVA
PROPERTIES

879 Scheffer Avenue
St. Paul, MN 55102
Phone: 952-403-9595

O'REILLY AUTO
Sunwood Drive NW, Ramsey Minnesota

Copyright 2020
Leonard Lampert Architects Inc.

Project Designer: JAMES B

Drawn By: ALE

Checked By: LL

Revisions

9/25/20 | PRELIMINARY

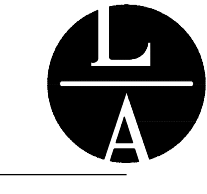
NO.	DATE	DESCRIPTION

FLOOR PLAN
BUILDING ELEVATIONS

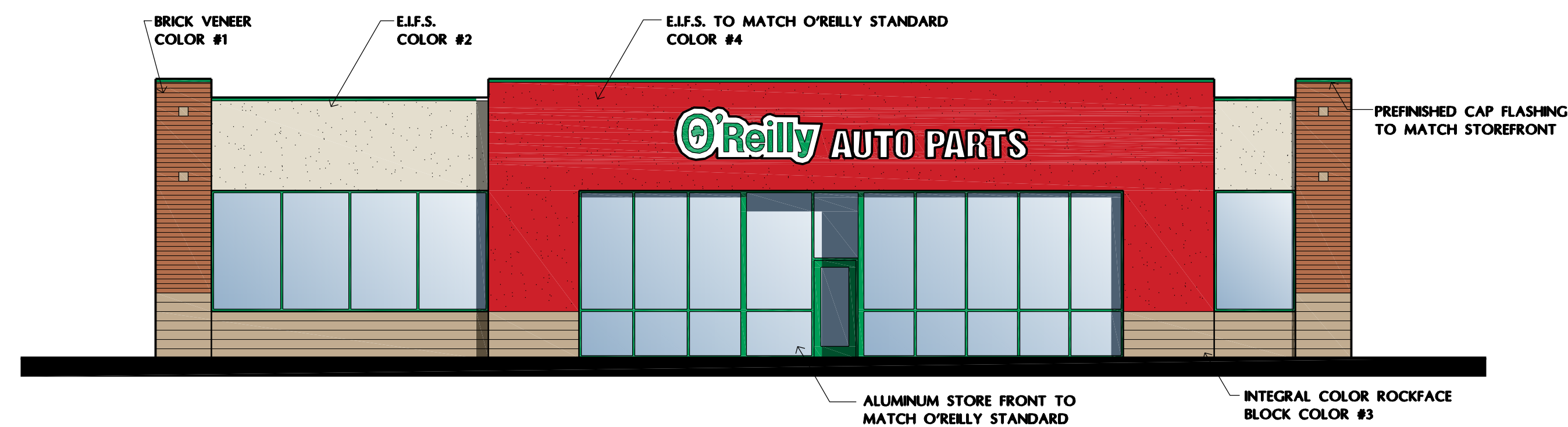
Sheet Number

A2

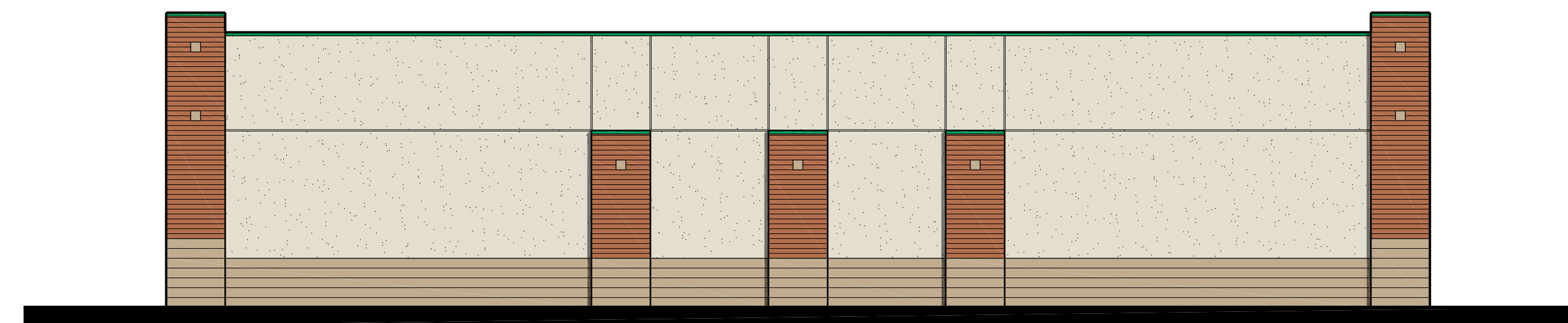
Project No.



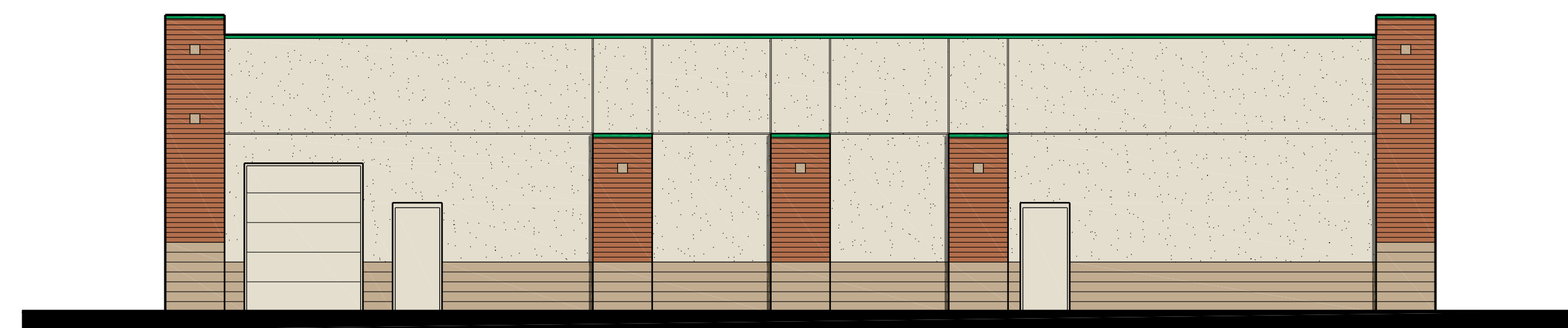
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NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



