

City of Ramsey
Agenda
Regular Planning Commission
Thursday, October 23, 2025

7:00 pm

City Hall Council Chambers, 7550 Sunwood Drive NW

Remote Attendance available at www.cityoframsey.com/meetings.
Those joining remotely and requesting to speak are asked to use a webcam when speaking.

1. Call to Order

2. Pledge of Allegiance

3. Citizen Input

4. Approve Agenda

5. Consent Agenda

1. Approve the Planning Commission Meeting Minutes for October 2, 2025.

6. Public Hearing

1. PUBLIC HEARING - Amendments to Chapters 2 and 106 Pertaining to Variances

7. Commission Business

1. Review Sketch Plan for All Day Retail - NW Corner of Armstrong Boulevard and 147th Avenue NW.

8. Commission/Staff Input

9. Adjournment

Regular Planning Commission

Meeting Date: 10/23/2025

Primary Strategic Plan Initiative: Enhance City’s communication through transparency and accountability.

Information

Title:

Approve the Planning Commission Meeting Minutes for October 2, 2025.

Purpose/Background:

The purpose of this case is to approve the Planning Commission Meeting Minutes for October 2, 2025.

Recommendation:

Staff recommends approving the minutes.

Outcome/Action:

Motion to approve the minutes for October 2, 2025.

Attachments

PC October 2025 Minutes

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	10/16/2025 09:51 AM
Brian Hagen	Kalia Lor	10/16/2025 09:57 AM
Form Started By: Kalia Lor		Started On: 10/10/2025 03:12 PM
Final Approval Date: 10/16/2025		

**PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

The Ramsey Planning Commission conducted a regular meeting on Thursday, October 2, 2025, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Cheri Gengler
 Commissioner Bruce Anderson
 Commissioner Nichole Bauer
 Commissioner Randy Bauer
 Commissioner Jeffrey Lubarski
 Commissioner Debra Musgrove
 Commissioner Gary VanScoy

Members Absent: None

Also Present: Planning Manager Todd Larson
 City Planner Adam Martin
 Senior Planner Chris Anderson
 City Council Liaison Eric Peters

1. CALL TO ORDER

Chairperson Gengler called the regular meeting to order at 7:02 p.m.

2. PLEDGE OF ALLEGIANCE

Chairperson Gengler led the group in the Pledge of Allegiance.

3. CITIZEN INPUT

None.

4. APPROVAL OF AGENDA

Motion by Commissioner Lubarski, seconded by Commissioner Musgrove, to approve the agenda as presented.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Lubarski, Musgrove, Anderson, N. Bauer, R. Bauer, and VanScoy. Voting No: None. Absent: None.

5. CONSENT AGENDA

5.01: Adopt the Planning Commission's 2026 Calendar

5.02 Approve the August 28, 2025, Planning Commission Meeting Minutes

Commissioner R. Bauer noted a correction to the July meeting date on the 2026 calendar.

Motion by Commissioner R. Bauer, seconded by Commissioner VanScoy, to approve the consent agenda with the noted change.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners R. Bauer, VanScoy, Anderson, N. Bauer, Lubarski, and Musgrove. Voting No: None. Absent: None.

6. PUBLIC HEARINGS/COMMISSION BUSINESS

6.01: Public Hearing: Consider a Request for a Variance to Impervious Surface Coverage at 6151 140th Avenue NW (Project No. 25-118); Case of Zero Zone

Public Hearing

Chairperson Gengler called the public hearing to order at 7:03 p.m.

Presentation

Senior Planner Anderson presented the staff report and Environmental Policy Board recommendation of approval for the variance to impervious coverage on the subject property.

Commissioner Musgrove asked if the Lower Rum River Water Management Organization (LRRWMO) would also need to review this project.

Senior Planner Anderson confirmed that any project disturbing over one acre of land would require the review of the LRRWMO and stated that the applicant is going through that process as well.

Commissioner Musgrove recognized that the maintenance of the stormwater pond would be of the applicant and asked for more information. She recognized that this project would provide more water treatment and infiltration than currently exists, which is a benefit.

Senior Planner Anderson confirmed that management and maintenance would be of the property owner.

Citizen Input

Michael Quay, Project Manager, stated that this is an exciting project for the business as the additional office and production space is needed to make them more effective. He noted that this would also provide additional needed parking.

Commissioner R. Bauer asked if there is an anticipated increase in the number of employees as well.

Senior Planner Anderson said according to City Planner Martin there is an estimated of 100 new jobs would be added through this project.

Motion by Commissioner Musgrove, seconded by Commissioner R. Bauer, to close the public hearing.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Anderson, N. Bauer, Lubarski, and VanScoy. Voting No: None. Absent: None.

Chairperson Gengler closed the public hearing at 7:17 p.m.

Chairperson Gengler commented that her property backs up to this body of water and appreciates the work that is being done to ensure that water drainage would not negatively impact the water body.

Commission Business

Motion by Commissioner R. Bauer, seconded by Commissioner Musgrove, to adopt Resolution #25-215 Granting a Variance to Impervious Coverage Within the Shoreland Overlay District at 6151 140th Avenue NW.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners R. Bauer, Musgrove, Anderson, N. Bauer, Lubarski, and VanScoy. Voting No: None. Absent: None.

6.02: Public Hearing: Site Plan Review for a Mixed-Use Building at 7979 Sunwood Drive NW - Roers

Public Hearing

Chairperson Gengler called the public hearing to order at 7:19 p.m.

Presentation

City Planner Martin presented the staff report stating that staff recommends approval of the Site Plan.

Commissioner N. Bauer asked if the dog run would be publicly accessible and whether it would be on or off leash.

City Planner Martin replied that the applicant could provide more details on that. He noted one written public comment related to the proposed height of the building.

Commissioner N. Bauer stated that she lives within The COR and noted safety concerns with the intersections coming off Ramsey Parkway. She asked if there were any planned improvements, such as roundabouts.

Planning Manager Larson replied that it is on the radar for engineering to complete a traffic flow study as the COR builds out to determine if additional intersection controls would be warranted.

Commissioner Musgrove asked if there would be a crosswalk.

Planning Manager Larson replied that there is a crosswalk at the roundabout and at Zeolite.

