



April 28, 2022

Brian Hagen
Deputy City Administrator & Community Development Director
7550 Sunwood Drive NW
Ramsey, MN 55303

RE: PACT CHARTER SCHOOL – LAND USE APPLICATION - SUMMARY

Dear Mr. Hagen,

On behalf of PACT Charter School, we are pleased to submit to you PACT's proposed development plans for a 6th through 12th grade, public charter school located at 7633 161st Ave NW, Ramsey, MN 55303.

PACT is currently under contract to acquire approximately 18 acres of the westerly portion of the site located at PACT intends to construct a new schoolhouse approximately 115,000 square feet in size with associated site improvements. This building and site size have been established by PACT Charter School and the project team to meet the needs of their full enrollment projections. Full enrollment will not be reached until the end of the fifth year of operations at this proposed facility.

PACT Charter School (PACT) is a K-12 public charter school located in Ramsey, MN and has been in operation at its current site since 2004.

On February 24th, 2022, PACT held a public, open-house meeting where they invited community members to give their input on the Sketch Plan of the new schoolhouse. That evening the Planning Commission held a public meeting to discuss the Sketch Plan and motioned to recommend approval of a Comprehensive Plan Amendment and Zoning Amendment with the contingency that the proposed project passes its Site Plan Review and Plat Land Use Applications. On March 8th, 2022, Ramsey's City Council held a public meeting and approved the rezoning of the school's 18 acres portion from R1-MUSA to Public/Quasi Public and approved the Comprehensive Plan Amendment with the contingencies. JB Vang, on behalf of PACT, is submitting to you now the corresponding land use applications:

- ❖ Preliminary and Final Plat Applications
- ❖ Site Plan Review Application
- ❖ Variance Application of a sideyard setback

Our team of architects, civil engineers, geotechnical engineers, environmental engineers, and surveyors have been working diligently with PACT and city staff on developing the details to these applications while taking into careful consideration input received from previous public meetings.

We firmly believe the plans presented in this application definitively address all the areas of concern, especially as it relates to stormwater runoff, noise and light pollution, traffic, parking, and adequate building/site sizing.

Real Estate Advisors



Project Managers

JB Vang Partners, Inc. | 1335 Pierce Butler Route | St. Paul, MN 55104
M: 651.645.5500 | F: 651.645.3907 | www.jbvang.com



Stormwater:

The proposed stormwater design primarily consists of catch basins in parking lots that connect to underground storm water piping. The building roof drains also connect to underground stormwater piping. The underground piping then directs the water to the infiltration basin in the northeastern portion of the site. The infiltration basin is located at a minimum 16.5' from the western edge of the wetland which complies with City and Lower Rum River Management Organizations (LRRWMO) requirements.

The proposed stormwater design will comply with the City of Ramsey's and Lower Rum River Management Organizations (LRRWMO) Stormwater Management rules.

Noise & Light:

As part of PACT due diligence our project team conducted a review of the City of Ramsey's noise and light ordinance. It was determined along with city staff that there were no specific ordinances as it relates to field lighting and field noise. With guidance from staff, the school's engineers are designing all site improvements to align with designs other municipalities follow.

With the advancement of photometrics in LED lights, there has been a dramatic decrease in the amount of light trespass of exterior lighting. The attached photometric drawing shows our proposed plan for lighting and illustrates there will NOT be light trespass across adjacent property lines. Glare shields will also be provided for the playing field lighting fixtures to further mitigate light trespass beyond the playing field.

As for the noise generated by the school during events, the school anticipates the noise would be similar and comparable to the activities that currently exist at Central Park, albeit scheduled less frequently. The school programs approximately eight to ten games that run from August to November and a few events from April to June. The playing field sound system speakers will be mounted adjacent to the bleachers and in a way that directs the sound directly towards the bleachers and away from the adjacent properties to the north. The scoreboard will be located at the north end of the playing field so that the audio and visual display is directed to the south away from the properties to the north.

Traffic:

As requested by staff, JB Vang has commissioned a traffic study from SRF Consulting to assess the potential traffic impacts of the PACT development. This analysis also took into consideration a potential, future church development to be located immediately east of the PACT site as requested by staff. The study has concluded the development of PACT proposed plans with a potential church user directly to the East will NOT negatively impact the performance of surrounding intersections. Please reference the traffic report for further information.

Concern was also raised about the safety and sight lines of a proposed drive lane accessed off Variolite Street. Our project team has reviewed these concerns and determined this access can be removed without negatively impacting the performance and circulation of traffic flow of PACT operations. PACT has decided to remove this proposed drive lane and curb cut to address this area of concern.