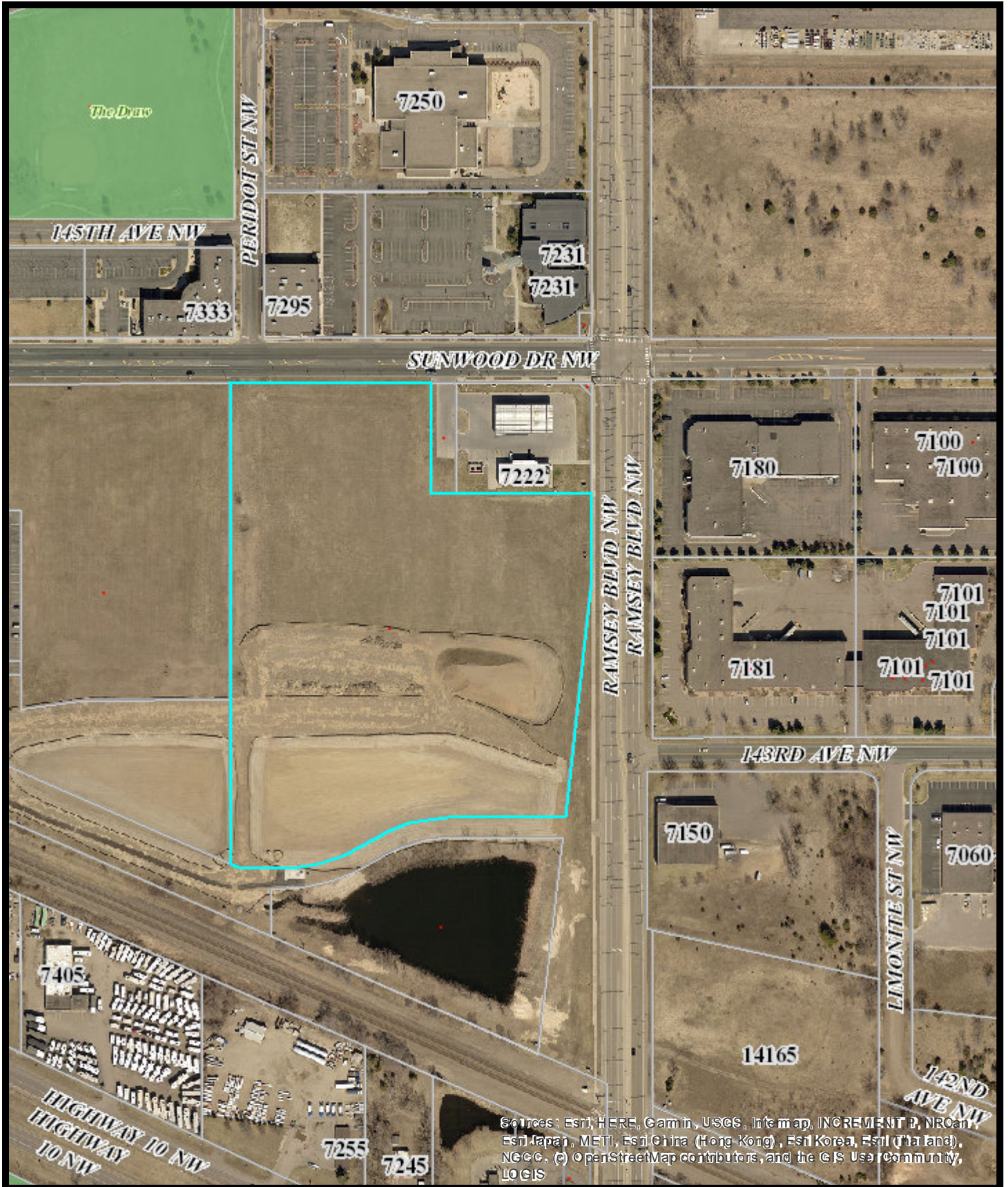
WEST ELEVATION

O'REILLY AUTO RAMSEY

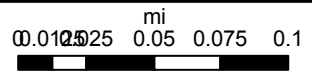
Ramsey, Minnesota

NOTE: THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL COLORS NEED TO BE FIELD VERIFIED.

Site Location



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



Special Planning Commission

5.3.

Meeting Date: 02/11/2021

By: Chloe McGuire Brigl, Community
Development

Information

Title:

Receive Update on Trott Brook North Planning Area - Makowsky and Hunt Property Projects

Purpose/Background:

The purpose of this case is to receive a general update on the status and timing of the projects generally known as "Trott Brook North" which is the area between Variolite St and Nowthen Blvd NW, north of Trott Brook. The two properties are separately owned, and the City is working with two separate Applicants, the Excelsior Group and Platinum Land, LLC. Both Applicants are working towards formal applications with 80 foot wide lots.

Staff will provide a verbal update at the meeting on both projects and respond to any questions the Commission may have.

Notification:

N/A

Observations/Alternatives:

Please note that these are not the same projects presented in early 2020. Ultimately, the City Council did not approve the previous proposals that included smaller single-family lots. Both projects now represent 80 foot wide, quarter-acre lots that comply with underlying zoning. Staff has not completed a complete review to ensure full zoning and subdivision compliance, but the overall approach is consistent with current zoning.

This is a high-level overview. Similar to the Highway 10 South/Riverstone South project, additional detail will be added to the framework as the process unfolds. The intent of this case is to introduce the projects as revised and seek any high-level feedback/policy questions to answer moving forward.