Commissioner VanScoy referenced the shared driveway with Home2Suites and this project, and asked about the standards that would be used, as it would appear that it could almost be a street.

Planning Manager Larson stated that during the planning for Home2Suites, there was discussion about the triangle block, and there was no desire to have a public street; therefore, it was decided to be a private road for access to the two parcels.

Commissioner VanScoy asked for details on the proposed access.

City Planner Martin stated that the Site Plan shows the shared access as well as the access to Zeolite. He confirmed that the shared driveway is off Sunwood Drive, while the hotel and apartment would have separate entrances on Zeolite.

Citizen Input

Nick Asta, Roers, commented that their goal was to recreate what had been previously proposed for the site with some improvements.

Commissioner Musgrove asked for more information on the dog area.

Mr. Asta stated that the dog run would be private for the residents and would be turf. He stated that dogs would be allowed off-leash. He noted that they do collect DNA from the dogs, and if there is an issue with a lack of clean-up, they can track that back to the resident of the apartment.

Commissioner Musgrove asked for more information on the pool, noting that she likes the elevated concept.

Mr. Asta commented that they believe that this design is more advantageous than the previous design and provided information on the size of the pool and related amenities. He confirmed that there will be hours for the pool to ensure there is not a lot of nighttime noise from the pool.

Commissioner Anderson asked for more information on the retail space.

Mr. Asta stated that they do not have leads just yet, as retailers are typically not interested in a project until you break ground. He commented that ideally, they would have a restaurant or active use that residents can enjoy. He stated that the space could also be broken up into two users.

Commissioner N. Bauer asked if there would be a breed or size restriction for animals.

Mr. Asta replied that there are certain restrictions and could follow up with those details.

Councilmember Peters asked about the price point for the different apartments.

Mr. Asta replied that the rent would be \$2.10 to \$2.15 per square foot, which would be about \$1,600 for a one-bedroom unit.

Motion by Commissioner R. Bauer, seconded by Commissioner Lubarski, to close the public hearing.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners R. Bauer, VanScoy, Anderson, N. Bauer, Lubarski, and Musgrove. Voting No: None. Absent: None.

Chairperson Gengler closed the public hearing at 7:43 p.m.

Commissioner Anderson asked if the developer had checked all the boxes in the process to ensure there would be no surprises that would need to come back before them at a later date.

City Planner Martin replied that the applicant has been very receptive to review comments, and there were not many major comments during the review process, as this is a very experienced developer and architect. He did not foresee any hiccups, such as came up in the previous project. He noted that this also meets all Code requirements.

Commissioner Musgrove referenced the concerns of the resident in the written comment related to safety, acknowledging that those exist with or without this development. She asked if those could be addressed internally with Public Safety.

City Planner Martin confirmed that the comments can be forwarded to the Police Chief. He commented that this intersection has only existed for about one year and, therefore, can be reviewed.

Commissioner N. Bauer stated that, as someone who lives off Ramsey Parkway, she is familiar with the flow of traffic from The COR and the elementary school. She stated that the speed limit is not closely adhered to and supported a review by Public Safety.

Commission Business

Motion by Commissioner Anderson, seconded by Commissioner VanScoy, to recommend that City Council adopt approve a Site Plan Review for a mixed-use building at 7979 Sunwood Drive NW.

Further discussion

There was additional discussion related to the colors of the building. The project architect explained that the use of yellow is meant to identify the entrance to the building.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Anderson, VanScoy, N. Bauer, R. Bauer, Lubarski, and Musgrove. Voting No: None. Absent: None.

7. COMMISSION BUSINESS

8. COMMISSION / STAFF INPUT

Chairperson Gengler noted that the 2026 calendar includes a change in the meeting time from 7:00 p.m. to 6:30 p.m.

Planning Manager Larson highlighted upcoming cases that the Commission will review at its October meeting, noting that this is technically the September meeting tonight.

Councilmember Peters provided an update on a recent discussion of the City Council related to the variance approval process.

Commissioner R. Bauer referenced the parking standard for apartments and suggested that it be revisited to ensure there is sufficient parking.

Planning Manager Larson provided additional information on the parking standards, which were reviewed as part of the reviews completed within the last few years.

Commissioner R. Bauer noted previous development interest in the parcel behind Casey's, which was ultimately put on hold because of the Ramsey Boulevard construction project. He asked if there has been interest from that developer now that the construction is completed.

Planning Manager Larson explained that it was a very speculative development and did not anticipate it would come back. He noted that they now have a large parcel available for development, now that the construction is completed.

Commissioner Anderson asked about the current role of the Planning Commission in the variance process.

Planning Manager Larson explained the role of the Planning Commission in that process, as well as the appeal process.

Commissioner Musgrove suggested that perhaps previous meeting minutes be brought into the future variance process discussion from the previous discussion and decision related to the variance process.

Commissioner Anderson expressed frustration in a recent Council action related to a Planning Commission decision.

9. ADJOURNMENT

Motion by Commissioner Musgrove, seconded by Commissioner Anderson, to adjourn the meeting.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Musgrove, Anderson, N. Bauer, R. Bauer, Lubarski, and VanScoy. Voting No: None. Absent: None.

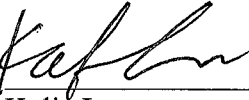
The regular meeting of the Planning Commission adjourned at 8:14 p.m.

Respectfully submitted,



Todd Larson
Planning Manager

ATTEST:



Kalia Lor
Planning Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Regular Planning Commission**Meeting Date:** 10/23/2025**Primary Strategic Plan Initiative:** Not Applicable**Information****Title:**

PUBLIC HEARING - Amendments to Chapters 2 and 106 Pertaining to Variances

Purpose/Background:

At its September 23 work session, the City Council directed staff to prepare a Code Amendment to give the City Council the approval authority on variances following a recommendation from the Planning Commission. The current process is that the Planning Commission holds public hearings on variances and approves or denies the variance, and then, if requested, the variance can be appealed to the City Council. When the City Council reviews a variance, they must only review the practical difficulties (the findings) that the Planning Commission used to make its decision and determine if that was applied correctly.

