

Comprehensive Plan Amendment

Amendment to Page 30 – 34

Urban Residential Low Density (URL) district is established to create cohesive neighborhoods of single-family detached housing within the MUSA and with access to municipal sewer and water. Residential lots within this district are sized to allow efficient utilization of municipal infrastructure as well as to provide an area large enough to accommodate housing market demands. These neighborhoods must be protected from higher intensity uses with appropriate transitions. These transitions include natural features such as trees, wetlands, streams or major changes in topography. Man-made elements such as streets, parks or earth berms in combination with landscaping are also appropriate. When adjacent to arterial roadways, additional setback distance, landscaping and berms are required. Facilities that generate noise, traffic, and/or glare also require major separation from these neighborhoods.

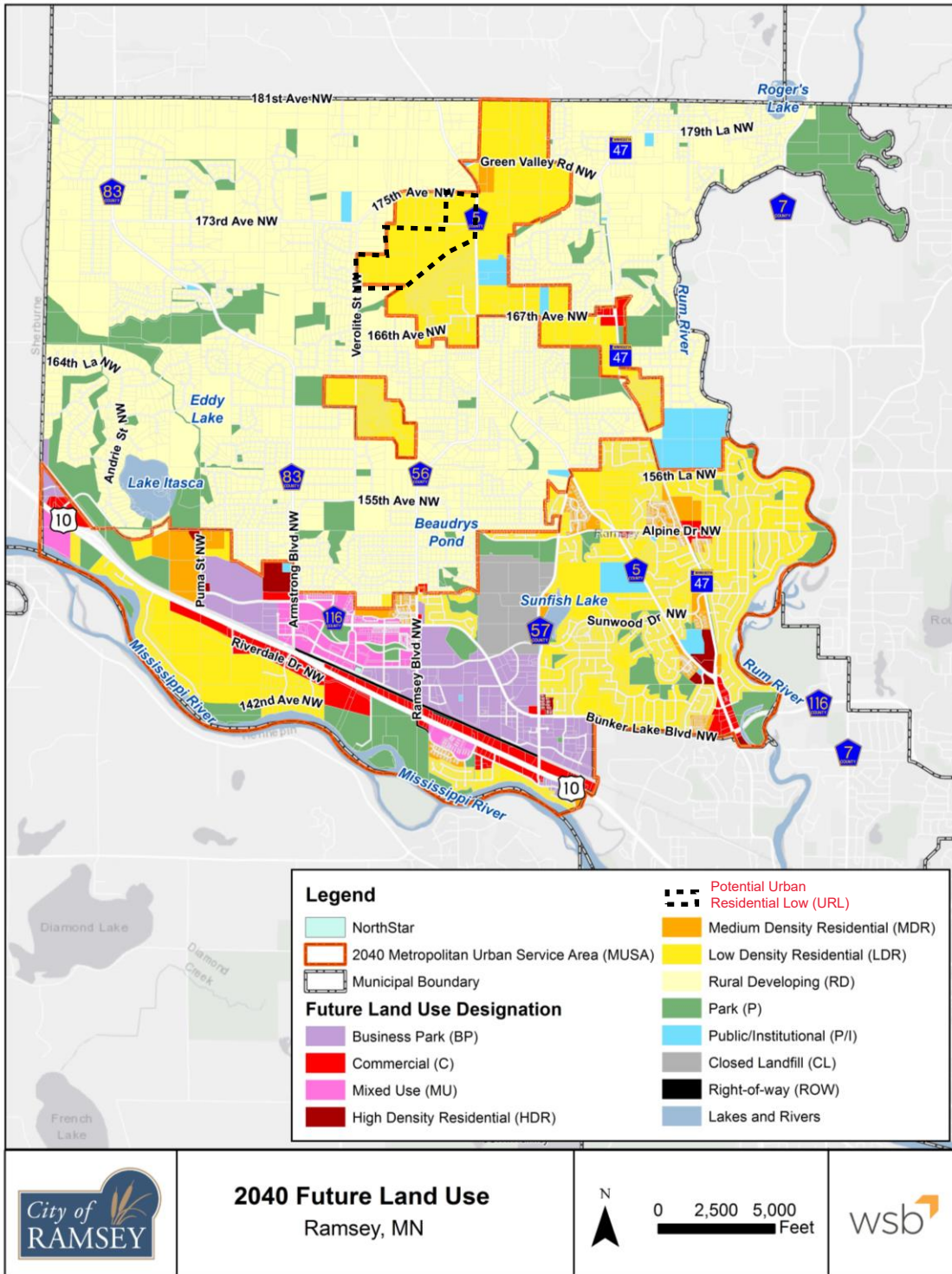
Minimum Lot Size	Variable
Density	1.5 to 4 units per acre
PUD Density	4 units per acre
City Utilities	Required
Corresponding Zoning Districts	R-1 MUSA (80), R-1 MUSA (65)
Type of Development	Single-Family Detached Housing