Funding Source:

Staff is handling this update as part of normal duties, no more than 15 minutes needed.

Recommendation:

N/A

Action:

No formal action required, this case is meant as an update only.

Attachments

Site Location Map

Makowsky 80 Foot Lot Concept

Hunt 80 Foot Lot Concept

Form Review

Inbox

Tim Gladhill

Form Started By: Chloe McGuire Brigl

Final Approval Date: 02/03/2021

Reviewed By

Tim Gladhill

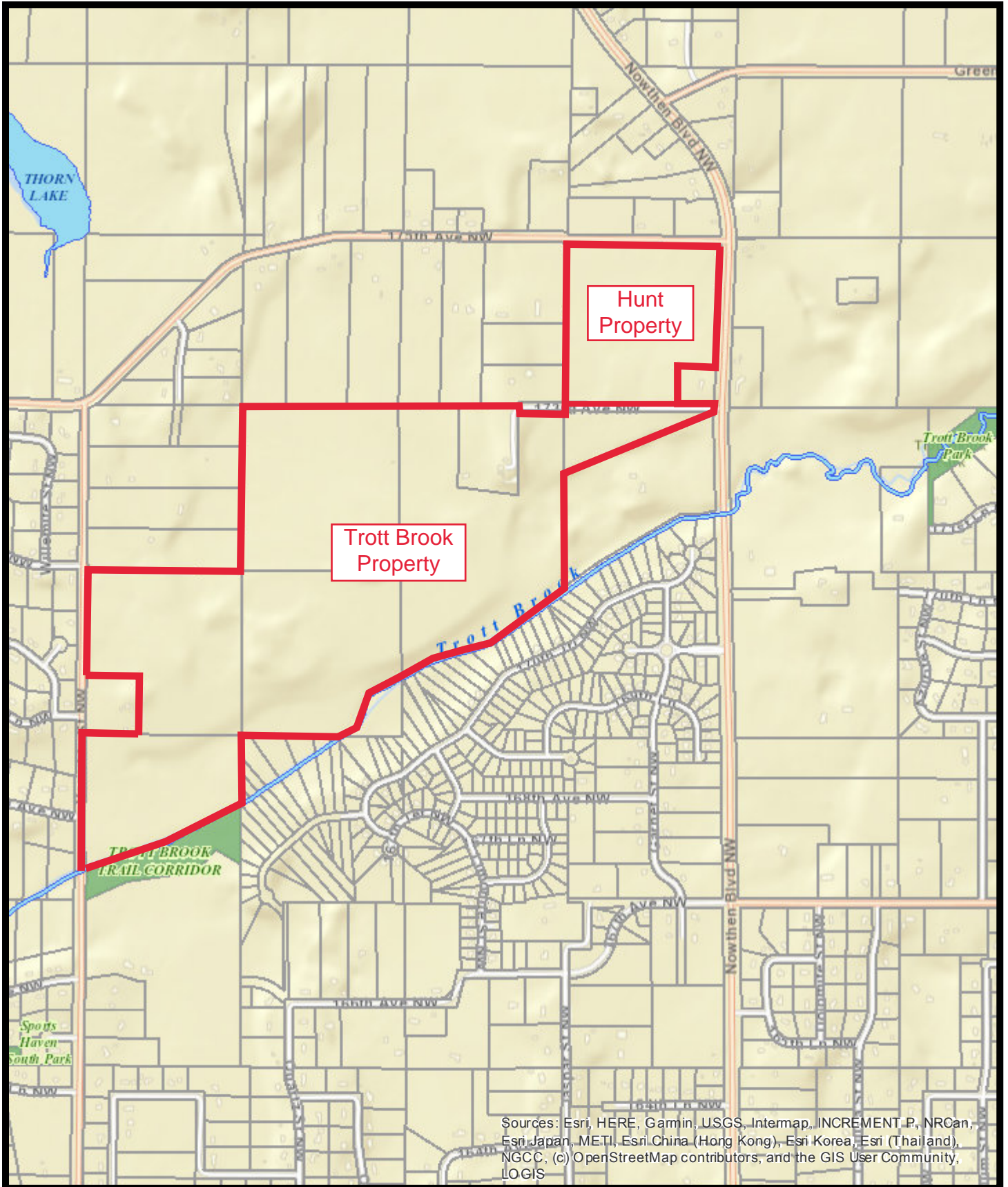
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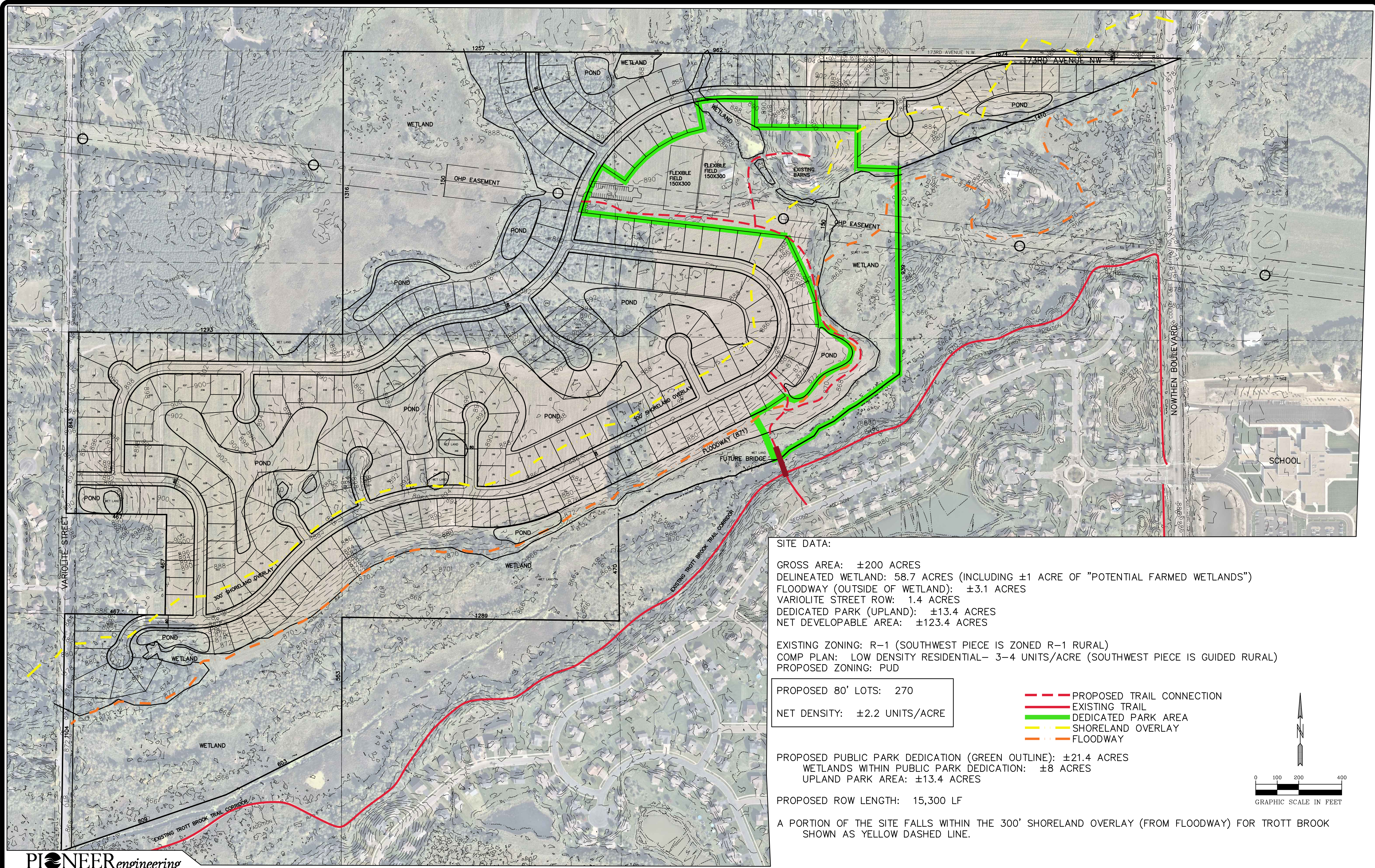
Started On: 02/01/2021 12:56 PM