State Statutes 462.357 Subd. 6 authorizes a community's "Board of Appeals and Adjustment" (the "Board") to grant variances in line with criteria called "practical difficulties," but it does not say which people constitute that Board. It is most common that communities have their City Councils act as the Board. Some communities have the Planning Commission or even a separate committee altogether act as the Board.

The current process has been in place for over 20 years, although a Code Amendment was passed in 2017 (Ordinance #17-03) that officially consolidated the Board duties and the Planning Commission duties. Prior to 2017, the Planning Commission and the Board were the same people, though seated in different capacities. When a variance was requested, the Planning Commission recessed its meeting and then convened as the Board of Appeals and Adjustment to hear variances. After acting on the variance request, the Board adjourned and reconvened as the Planning Commission. The 2017 amendment made it so the recessing/reconvening was not needed by officially merging the Planning Commission and the Board of Appeals and Adjustment.

Pros of the Planning Commission's (or other committee) approval authority:

1. Saves the applicant approximately 2 weeks to get an answer.
2. Any appeal of the Commission's decision is taken to the City Council locally, instead of through the court system as a first appeal.

Pros of the City Council's approval authority:

1. Laws are passed by the Council and some people believe that exceptions should only be approved by them too.
2. City Council Members are elected and accountable to voters for their decisions.

As the proposed amendment is written, the Board's duties are shifted from the Planning Commission to the Council. The Planning Commission will continue to hold a public hearing, though only to make a recommendation.

Notification:

A public hearing notice was placed in the Legal section of the Anoka Union Herald newspaper.

Time Frame/Observations/Alternatives:

Alternatives to Consider:

1. Recommend approval of the proposed ordinance to the City Council.
2. Recommend approval of the proposed ordinance with modifications.
3. Recommend denial of the proposed ordinance.
4. Table discussion for any additional requested information.

Recommendation:

Staff is presenting the ordinance at the direction of the City Council.

Outcome/Action:

Motion or recommend (approval or denial) of a proposed ordinance pertaining to variances.

Attachments

Draft Ordinance #25-10
Ordinance #17-03

Form Review

Inbox

Brian Hagen

Form Started By: Todd Larson

Final Approval Date: 10/16/2025

Reviewed By

Brian Hagen

Date

10/16/2025 09:51 AM

Started On: 10/13/2025 09:13 AM

ORDINANCE #25-10

**CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

AN ORDINANCE AMENDING CHAPTERS 2 AND 106 PERTAINING TO VARIANCES

The City Council of Ramsey ordains:

SECTION 1. AUTHORITY

This ordinance is adopted pursuant to and under the authority of the City Charter of the City of Ramsey.

SECTION 2. AMENDMENTS TO CHAPTER 2 AND 106.

The following sections of Chapter 2 and 106 are hereby amended as follows:

Underlined text is inserted into City Code.

~~Strikethrough text~~ is deleted from City Code.

Sec. 2-55. – Board of Appeals and Adjustment.

The City Council shall also serve as and be given the variance approval powers of the board of appeals and adjustment as described in Minnesota Statutes 462.357. Appeals to the board of appeals and adjustment may be taken by any affected person upon compliance with the procedures established in the zoning code. The primary objective of the board of adjustment and appeals shall be to hear and decide appeals where it is alleged that there is an error in any order, requirement, decision, or determination made by an administrative officer in the enforcement of the zoning code as well as to review and approve/deny variances from the provisions of the zoning code, subdivision code, and sign code as well as dimensional standards in chapter 10, animals, and chapter 109, mobile homes and mobile home parks, where strict enforcement would cause practical difficulties because of circumstances unique to the individual property under consideration. The City Council shall be given the powers and duties given such agencies by Minn. Stats. § 462.357. The City Council shall also be given the powers to consider appeals by owners of land within the official map area who have been denied a land use permit, other than those permits explicitly denied by the city council, approval for a building on land, or any other city action taken pursuant to the zoning code which may affect the landowner's land. The appeal procedures shall be pursuant to Minn. Stats. § 462.359.

Sec. 2-159. Duties, responsibilities and objectives.

- (a) *Planning commission.* The primary objective of the planning commission is to hold public hearings on land use applications from the Zoning Code, Sign Code, and Subdivision Code and to advise the city council on those land use applications and other land use concerns and other duties conferred upon it by this chapter or the city council. In addition, the planning commission shall serve as the planning agency and shall have the powers and duties given such agencies by Minn. Stats. §§ 462.351—462.364. ~~The planning commission shall also serve as and be given the powers of the board of appeals and adjustment. Appeals to the board of appeals and adjustment may be taken by any affected person upon compliance with the procedures established in the zoning code. The primary objective of the board of adjustment and appeals shall be to hear and decide appeals where it is alleged that there is an error in any order, requirement, decision, or determination made by an administrative officer in the enforcement of the zoning code as well as to review and approve/deny variances from~~

~~the provisions of the zoning code, subdivision code, and sign code as well as dimensional standards in chapter 10, animals, and chapter 109, mobile homes and mobile home parks, where strict enforcement would cause practical difficulties because of circumstances unique to the individual property under consideration. The planning commission shall be given the powers and duties given such agencies by Minn. Stats. § 462.357. The planning commission shall also be given the powers to consider appeals by owners of land within the official map area who have been denied a land use permit, other than those permits explicitly denied by the city council, approval for a building on land, or any other city action taken pursuant to the zoning code which may affect the landowner's land. The appeal procedures shall be pursuant to Minn. Stats. § 462.359.~~

Sec. 106-220. Variances.