Urban Residential Low (URL) district at the time of preliminary plat application may qualify for a reduction in minimum density requirements. If a property meets two (2) or more of the criteria listed below, the City Council may approve a decrease in the minimum density requirements provided the proposed density does not fall below 1.5 units per acre:

- A. Adequate sanitary sewer or water capacity does not exist to develop the property at the minimum density.
- B. Previous subdivision of adjacent properties has provided limited access which restricts development potential.
- C. Meeting the minimum density would not be feasible due to the existence of poor soils, wetlands, floodplain, topography, hydrology or other limiting environmental condition.
- D. Property is located within a Shoreland District, Scenic River District, Wellhead Protection Area, or Drinking Water Supply Management Area due to State requirements towards limiting impacts to the above noted items.
- E. For infill type developments, the characteristics of the surrounding neighborhood would not support development of the property at the minimum density.
- F. The property is adjacent to existing rural residential, large lot development, and development at 3+ units per acre would not meet the character of the neighborhood.

The City is aware of several properties that may meet two of the criteria above and has identified these areas on attachment A. Attachment A is for planning purposes only to illustrate the potential applicability of these criteria. Ultimate determination of applicability of these criteria will be at the City Council's discretion and upon site plan review.

Attachment A: Potential Areas



Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #22-009

RESOLUTION AMENDING THE CITY'S 2040 COMPREHENSIVE PLAN FOR TROTT BROOK NORTH PLANNING AREA TO CREATE A NEW URBAN RESIDENTIAL LOW DISTRICT

WHEREAS, the City Council has recently reviewed two preliminary plat requests for land north of Trott Brook between Variolite St and Nowthen Blvd, and finds it necessary to amend the City's Comprehensive Plan to allow for lower urban densities in this area. The properties are legally described in Exhibit A (the 'Subject Properties'); and

WHEREAS, the Planning Commission met and reviewed the associated Preliminary Plat for Trott Brook Crossing on October 28, 2021 and held a Public Hearing for the Preliminary Plat for North Brook Meadows on August 26, 2021, and were supportive of densities as requested (less than 3 units per acre), aligning with new comprehensive plan amendment area; and

WHEREAS, a new district, Urban Residential Low (URL), shall be added to the Comprehensive Plan as described in Exhibit B; and

WHEREAS, the City proposes to amend the comprehensive plan for the Subject Properties from Low Density Residential (a district allowing for developments on sewer/water at a density of no less than 3 units per acre) to Urban Residential Low (URL); and

WHEREAS, the City Council held a public hearing on the comprehensive plan amendment on January 11, 2022 and approved of the proposed comprehensive plan amendment with contingencies as listed below.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

1. That the Ramsey City Council hereby grants a comprehensive plan amendment for the Trott Brook North planning area in accordance with relevant City Codes, contingent upon the following conditions:
 - a. Review and approval by City Attorney.
 - b. Comprehensive Plan Amendment Approval by Metropolitan Council
 - c. Update to Planning Commission for confirmation on direction at January 27, 2022 Planning Commission meeting with another public hearing.
2. That the Ramsey City Council hereby authorizes Staff to notify adjacent jurisdictions, complete necessary documentation, and work with the Metropolitan Council on submission and follow up on said amendment.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember _____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 11th day of January, 2022.