Subject Properties

Trott Brook and Hunt Properties



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 DATA:

GROSS AREA: ±200 ACRES
 DELINEATED WETLAND: 58.7 ACRES (INCLUDING ±1 ACRE OF "POTENTIAL FARMED WETLANDS")
 FLOODWAY (OUTSIDE OF WETLAND): ±3.1 ACRES
 VARIOLITE STREET ROW: 1.4 ACRES
 DEDICATED PARK (UPLAND): ±13.4 ACRES
 NET DEVELOPABLE AREA: ±123.4 ACRES

EXISTING ZONING: R-1 (SOUTHWEST PIECE IS ZONED R-1 RURAL)
 COMP PLAN: LOW DENSITY RESIDENTIAL- 3-4 UNITS/ACRE (SOUTHWEST PIECE IS GUIDED RURAL)
 PROPOSED ZONING: PUD

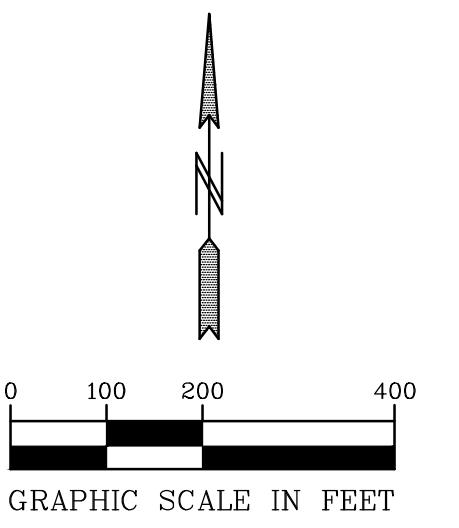
PROPOSED 80' LOTS: 270
 NET DENSITY: ±2.2 UNITS/ACRE