- (a) Variances shall only be permitted when they are in harmony with the general purposes and intent of this chapter and when the variances are consistent with the comprehensive plan.
- (b) Public hearing notice mailing distance is 350 feet.
- (c) Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the zoning code. "Practical difficulties," as used in connection with the granting of a variance, means:
 - (1) That the property owner proposes to use the property in a reasonable manner not permitted by the zoning code;
 - (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.
 - (4) Economic considerations alone do not constitute practical difficulties;
 - (5) Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems; ~~and~~
 - (6) Public takings of property due to condemnation; ~~and~~
 - (7) Variances shall be granted for earth sheltered construction as defined in Minn. Stats. § 216C.06, subd. 14, when in harmony with this chapter.
- (d) ~~The planning commission~~ City Council may not permit as a variance any use that is not allowed under the zoning code for property in the district where the affected person's land is located.
- (e) ~~The planning commission~~ City Council may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.
- (f) ~~The planning commission~~ City Council shall serve as the final decision-making authority. However, any action of the ~~planning commission~~ City Council may be appealed to the ~~council~~ Court of Appeals by any affected person if notice of such an appeal is received by the ~~zoning administrator~~ Court of Appeals within ten days of the final action of the ~~planning commission~~ City Council.
- (g) The variance is approved by resolution.
- (h) Recording of variance. A certified copy of a variance resolution shall be recorded with the Anoka County recorder or registrar of titles for record. The variance resolution shall include the legal description of the property included. No building permit shall be issued until after recording is made.
- (i) Additional standards for variances within the Mississippi River Corridor Critical Area Overlay District are found in section 106-910.

SECTION 3. SUMMARY

The following official summary of Ordinance #25-10 has been approved by the City Council of the City of Ramsey as clearly informing the public of the intent and effect of the Ordinance:

“Chapter 2 – Administration and Chapter 106 – Zoning Code have been amended to set forth procedures in reviewing and approving variances by the Planning Commission and City Council.”

SECTION 4. EFFECTIVE DATE

This ordinance becomes effective upon publication, subject to City Charter Section 5.07.

PASSED by the City Council of the City of Ramsey, Minnesota the ____ day of _____, 2025.

Mayor

ATTEST:

City Clerk

ORDINANCE #17-03

**CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

**AN AMENDMENT TO CHAPTER 2 OF THE CITY CODE, WHICH CHAPTER IS KNOWN AS
ADMINISTRATION OF THE CITY CODE OF RAMSEY, MINNESOTA**

**AN ORDINANCE AMENDING SECTION 2-159 (DUTIES, RESPONSIBILITIES, AND
OBJECTIVES) OF THE RAMSEY CITY CODE.**

The City of Ramsey Ordains:

SECTION 1 AUTHORITY

This ordinance is adopted pursuant to and under the authority of the City Charter of the City of Ramsey.

SECTION 2 AMENDMENTS

Sec. 2-159. - Duties, responsibilities and objectives.

- (a) *Planning commission.* The primary objective of the planning commission is to advise the city council on land use concerns and other duties conferred upon it by this chapter or the city council. In addition, the planning commission shall serve as the planning agency and shall have the powers and duties given such agencies by Minn. Stats. §§ 462.351 to 462.364. The planning commission shall also serve as and be given the powers of the board of appeals and adjustment. Appeals to the board of appeals and adjustment may be taken by any affected person upon compliance with the procedures established by the zoning ordinance. The primary objective of the board of adjustment and appeals shall be to hear and decide appeals where it is alleged that there is an error in any order, requirement, decision, or determination made by an administrative officer in the enforcement of the zoning ordinance as well as to review and approve/deny variances from the provisions of chapter 117 where strict enforcement would cause practical difficulties because of circumstances unique to the individual property under consideration. The planning commission shall be given the powers and duties given such agencies by Minn. Stats. § 462.357. The planning commission shall also be given the powers to consider appeals by owners of land within the official map area who have been denied a land use permit, zoning permit, approval for a building on land or any other city action taken pursuant to section 117-4 which may affect the landowner's land. The appeal procedures shall be pursuant to Minn. Stats. 462.359 and section 117-4.
- (b) *Park and recreation commission.* The primary objective of the park and recreation commission is to monitor and reflect the attitudes and concerns of the citizens of the city relative to the park system and recreation programs, and to advise the city council of citizen attitudes and policy matters relevant to the park and recreation function in the city. The commission shall:
- (1) Develop, recommend, and upon adoption by the city council, monitor the execution of a comprehensive plan for the recreation and natural resources function of the city. Report to the city council regarding achievements toward fulfillment of the comprehensive plan and recommend amendments to the plan as necessary.
 - (2) Continually review and evaluate the park system development and recreation programming. Develop and recommend methods to stimulate positive public interest in the recreation and natural resources functions.

- (3) Monitor and reflect attitudes and consensus of citizens relative to the park system and recreation programs and serve as a forum for the citizens to voice their opinions regarding the recreation and natural resources function.
 - (4) Promote coordination with the school districts serving the city, encouraging the interchangeable use of city and school district facilities and programs to the best interests of the citizens. Encourage coordination with other communities to the extent appropriate in matters pertinent to the recreation and natural resources function.
 - (5) Encourage dissemination of information to, and coordinate with, city organizations interested in the recreation and natural resources function, such as athletic groups, youth groups, civic organizations, etc.
 - (6) Develop and recommend feasible programs relative to the conservation of our environment.
- (c) *Reserved.*
- (e) *Environmental policy board.* The primary objective of the environmental policy board is to promote environmental awareness and conservation practice by citizens by advising the city council on policy issues, review of new development proposals, communication and education. Through careful review, the environmental policy board will present multiple perspectives, ideas, and new technologies that promote both discovery and accountability. The board shall:
- (1) Become familiar with state statutes, federal regulations, agency rules, and city ordinances on the subject of an environmental nature.
 - (2) Receive information regarding the role of the Watershed Management Organization, municipalities, department of natural resources, and Army Corps of Engineers and other regulatory agencies on environmental issues and review related data.
 - (3) Review environmentally related city policies and ordinances and recommend appropriate revisions and/or additions to the city council.
 - (4) Promote public outreach and education regarding environmental issues facing the city.
 - (5) Develop a work plan that is consistent with the city's strategic plan and initiatives.
 - (6) Review land use applications for major plats, site plans for new principal buildings, comprehensive plan amendments, and variances within environmental overlay districts and provide a recommendation for the planning commission focusing on natural resources and best management practices (BMPs).
 - (7) Develop, recommend, and upon adoption by the city council, monitor the execution of the comprehensive plan with regard to natural resources. Report to the city council regarding achievements toward fulfillment of the comprehensive plan and recommend amendments to the plan as necessary.

SECTION 3. SUMMARY

The following is the official summary of Ordinance #17-03, which has been approved by the City Council of the City of Ramsey as clearly informing the public of the intent and effect of the Ordinance.