Mayor

ATTEST:

City Clerk

Exhibit A: Subject Properties

[Trott Brook Crossing Parcels]

Parcel A:

That part of the West Half of the Northwest ¼ of Section 10, Township 32, Range 25, Anoka County, Minnesota described as follows: Commencing at the Northwest corner of Section 10, Township 32, Range 25; thence Easterly on said Section line 80 rods; thence Southerly parallel with the West line of said Section to Trott Brook; thence Westerly along the channel of said Brook to where the West line of said Section crosses the same; thence Northerly along said line to the place of beginning. EXCEPTING THEREFROM the following described parcel:

That portion of the West Half of the Northwest Quarter of Section 10, Township 32, Range 25, Anoka County, Minnesota described as follows: Commencing at the Northwest corner of said Section 10; thence North 89 degrees 23 minutes 47 seconds East along the North line of said Section 10, a distance of 481.77 feet to the point of beginning; thence continue North 89 degrees 23 minutes 47 seconds East along said North line of Section 10, a distance of 480.09 feet; thence South 00 degrees 34 minutes 09 seconds East parallel with the West line of said Section 10, a distance of 707.31 feet; thence North 83 degrees 29 minutes 51 seconds West, a distance of 483.67 feet; thence North 00 degrees 34 minutes 09 seconds West parallel with said West line, a distance of 657.59 feet to the point of beginning.

Parcel B:

That part of the Northeast Quarter of the Northwest Quarter of Section 10, Township 32, Range 25, Anoka County, Minnesota, described as follows: Commencing at the Northwest corner of the Northeast Quarter of the Northwest Quarter; thence running South 32 rods; thence running Easterly on a line which intersects the North boundary line of said Section 10 at the Quarter Section Corner; thence West on said North boundary line 80 rods to the point of commencement.

Parcel C:

The South Half of the Northeast Quarter of Section 9, Township 32, Range 25, Anoka County, Minnesota, excepting therefrom the following: The South 467 feet of the West 467 feet of the Southwest Quarter of the Northeast Quarter of said Section 9, Township 32, Range 25, Anoka County, Minnesota, as measured along the South and West lines thereof.

Parcel E:

That portion of the West Half of the Northwest Quarter of Section 10, Township 32, Range 25, Anoka County, Minnesota described as follows: Commencing at the Northwest corner of said Section 10; thence North 89 degrees 23 minutes 47 seconds East along the North line of said Section 10, a distance of 481.77 feet to the point of beginning; thence continue North 89 degrees 23 minutes 47 seconds East along said North line of Section 10, a distance of 480.09 feet; thence South 00 degrees 34 minutes 09 seconds East parallel with the West line of said Section 10, a distance of 707.31 feet; thence North 83 degrees 29 minutes 51 seconds West, a distance of 483.67 feet; thence North 00 degrees 34 minutes 09 seconds West parallel with said West line, a distance of 657.59 feet to the point of beginning.

Parcel F:

The Northeast Quarter of the Northeast Quarter (NE 1/4 of NE 1/4) of Section 9, Township 32, Range 25, Anoka County, Minnesota.

Together with an easement for driveway purposes over the South 33 feet of the Southeast Quarter of the Southeast Quarter of Section 4, Township 32, Range 25, Anoka County, Minnesota.

Together with an easement for driveway purposes over the South 66 feet of the West 330 feet of the Southwest Quarter of the Southwest Quarter of Section 3, Township 32, Range 25, Anoka County, Minnesota.

Together with an easement for driveway purposes over the East 66 feet of the West 396 feet of the Southwest Quarter of the Southwest Quarter of Section 3, Township 32, Range 25, Anoka County, Minnesota.

Abstract property.