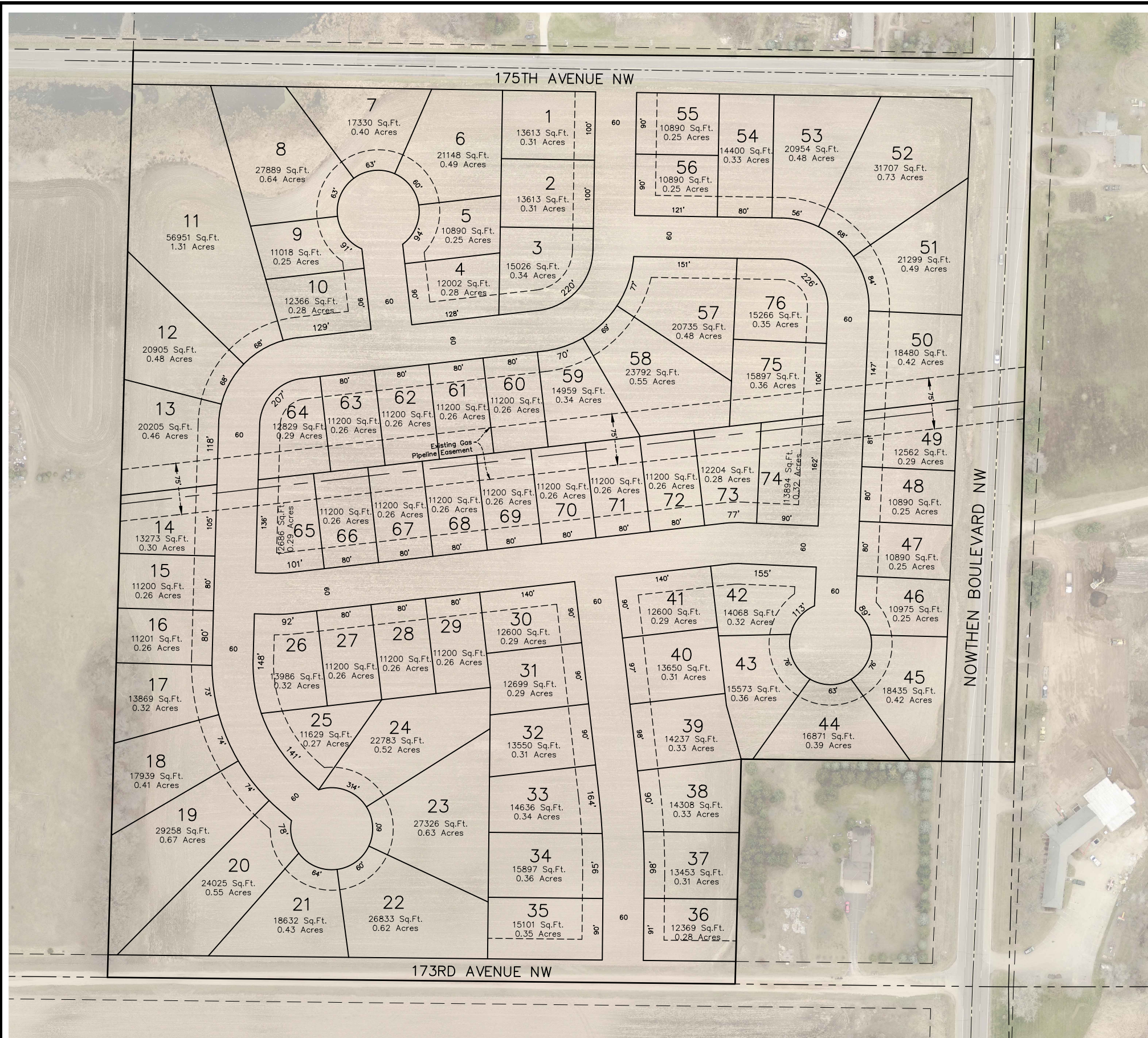
- PROPOSED TRAIL CONNECTION
- EXISTING TRAIL
- DEDICATED PARK AREA
- SHORELAND OVERLAY
- FLOODWAY

PROPOSED PUBLIC PARK DEDICATION (GREEN OUTLINE): ±21.4 ACRES
 WETLANDS WITHIN PUBLIC PARK DEDICATION: ±8 ACRES
 UPLAND PARK AREA: ±13.4 ACRES

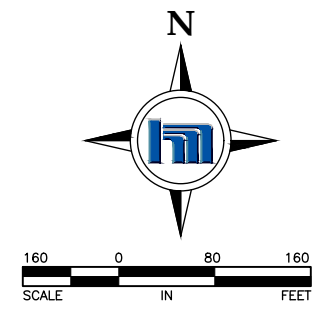
PROPOSED ROW LENGTH: 15,300 LF

A PORTION OF THE SITE FALLS WITHIN THE 300' SHORELAND OVERLAY (FROM FLOODWAY) FOR TROTT BROOK SHOWN AS YELLOW DASHED LINE.





Municipality:	City of Ramsey	Building Setbacks:	Front yard: 30 feet Side yard: 6/10 feet Rear yard: 30 feet
Existing Zoning:	R-1 MUSA	Lot Summary:	76 Single Family Residential Lots (80' Minimum Lot Width measured at the front setback line)
Proposed Zoning:	R-1 MUSA	Owner:	Ronald & Judith Hunt 17455 Nowthen Blvd. NW Ramsey, MN 55303
Proposed Use:	Urban Residential	Subdivider:	Platinum Land LLC 15363 Radium St. NW Ramsey, MN 55303 Jason Bebeau (763) 301-4550
Road Mileage:	4,373 LF or 0.83 Miles	Designer/Surveyor:	Hakanson Anderson Assoc. 3601 Thurston Avenue Anoka, MN 55303 (763) 427-5860
Street Lighting:	as required		
Proposed Utilities:	Sewer: Municipal (Needs Extension) Water: Municipal (Needs Extension)		
Plot Area:	Total Area: 1,656,232 Sq.Ft. = 38.02 Acres Proposed ROW: 458,727 Sq.Ft. = 10.53 Acres Park Area: 0 Sq.Ft. = 0.00 Acres		
Density:	2 units/acre		



Aug 03, 2020 - 10:47am
 K:\end_surr\Land Desktop 2008\4455.02 Hunt Plot Ramsey\dwg\4455.02 Sketch MS WORKING.dwg

DATE	REVISION
07/24/20	revised layout per City comments

DESIGNED BY:	BP/BAW
DRAWN BY:	RM/SMM
CHECKED BY:	BP/SMM



Hakanson Anderson
 Civil Engineers and Land Surveyors
 3601 Thurston Ave., Anoka, Minnesota 55303
 763-427-5860 FAX 763-427-0520
 www.haa-inc.com

PLATINUM LAND, LLC

SKETCH PLAN
 CITY OF RAMSEY, MINNESOTA

SHEET	1
OF	1
SHEETS	1

Special Planning Commission

5. 4.