It is the intent and effect of Ordinance #17-03 to amend Ramsey, Minnesota City Code Section 2-159 to consolidate the process for appeals and adjustments for all sections of Chapter 117 (Zoning and Subdivision) under one board. The Planning Commission will be delegated this authority as part of their existing role as the primary Board of Adjustment and Appeals. The Ordinance would eliminate a separate

Board of Adjustment and Appeals for land impacted by the Official Map of the City. The Official Map is a tool that impacts private property impacted by future public need.

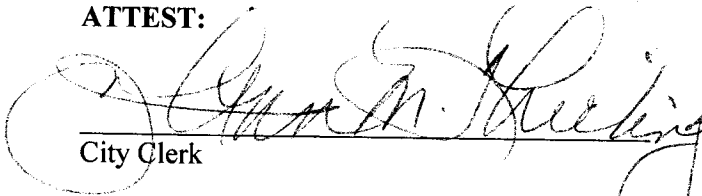
SECTION 4. EFFECTIVE DATE

The effective date of this Ordinance is thirty (30) days after its passage and publication, subject to City Charter Section 5.07.

Adopted by the Ramsey City Council the 14th day of February, 2017.


Mayor

ATTEST:


City Clerk

Introduction Date: January 24, 2017
Posting Dates: January 24 – February 15, 2017
Adoption Date: February 14, 2017
Publication Date: March 3, 2017
Effective Date: April 3, 2017

Regular Planning Commission**Meeting Date:** 10/23/2025**Primary Strategic Plan Initiative:** Promote economic growth and development.**Information****Title:**

Review Sketch Plan for All Day Retail - NW Corner of Armstrong Boulevard and 147th Avenue NW.

Purpose/Background:

All Day Retail (the applicant) is proposing a coordinated retail development across the three parcels north of 147th Avenue between Armstrong Boulevard and Ferret Street NW (including the 14700 Armstrong Blvd building). It is all of the remaining property south of the Kwik Trip site. The development will create five parcels for retail, restaurant, and service uses and one outlot to accommodate the development's storm water management. Since this plat contains more than three parcels, it is considered a Major Plat by Chapter 117. The first step in a Major Plat review is a Sketch Plan--a high-level review that identifies any potential issues and provides direction to the applicant prior to developing the more costly and involved Preliminary Plat submittal.

The site is approximately 7.5 acres in area and is zoned B-2 Community Business District. The sketch plan contemplates a fast-food restaurant, a car wash, and an auto service business, all of whom the applicant has been working with, and two sites that could be speculative multi-tenant retail buildings or a day care. These uses are allowed in the B-2 district. Many of these uses would need their own conditional use permit (CUP) reviews should the development move forward. All the sites will access an internal shared private driveway, though driveways are permitted to Ferret Street and the western portion of 147th Avenue. All Day Retail would coordinate the site and common elements (private road, utility extensions, and storm water management) while the end users would seek the approvals independently.

Issues known for discussion purposes:

1. Access. The sketch plan shows one full-movement access to Ferret Street, one right-in-right-out on 147th Avenue, and one right-in-only on Armstrong Boulevard. Anoka County Highway Department controls access from Armstrong Boulevard and they have not committed to this access yet. All Day Retail's engineer, Kimley-Horn, has prepared a traffic memo to assist ACHD in making their access decision. The memo notes that the proposed access would not be detrimental, especially with a right-turn lane constructed, to traffic operations on Armstrong Boulevard. The Armstrong Boulevard access is also meant to assist with internal traffic flow. In the event the right-in is not granted, access should not be too detrimental since customers traveling southbound will be able to make a right at 147th Avenue then a quick right into the site. The 147th Avenue right-in-right-out may be acceptable as a full movement or as just a right-in-only to prevent U-turns or incorrect left turns out of the site. This might require the second east-to-north left turn lane to be striped on 147th Avenue to reduce back-ups. More analysis will be conducted for the preliminary plat review.
2. Existing Building. There is an existing building at 14700 Armstrong Boulevard that houses a contractor. This building and site improvements will be removed with the development.
3. Pedestrian Access. With the plat, a sidewalk will be required along Ferret Street, continuing the sidewalk that Kwik Trip is building. A multi-use trail will be required along Armstrong Boulevard to continue the trail from the north. In each of the CUP/Site Plan Reviews, a connection to the buildings will be provided. Appropriate right-of-way or separate easement documents will be required.
4. Individual Site Plans. The site plans shown for the various users are conceptual. Each of them will be

reviewed in greater detail for compliance with Zoning Code requirements in the future. Staff has provided some high-level comments regarding parking calculations on several sites and building/drive-through orientation for the fast food user.

Notification:

A mailed notice was sent to property owners within 700 feet of the site. "Proposed development" signs were placed on the property. Sketch plans are not public hearings, though the Chair can invite any members of the public to provide feedback as well. Public hearings will be noticed for the preliminary plat and conditional use permit phases of review.

Funding Source:

All costs associated with this development are the responsibility of the applicant.

Recommendation:

There is no recommendation at this time. Please provide direction or comments on the sketch plan to aid the applicant in preparing a preliminary plat submittal.

Outcome/Action:

Please provide direction to the applicant.

