

MAY 26, 2022



Todd Larson  
Planning Manager  
City of Ramsey  
7550 Sunwood Dr NW  
Ramsey, MN 55303

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**RE: REZONING NARRATIVE  
ATHLETIC DOME SITE – RAMSEY, MN**

Todd,

On behalf of the Anoka Ramsey Athletic Dome project and the landowner, KRH Land LLC, ISG is submitting a request to amend the zoning for a vacant property north of Highway 10, west of Ferret Street NW. The area consists of three parcels identified as:

1. **Parcel ID:** 29-32-25-14-0015  
**Parcel Address:** 14622 FERRET ST NW, Ramsey, MN 55303  
**Parcel Size:** 8.57 Acres
2. **Parcel ID:** 29-32-25-14-0005  
**Parcel Address:** 14650 FERRET ST NW, Ramsey, MN 55303  
**Parcel Size:** 4.31 Acres

Both of these parcels are in the HY-10 Plat, owned by KRH Land LLC and are in the COR zone district.

**ZONING & TEXT AMENDMENT REQUEST**

We are requesting a Zoning Amendment for the subject parcels to be included in the E-3 zone district for the purpose of an Athletic Dome, medical clinic and restaurant. We are also requesting a Zone Text Amendment to include medical clinics in the E-3 district.

A medical clinic is allowed in the existing COR district; however, it would become an enclave COR district area surrounded by E3 zoning for the rest of the site, which is not permissible. Thus, the request for a Text Amendment to permit clinics so the entire site would be within the same E3 zoning. Please see the enclosed concept plan for the desired final development layout.

The City of Ramsey's Comprehensive Plan's Future Land Use Map identifies the property to be within the Business Park area. The proposed E-3 zoning is consistent with the Comprehensive Plan's future designated land use, Chapter 7's Parks & Recreation goals and Chapter 8's Economic Development goals identified for the city. In addition, the proposed uses are consistent with the adjacent land uses and zone districts. To the south is the highway, to the north is the industrial par.

Should a rezoning be approved, the next steps would be to submit a plat and site/engineering plans for a more detailed review of a specific development proposal.



Thank you for reviewing the attached materials for the zoning amendment request. Please contact me at 952.426.0699 or via email at [Andrea.Rand@ISGInc.com](mailto:Andrea.Rand@ISGInc.com) with any questions or if there is any additional information I can provide in support of this project.

Sincerely,

A handwritten signature in black ink that reads 'Andrea Rand'.

**Andrea Rand, AICP**  
Project Coordinator