Meeting Date: 02/11/2021

By: Tim Gladhill, Community Development

Information

Title:

Review Concept Plan for Saint Katharine Drexel Addition (Remnant Developable Area); Case of Saint Katharine Drexel Catholic Church

Purpose/Background:

The purpose of this case is to review potential development options for a remnant parcel owned by Saint Katharine Drexel Catholic Church that is not needed for their future campus needs. Staff is seeking high level feedback on potential Detached Single-Family and/or Townhome Development at the request of Saint Katharine Drexel. Townhomes would require a Comprehensive Plan Amendment and Zoning Amendment. Before Staff commits any amount of time to this evaluation, it is customary to check in with the Planning Commission (and potentially City Council) before utilizing Staff Time for review.

Since the townhome request would require a Comprehensive Plan Amendment (and Zoning Amendment), the City is not obligated to approve that development scenario. The intent of this case is to create a space for Saint Katharine Drexel to introduce the topic.

Please note, for transparency purposes, Planning Commission Chair Randy Bauer is on Staff at Saint Katharine Drexel. Vice-Chair Gary VanScoy is the Chair of the Saint Katharine Drexel Building Committee. While there is no legal conflict of interest in this instance, there may be a perceived conflict of interest. Staff will walk through potential scenarios to move this review forward. No action is being requested at this meeting, just informal feedback. With that in mind, Chair Bauer and Vice-Chair VanScoy may elect to abstain from discussion from the perspective of Planning Commissioners, but represent Saint Katharine Drexel.

The City has an interest for a portion of the property for Central Park Expansion. The attached exhibits were prepared by the City to frame the portion potentially desired by the City. The concepts illustrate the remaining area as a single-family neighborhood. This framework could be expanded to discuss Saint Katharine Drexel's request for the City to consider allow townhomes to be developed in this area.

Notification:

Observations/Alternatives:

Funding Source:

Recommendation:

As this is a high-level policy review, Staff needs initial policy direction from the Planning Commission before formulating a recommendation. Nothing in this case should be interpreted to mean that the City is considering this project. We are simply reacting to a simply request to consider potential land use alternatives.

Action:

Attachments

Concepts

Form Review

Inbox

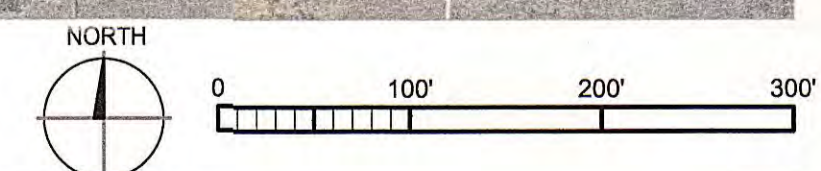
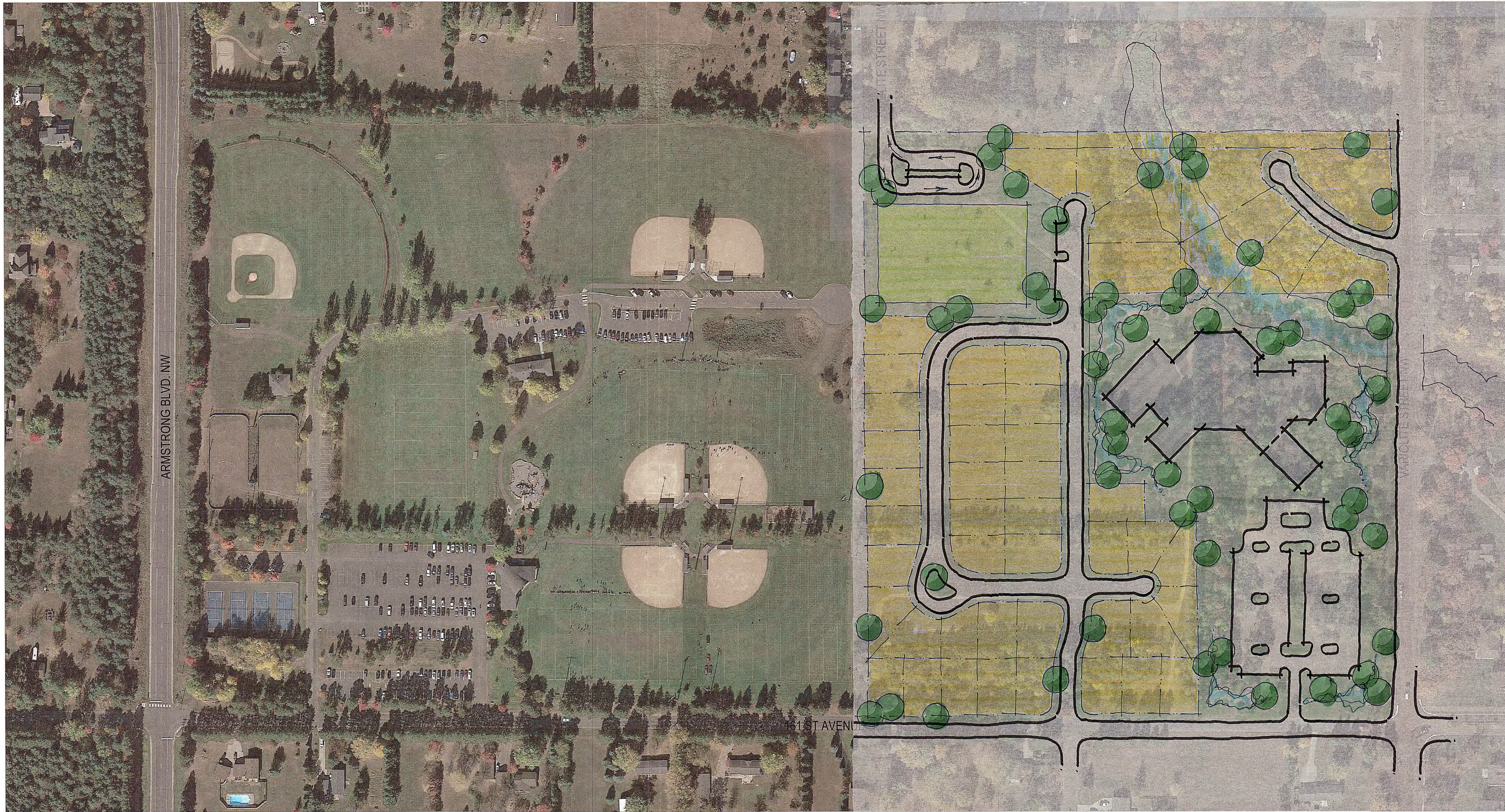
Tim Gladhill (Originator)
Form Started By: Tim Gladhill
Final Approval Date: 02/04/2021