Attachments

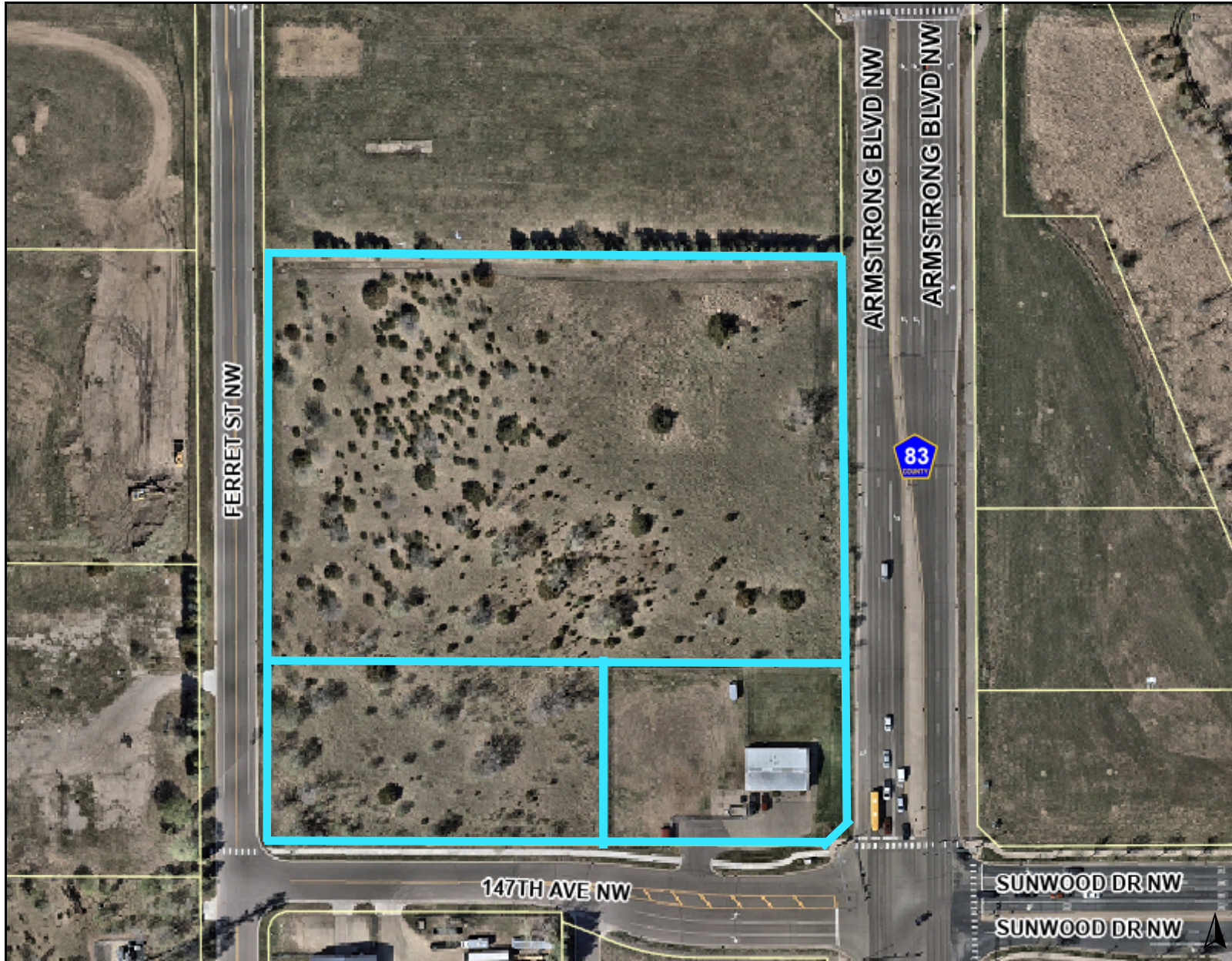
Location Map
Sketch Plan
Traffic Memo

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	10/16/2025 09:46 AM
Form Started By: Todd Larson		Started On: 10/13/2025 10:28 AM
Final Approval Date: 10/16/2025		



All Day Retail



Address:

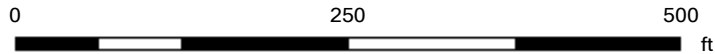
14700 Armstrong Blvd NW

PIDs:

