

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

RESOLUTION #24-186

**A RESOLUTION APPROVING A COMPREHENSIVE PLAN TEXT AMENDMENT
PERTAINING TO LOW DENSITY RESIDENTIAL LAND USE**

RECITALS

WHEREAS, The City's adopted 2040 Comprehensive Plan describes various land use categories, including Low Density Residential (LDR), which is defined as:

Low Density Residential (LDR)

Areas guided Low Density Residential must have urban services before development can take place. These areas are expected to develop at a minimum of 3 units per acre and a maximum of 4 units per acre for an average of 3.5 units per acre and contain single family, detached dwellings.

Where Low Density Residential is directly adjacent to areas guided Rural Developing that contain 2.5 acre lots, strategies for density transitioning will be employed. This means that while an area of Low Density Residential may average three (3) units per acre, those lots directly adjacent to 2.5 acre lots will be required to provide an effective transition that maintains the existing character of the neighborhood. Screening methods, such as landscaping must also be employed to transition between very low-density areas and urban lots.

WHEREAS, The City Council adopted a new Zoning Code in 2023 that attempted to bring the various zoning districts in line with the Comprehensive Plan; and

WHEREAS, The R-1A Single-Family Residential District describes a well-established lot size in the City of Ramsey; and

WHEREAS, Subdivisions using the R-1A zoning standards rarely, if ever, meet the LDR standards in the Comprehensive Plan; and

WHEREAS, Development patterns within the City of Ramsey are supporting higher densities, generally within the Mixed Use (MU) land use designated areas; and

WHEREAS, The City of Ramsey would like to offset the documented growth in the MU areas with development in LDR areas; and

WHEREAS, This offset requires a redefinition of Low Density Residential; and

WHEREAS, The Planning Commission held a public hearing on the proposed Comprehensive Plan Text Amendment on July 25, 2024, and recommended _____.

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

That the Ramsey City Council hereby amends the definition of Low Density Residential (LDR), subject to Metropolitan Council review, to read:

Low Density Residential (LDR)

Areas guided Low Density Residential must have urban services before development can take place. These areas are expected to develop at a minimum of ~~3~~ 2.25 units per acre and a maximum of 4 units per acre for an average of 3.5 units per acre and contain single family, detached dwellings.

Where Low Density Residential is directly adjacent to areas guided Rural Developing that contain 2.5 acre lots, strategies for density transitioning will be employed. This means that while an area of Low Density Residential may average three (3) units per acre, those lots directly adjacent to 2.5 acre lots will be required to provide an effective transition that maintains the existing character of the neighborhood. Screening methods, such as landscaping must also be employed to transition between very low-density areas and urban lots.