Reviewed By

Tim Gladhill

Date

02/04/2021 04:56 PM
Started On: 02/04/2021 04:38 PM



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DATE:
02/01/2021

DRAWN:
SPM

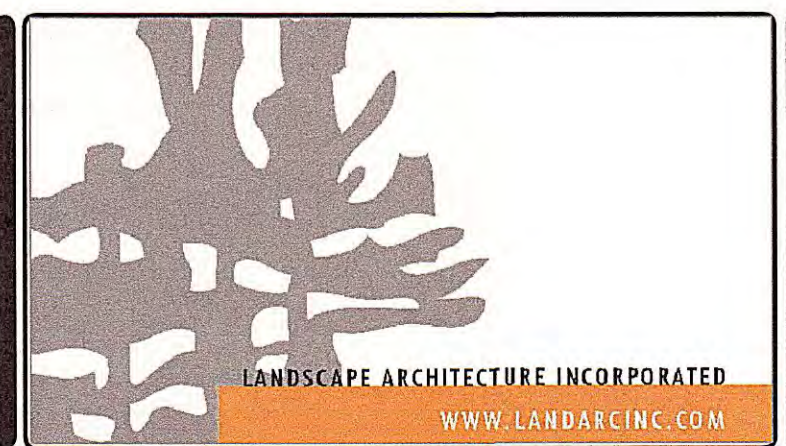
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SPM

CHECKED:
SPM

APPROVED:
SPM

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Signature: _____ Date: _____
 Printed name: **STEPHEN P. MASTEY** Reg. No. **40629**
 My license renewal date is **06/30/2022**
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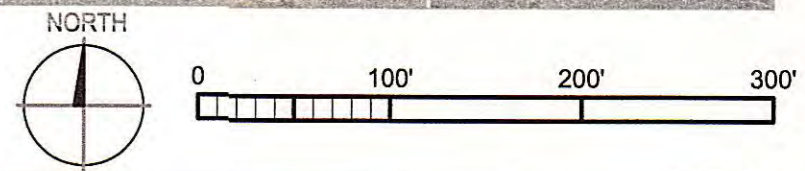
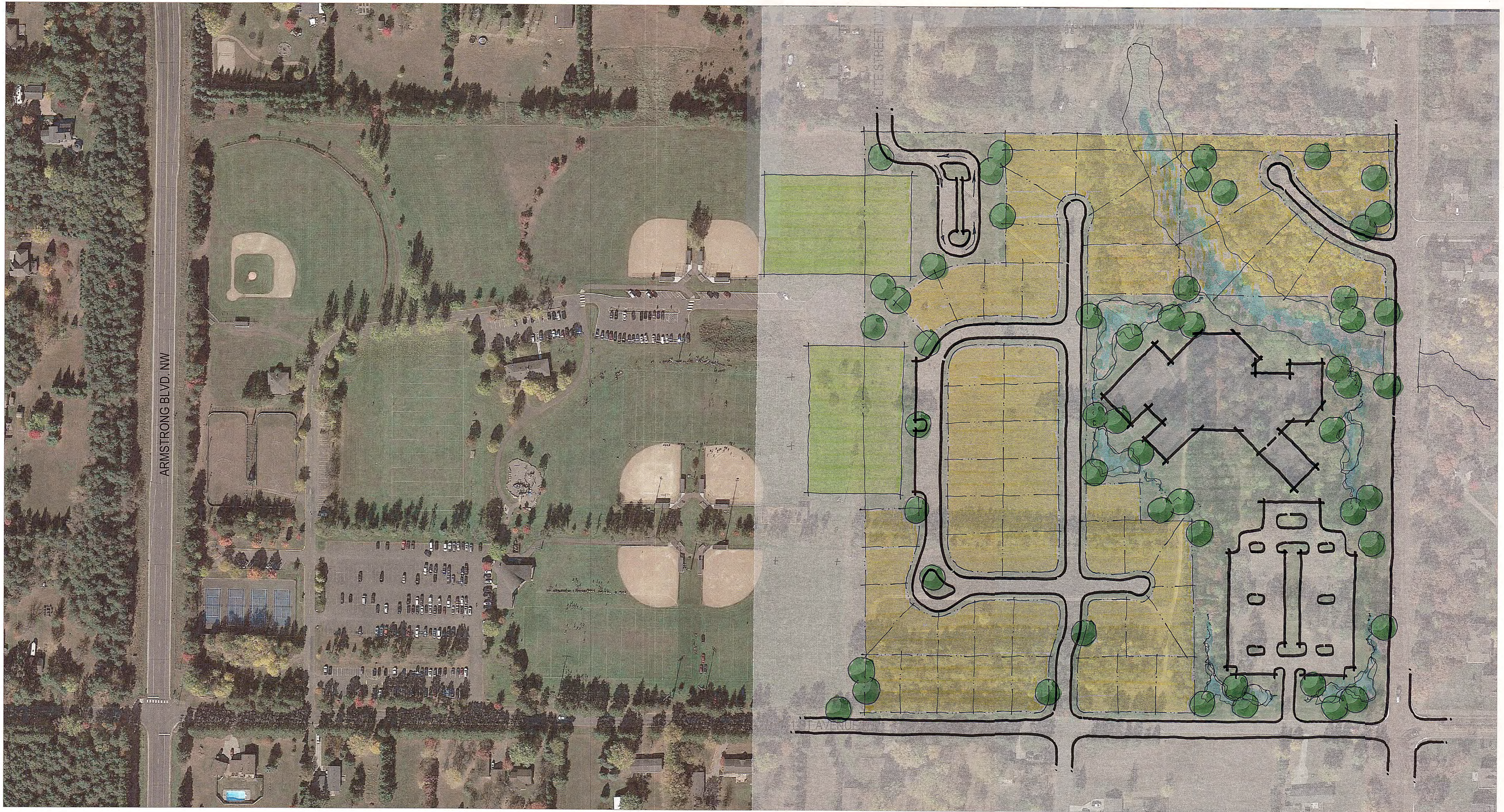
PROJECT