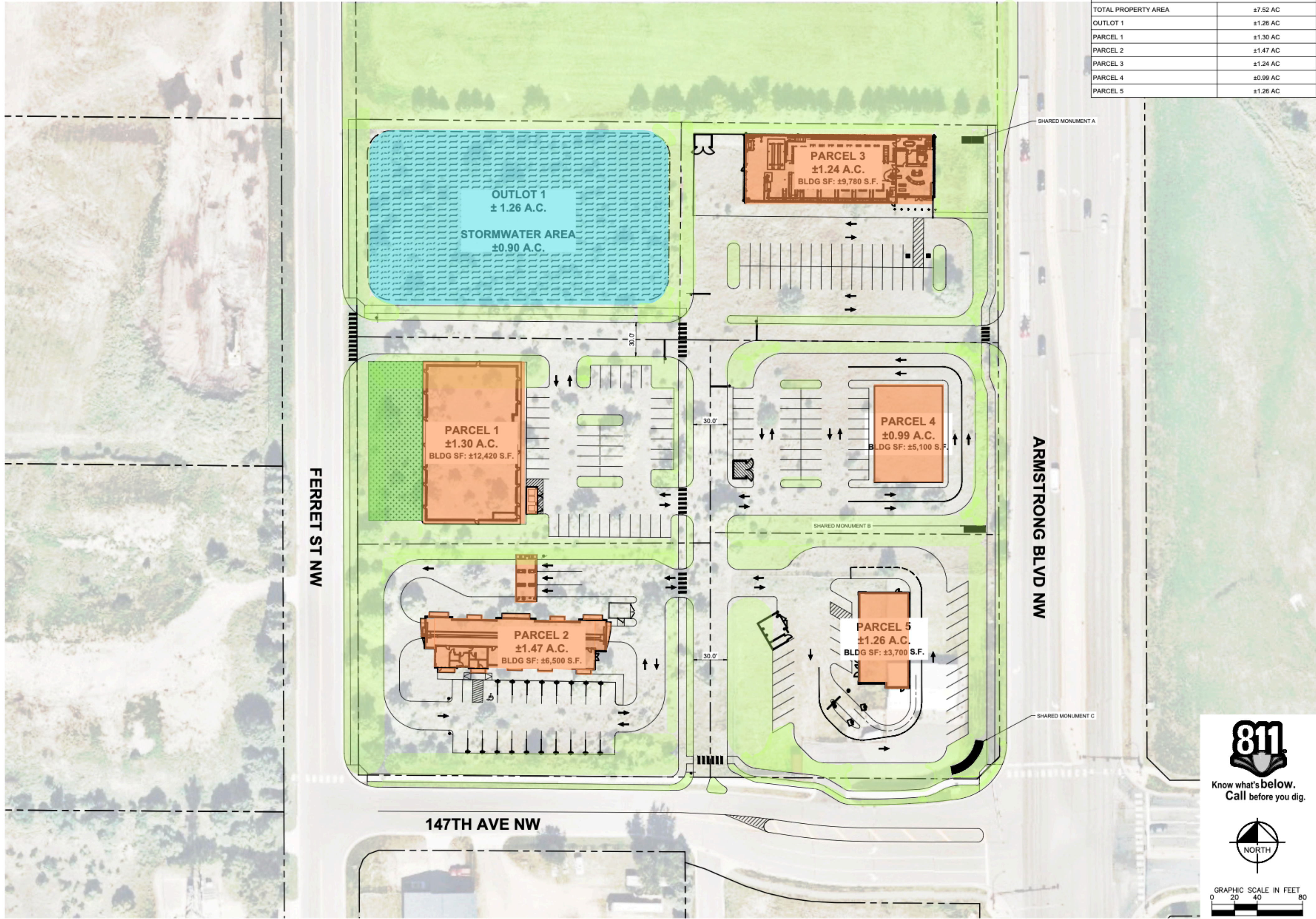
29-32-25-11-0011

29-32-25-11-0007

29-32-25-11-0008



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PROPERTY SUMMARY	
TOTAL PROPERTY AREA	±7.52 AC
OUTLOT 1	±1.26 AC
PARCEL 1	±1.30 AC
PARCEL 2	±1.47 AC
PARCEL 3	±1.24 AC
PARCEL 4	±0.99 AC
PARCEL 5	±1.26 AC

811
Know what's below.
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NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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<p>KHA PROJECT 12345678</p>	<p>DATE 07/07/2025</p>
<p>SCALE AS SHOWN</p>	<p>DESIGNED BY CGM</p>
<p>SUBDIVISION PLAN</p>	
<p>ALL DAY RETAIL SUBDIVISION PLAN PREPARED FOR ALL DAY RETAIL</p>	
<p>SHEET NUMBER EX-01</p>	

MEMORANDUM

To: City of Ramsey & Anoka County

From: Jacob Rojer, P.E., PTOE

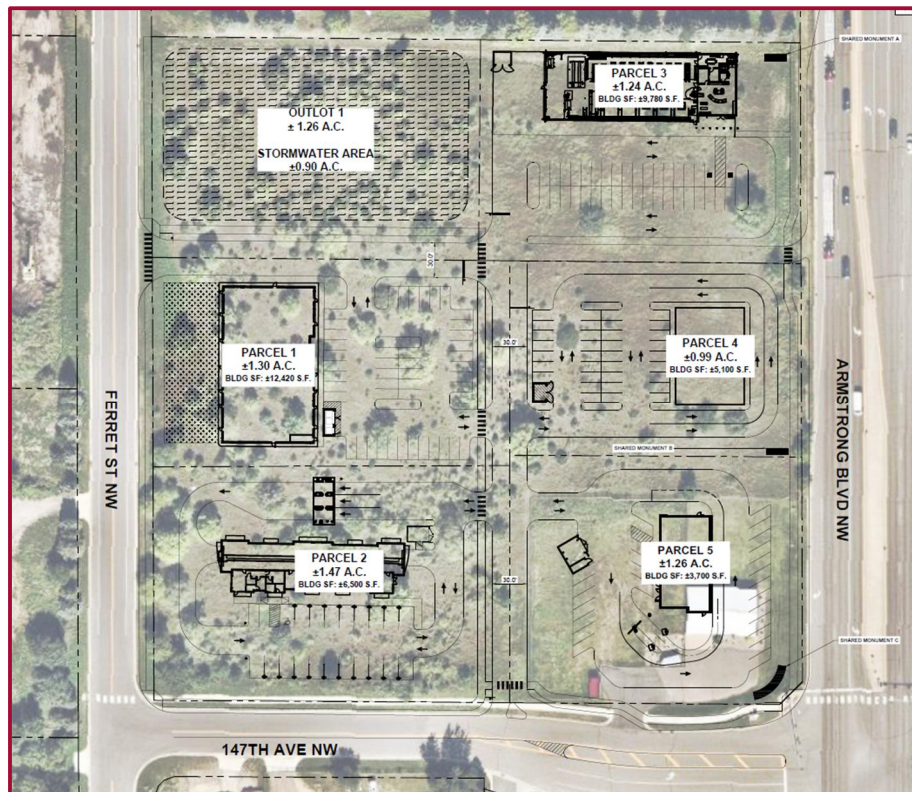
Date: September 29, 2025

Subject: All Day Retail Development at 147th Avenue & Armstrong Boulevard – Traffic Analysis

INTRODUCTION

All Day Retail (developer) is proposing a retail development located on the vacant lot northwest of 147th Avenue NW & Armstrong Boulevard NW in Ramsey, MN. The proposed development is anticipated to include a fast-food restaurant with a drive-through, a carwash, a daycare center, a vehicle tire service shop, and additional space for general retail development. All Day Retail is seeking to provide a right-in to the site from Armstrong Boulevard (Anoka County Road 83). This right-in access is planned to be a shared access point and will serve all the parcels on the site in the future while benefiting local residents and businesses. This memorandum will review the trip generation, capacity analysis, and access review of the proposed right-in. The proposed site is shown in Figure 1 below.

Figure 1 – Site Plan



EXISTING TRAFFIC CONDITIONS

A turning movement count at the intersection of Armstrong Boulevard & 147th Avenue/Sunwood Drive from April 8, 2025, was utilized for the analysis. The intersection had an AM peak hour of 7:00 AM to 8:00 AM and a PM peak hour of 4:30 PM to 5:30 PM. Existing (2025) peak hour turning movement counts are shown in Exhibit 1. One year of background growth at a 1% growth rate was applied to the existing traffic counts to adjust the counts to the analyzed opening year of 2026.

TRIP GENERATION

The trip generation of the proposed 147th & Armstrong development was calculated based on data from the Institute of Transportation Engineers' *Trip Generation Manual, 12th Edition* using high-end estimates of the floor area of the buildings. The trip generation estimates for the proposed development are given below in Table 1. The proposed development is anticipated to generate 417 trips during the AM peak hour (233 entering and 184 exiting) and 511 during the PM peak hour (247 entering and 264 exiting). To be conservative, it is assumed that all site trips are primary site trips (i.e., no pass-by trips) and all trips would be new site trips (no multi-use reduction).