Parking:

Real Estate Advisors



Project Managers



Student enrollment at the new facility is planned to reach approximately 790 students over a 5-year period. PACT Charter School anticipates most of its student population will use Bus drop-off and pick-up, Parent drop-off and pick-up and Student drivers. PACT anticipates 60% (474 students) of the students will utilize 12-14 traditional, yellow, full-size or short-size buses for school transit at this time. PACT anticipates 25% (198 students) will be parent drop off and pick up and the remaining 15% (119 students) will be student drivers. PACT anticipates approximately 130 full time school faculty and staff members with an additional 30 part time faculty. There are currently 293 parking stalls on the Site Plan which would adequately accommodate the school's needs.

Our parking requirements are calculated at full enrollment as follows:

Parking Calculation	Required
Staff FTE Parking	130
Staff Part-Time Parking	15
Student Parking	119
Visitor Parking	10
Total Required Parking	274
Total Parking Provided	293
Over (Under)	19

The City of Ramsey zoning does identify requirements for parking associated with assembly uses. PACT development plans for assembly spaces include proposed seating capacities of 700 gym bleacher seats, 700 field bleacher seats, and 350 auditorium seats. PACT does not anticipate an overlap in scheduling of these spaces. The City of Ramsey requires 1 parking stall per 5 lineal feet of seating for assembly uses. The gym will have approximately 1,200 linear feet of interior seating requiring less than 240 spaces.

PACT is also in current conversation with the Seller of this property to put in place a shared access agreement across PACT property and the seller's remaining 15-acres. The seller is planning to develop a church on their property. The hours of operation between the two pair well to consider a shared parking arrangement for parking overflow.

Building:

The proposed new building for PACT is approximately 32' maximum in height. Exterior wall materials and finishes, in accordance with the B-1 General Business District standards, consist primarily of pre-cast concrete wall panels with a mix of integrally colored exposed aggregate panels and smooth precast wall panels with field applied penetrating colored stain. The building will have dark anodized storefront window frames and low-e insulated glazing into most occupied spaces in the building.

The Minnesota Department of Education reviewed PACT's proposed plans at this site through the formal Review & Comment process as required by the State. PACT received formal approval from MDE on March 15, 2022, for these expansion plans which included reference to the proposed site plan and floor plans.





Setbacks:

The PACT building location and setbacks to the property lines comply with all building setbacks identified in the B-1 General Business District standards. The southernmost building edge is 103' from the southern expanded right of way.

Generally, setbacks to most parking surfaces comply with the B-1 General Business District standards. The southernmost parking is set back along the south property line at least 22' from the southern expanded right of way. The parking lot setback along the west property line is 10'. The parking lot set back along the east property line is 10'. This requires a variance since B-1 requires 35'.

The City of Ramsey zoning ordinance 117-364 requires a minimum of 40' setback from the North Property Line. The civil drawings show a 50' setback from the neighbors on the north side and the school plans to retain some existing mature trees and plant future trees to help block and shield any flood light on the north side.

Landscaping:

The enclosed landscaping plans identify the city ordinance required plantings and tree replacement.

Other:

Park Dedication: In coordination with our project team and city staff, PACT is now dedicating land as the requirement for park dedication in lieu of providing park dedication fees. This dedication is reflected in the preliminary and final plat drawings.

161st ROW: It is our understanding that the city will upgrade 161st Avenue Northwest. The civil drawings show the expanded 80' ROW that anticipates the future construction of a 10' bituminous path.

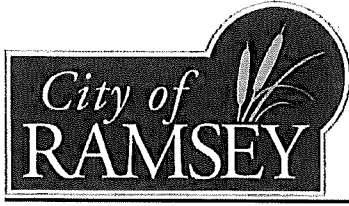
We look forward to reviewing these proposed plans with the City of Ramsey. Please let us know if you have any questions.

Thank you,

A handwritten signature in black ink, appearing to read "Justin Fincher".

Justin Fincher
Development Manager
JB Vang





Land Use Application

<input type="checkbox"/> Plat – Sketch Plan	<input checked="" type="checkbox"/> Plat – Preliminary Plat	<input checked="" type="checkbox"/> Plat – Final Plat
<input type="checkbox"/> Administrative Plat	<input checked="" type="checkbox"/> Site Plan Review	<input type="checkbox"/> Easement/ROW Vacation
<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Interim Use Permit	<input type="checkbox"/> Comprehensive Plan Amendment
<input type="checkbox"/> Zoning Amendment	<input type="checkbox"/> Home Occupation Permit	<input checked="" type="checkbox"/> Variance
<input type="checkbox"/> Dwelling Moving Permit	<input type="checkbox"/> Environmental Permit	<input type="checkbox"/> Registered Land Survey
<input type="checkbox"/> Non-Traditional Animal License	<input type="checkbox"/> Beekeeping License	<input type="checkbox"/> Private Kennel License

Applicant Contact Information

Please note: All official communication will be routed through this contact.