[North Brook Meadows Parcels]

Parcel G:

The southeast quarter of the southwest quarter of Section 3, Township 32, Range 25, excluding the south 329 feet of the east 400 feet thereof, excluding roads, subject to easement of record; and the southern 329 feet of the east 400 feet of the southeast quarter of the southwest quarter of Section 3, Township 32, Range 25, excluding roads, subject to easement of record, Anoka County, MN.

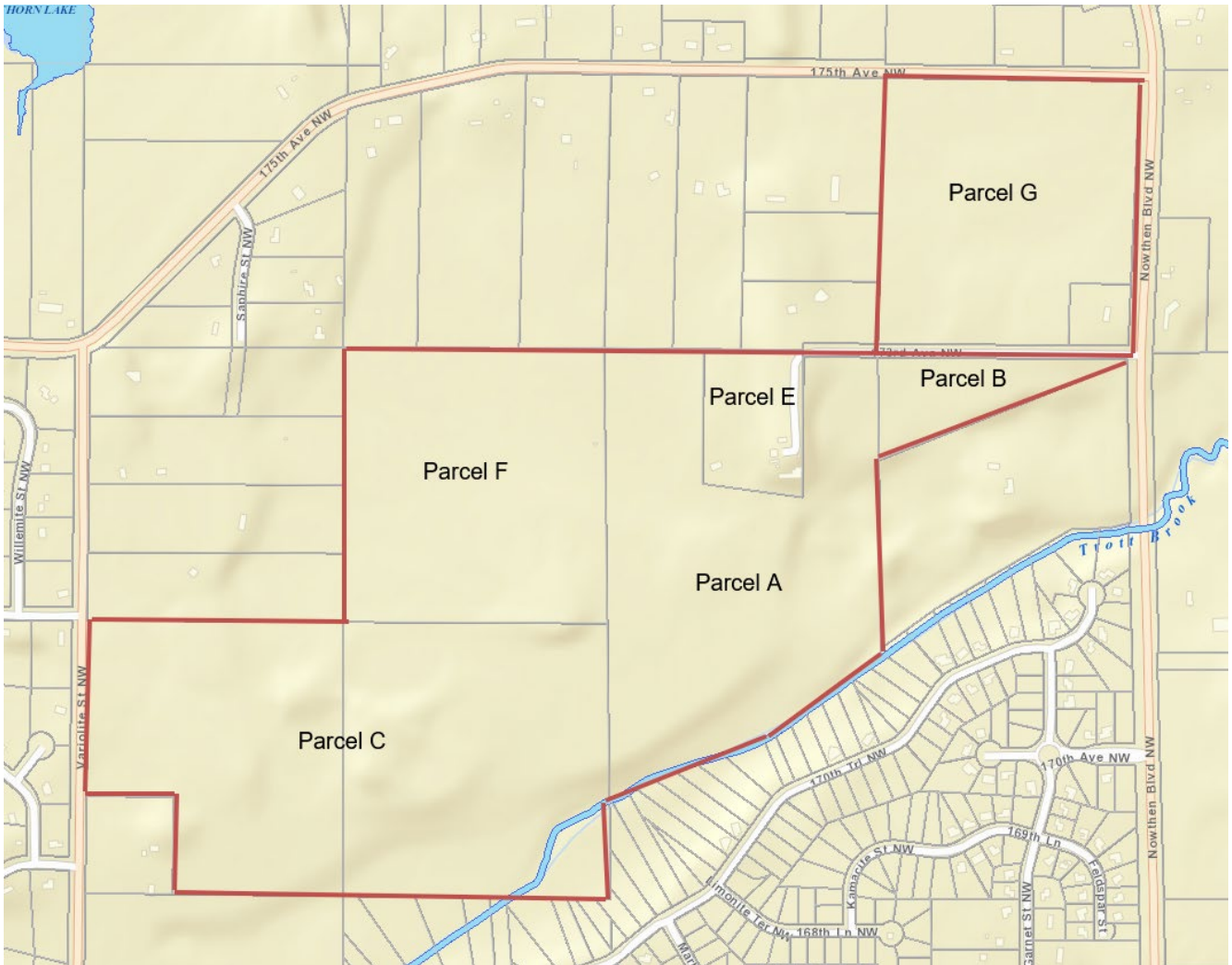
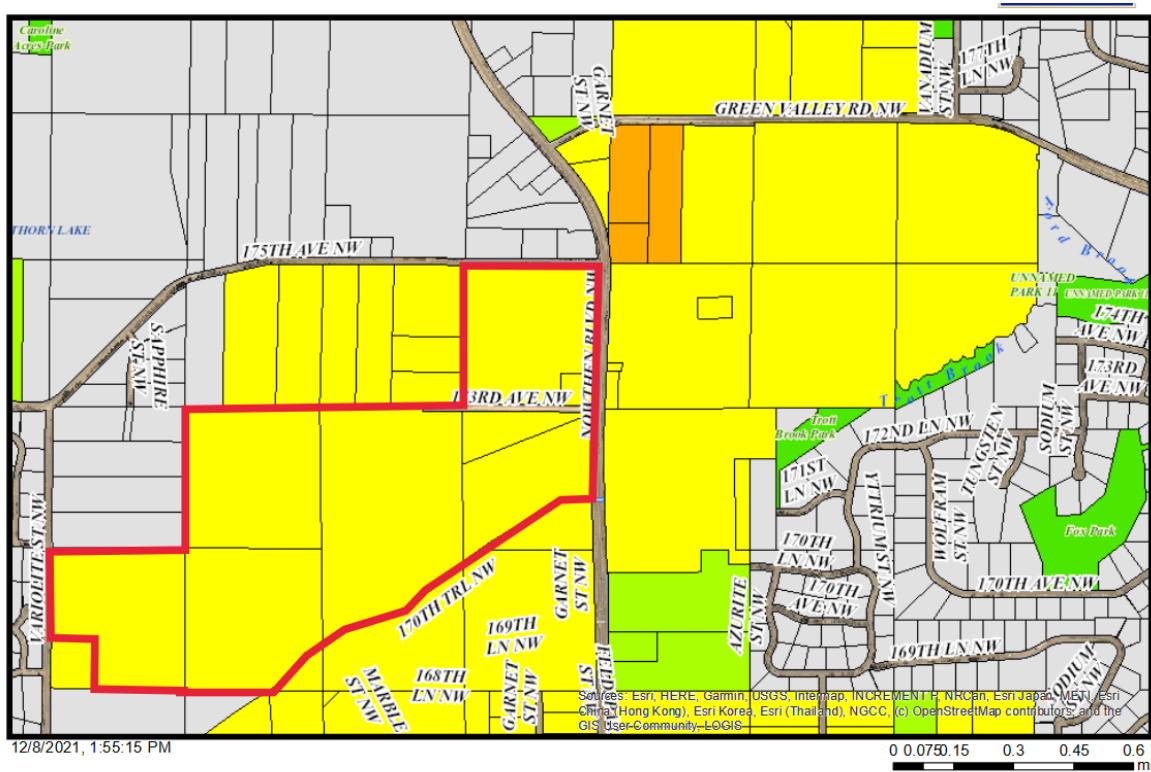


Exhibit B: Comprehensive Plan Amendment

Urban Residential Low (URL) district at the time of preliminary plat application may qualify for a reduction in minimum density requirements. If a property meets two (2) or more of the criteria listed below, the City Council may approve a decrease in the minimum density requirements provided the proposed density does not fall below 1.5 units per acre:

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- F. The property is adjacent to existing rural residential, large lot development, and development at 3+ units per acre would not meet the character of the neighborhood.

The City is aware of several properties that may meet two of the criteria above and has identified these areas on the below map. Said map is for planning purposes only to illustrate the potential applicability of these criteria. Ultimate determination of applicability of these criteria will be at the City Council’s discretion and upon site plan review.



Other areas that meet criteria could also be <3 units/acre. Would be determined at time of proposal.