CLIENT
CITY OF RAMSEY, MINNESOTA

DRAWING TITLE

PROJECT NO. **09-2014** DRAWING NO.

SCALE: **AS NOTED**



NO.	DATE	ISSUE/REVISION	DRWN	CHKD	NO.	DATE	ISSUE/REVISION	DRWN	CHKD

DATE: 02/01/2021
 DRAWN: SPM
 DESIGNED: SPM
 CHECKED: SPM
 APPROVED: SPM

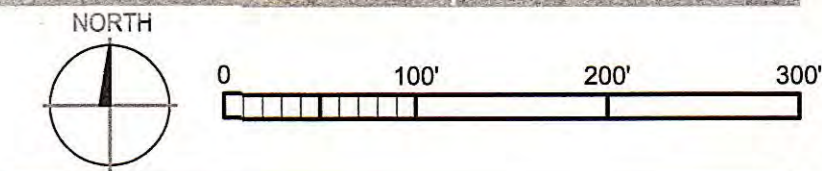
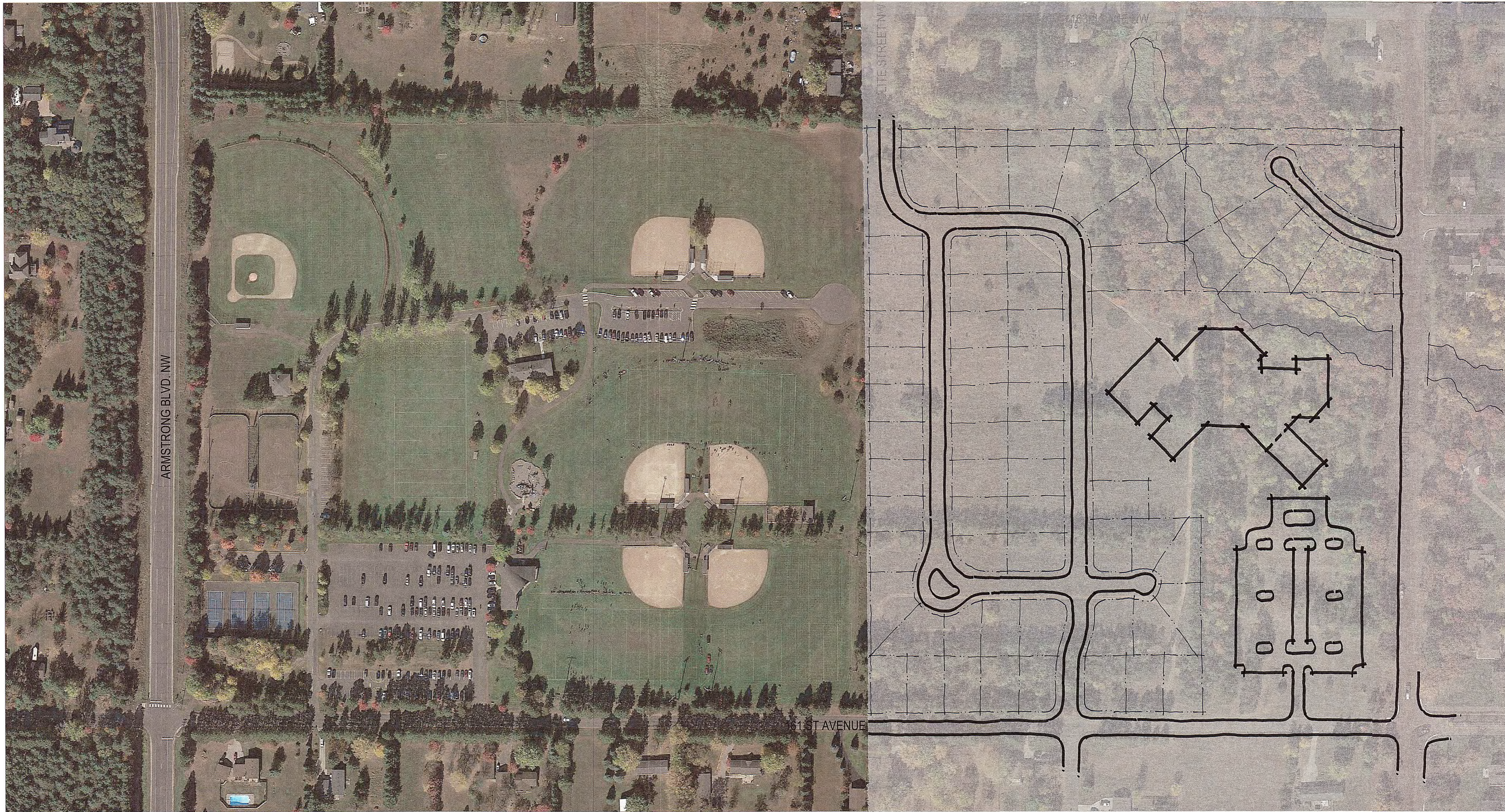
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 CLIENT: **CITY OF RAMSEY, MINNESOTA**

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 PROJECT NO.: **09-2014** DRAWING NO.: _____
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