Name:	Justin Fincher		
Street Address:	1335 Pierce Butler Route		
City, State, ZIP:	Saint Paul, MN 55104		
Home Phone:		Work Phone:	651-925-6423
Email:	jjfincher@jbvang.com	Fax Number:	
Name of Business (if applicable):	JB Vang Partners		
Business Address (if applicable)	1335 Pierce Butler Route		
Business City, State, ZIP	Saint Paul, MN 55104		
Business Phone:	651-925-6423	Business Fax:	

Subject Property Information

(Location of Application)

Address	7633 161st Ave NW, Ramsey, MN 55303
PIN	16-32-25-24-0002
Legal Description	(see attached)
Zoning District	Conditional rezone to Public/Quasi Public

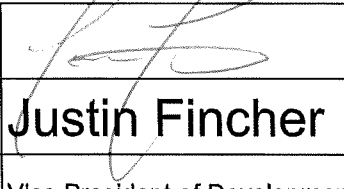
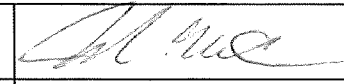
Contact the Planning Division at 763-433-9824 or planning@cityoframsey.com to request a Zoning Verification

Property Owner Information
(If different than Applicant)

Name:	The Church of St. Katharine Drexel		
Street Address:	7101 143rd Ave NW		
City, State, ZIP:	Ramsey, MN 55303		
Home Phone:		Work Phone:	
Email:	pjaroszeski@stkdcc.org	Fax Number:	

Please provide a detailed description of your request and attached a copy of a scaled site plan (see attached)

A "Land Use Sign" will be placed on the Subject Property to allow Ramsey Residents the opportunity to obtain information about your request.

Applicant Signature		Co-Applicant Signature	
Printed Name	Justin Fincher	Printed Name	Josh Nyquist
Title	Vice President of Development	Title	Executive Director, Bldg Ops at PACT
Date	4/27/2022	Date	4/27/2022

I understand that the application fee is non-refundable. All costs associated with the processing of this application are the responsibility of the applicant whether this application is approved or denied. Any excess of escrow account deposits over expenditures will be refunded at the time of account closure. I also understand that as the applicant, it is my responsibility to obtain all other permits or licenses required by any applicable regulatory agencies for this Land Use Application.

Property Owner Signature		Property Owner Signature	
Printed Name	Fr. Paul Jaroszeski	Printed Name	
Title	Father	Title	
Date		Date	

I hereby certify that I am the fee title owner/contract for deed vendee of record for the above-mentioned property. Failure to prove ownership may void any agreements entered into the City and I will be held liable for any and all costs incurred by the City.

Property Owner Information
(If different than Applicant)

Name:	The Church of St. Katharine Drexel		
Street Address:	7101 143rd Ave NW- Suite G		
City, State, ZIP:	Ramsey, MN 55303		
Home Phone:		Work Phone:	763-323-4424
Email:	pjaroszeski@stkdcc.org	Fax Number:	

Please provide a detailed description of your request and attached a copy of a scaled site plan (see attached)

A "Land Use Sign" will be placed on the Subject Property to allow Ramsey Residents the opportunity to obtain information about your request.

Applicant Signature		Co-Applicant Signature	
Printed Name	Justin Fincher	Printed Name	Josh Nyquist
Title	Vice President of Development	Title	Executive Director, Bldg Ops at PACT
Date	4/27/2022	Date	4/27/2022

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Property Owner Signature	<i>Fr. Paul Jaroszeski</i>	Property Owner Signature	
Printed Name	Fr. Paul Jaroszeski	Printed Name	
Title	Pastor	Title	
Date	4/27/2022	Date	

I hereby certify that I am the fee title owner/contract for deed vendee of record for the above-mentioned property. Failure to prove ownership may void any agreements entered into the City and I will be held liable for any and all costs incurred by the City.



On behalf of PACT Charter School, we are requesting the following Land Use Applications:

PLAT – PRELIMINARY PLAT & FINAL PLAT

The Applicant is proposing to split the single 33.18 Acres parcel into two separate parcels of 18 acres and 15.18 Acres with the intent of PACT purchasing the western, 18 acres. The remaining 15.18 acres will remain as two outlots. The Applicant is requesting approval of both Preliminary and Final Plats through this Land Use Application.

SITE PLAN REVIEW

The Applicant is submitting this Site Plan Review application as it relates to PACT proposed development plans on the 18 acres of land referenced in this current PLAT – Land Use Application. ALL required architectural and engineering drawings and analysis has been completed per the Site Plan Review application checklist. In addition to these items, the Applicant has provided additional information as requested by Staff.

VARIANCE

The Applicant is requesting a Variance of required setbacks as it relates to PACT’s proposed parking lot at the proposed eastern property line of the proposed 18-acre lot of this PLAT – Land Use Application. Setbacks for a B-1 Business District, Off-Street Parking and Paving has a 30-foot setback requirement. The Applicant is proposing a 10-foot setback at the eastern proposed property line. The Applicant is coordinating with the Seller of the 30-acre lot to put in place a Shared Parking Agreement. This will be beneficial to both PACT Charter School and the Seller provided their typical “opposite” hours of operation. This is partially what is driving the need for this setback Variance.