Table 1 – Proposed Development Trip Generation

Land Use Description	Intensity / Units	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
LUC 941 - Quick Lubrication Vehicle Shop	9.8 kSF	682	43	14	57	36	49	85
LUC 565 - Day Care Center	11 kSF	432	63	57	120	56	62	122
LUC 948 – Automated Car Wash	6.5 kSF	1,648	53	44	97	78	81	78
LUC 822 - Strip Retail Plaza	5.1 kSF	278	11	9	20	16	16	34
LUC 934 - Fast Food Restaurant with Drive-Through	3.7 kSF	1,658	63	60	123	61	56	122
New Site Trips		4,698	233	184	417	247	264	511

TRIP DISTRIBUTION

Based on review of existing travel patterns, roadway characteristics, and professional judgement, the following distribution was determined for trips entering and exiting the proposed development:

- 35% to/from the southeast on US-10
- 25% to/from the north on Armstrong Boulevard
- 20% to/from the east on Bunker Lake Boulevard
- 10% to/from the northwest on US-10
- 5% to/from the east on Sunwood Drive
- 5% to/from the west on Bunker Lake Boulevard

The full distribution of traffic to/from the proposed development with the proposed right-in access is shown in Exhibit 2, the site trips with the proposed right-in access are shown in Exhibit 3, and the 2026 Build with right-in traffic volumes are shown in Exhibit 4. Based on the distributions and volumes

outlined in the exhibits, it is anticipated that the right-in from Armstrong Boulevard would serve around 70 vehicles in the peak hour.

The full distribution of traffic to/from the proposed development without the proposed right-in access are shown in Exhibit 5, the site trips without the proposed right-in access are shown in Exhibit 6, and the 2026 Build no right-in traffic volumes are shown in Exhibit 7.

CAPACITY ANALYSIS

Capacity analysis was conducted for the Build (2026) conditions with and without the proposed right-in access point to determine the impact of the including the access for the proposed development. Analysis was conducted using microsimulation software SimTraffic within Synchro 12 to model the delay and queueing experienced at the study intersections in each scenario.

The Build (2026) No Right-in conditions capacity analysis results are shown below. All movements at the intersection of Armstrong Boulevard & 147th Avenue are anticipated to operate at LOS D or better during the AM and PM peak hours. The intersection operates at LOS B overall in the AM peak hour and LOS C in the PM peak hour. Results are included below in Table 2; detailed SimTraffic reports are included as an attachment.

Table 2: Build (2026) No Right-in conditions Capacity Analysis

Intersection	Control	Approach	Operations by Movement (delay sec/veh)							
			AM Peak Hour				PM Peak Hour			
			Left	Through	Right	Overall	Left	Through	Right	Overall
Armstrong Boulevard & 147 th Avenue	Signal	EB	D (36)	D (44)	A (9)	B (19)	C (34)	D (46)	A (10)	C (22)
		WB	D (36)	D (37)	A (5)		D (37)	D (38)	A (9)	
		NB	D (37)	B (16)	A (7)		D (45)	C (201)	A (8)	
		SB	D (37)	B (15)	A (5)		D (40)	B (19)	A (5)	

Analysis of the Build (2026) With Right-in conditions capacity analysis indicated that the addition of the right-in only access point has minimal impact on the delays at the intersection of Armstrong Boulevard & 147th Avenue. Additionally, the right-in access point would have minimal delay. Overall, the addition of a right-in access point is not anticipated to have an adverse impact on the traffic operations of the adjacent roadway network. Results are included below in Table 3; detailed SimTraffic reports are included as an attachment.

Table 3: Build (2026) with Right-in conditions Capacity Analysis

Intersection	Control	Approach	Operations by Movement (delay sec/veh)							
			AM Peak Hour				PM Peak Hour			
			Left	Through	Right	Overall	Left	Through	Right	Overall
Armstrong Boulevard & 147 th Avenue	Signal	EB	D (34)	D (45)	A (10)	B (18)	D (35)	D (41)	A (9)	C (22)
		WB	D (35)	D (39)	A (5)		D (39)	D (39)	A (9)	
		NB	D (37)	B (16)	A (6)		D (44)	C (21)	A (8)	
		SB	D (36)	B (13)	A (3)		D (42)	C (20)	A (3)	
Armstrong Blvd & East Access	(Right-in only)	SBR	A (2)				A (2)			

RIGHT-IN ACCESS REVIEW

The proposed right-in-only access point would be located approximately 450’ south of Bunker Lake Boulevard and approximately 400’ north of 147th Avenue. Armstrong Boulevard is a minor arterial roadway and has a posted speed limit of 55 mph.

The addition of a right-in entrance along southbound Armstrong Boulevard would require a dedicated southbound right-turn lane. The southbound right turn bay at Armstrong Boulevard & 147th Avenue is approximately 165’ in length. Based on the proximity of the proposed right-in access to Bunker Lake Boulevard, a turn lane of this length would be possible at the proposed right-in access point.

The installation of a right-in only access point would be consistent with the spacing of nearby intersections along the Armstrong Boulevard corridor. Approximately a ¼ mile north of the site, a right-in/right-out access is provided to 150th Place NW, less than 400’ from a full-access intersection to the north. In addition, a right-in access was recently approved on the east side of Armstrong Boulevard for the retail development at a similar intersection spacing as the proposed right-in for the All Day Retail site.

Allowing the right-in access point to the All Day Retail site would also separate some of the retail traffic from the future industrial traffic that will be developed on the west side of Ferris Street.

CONCLUSIONS

It is anticipated that the proposed All Day Retail site will generate 4,698 daily trips, 417 AM peak hour trips, and 511 PM peak hour trips. The proposed right-in access on Armstrong Boulevard is anticipated to serve approximately 70 vehicles in the peak hour.

The analysis of the proposed right-in-only access point for the All Day Retail development demonstrates that the addition of the right-in is feasible and would have minimal operational impact to the Armstrong Boulevard corridor or adjacent intersections. While providing more convenient access to the retail parcels that is consistent with other right-in access in the area. It is recommended that a right turn lane is built at the access to minimize impacts to through vehicles on Armstrong Boulevard.

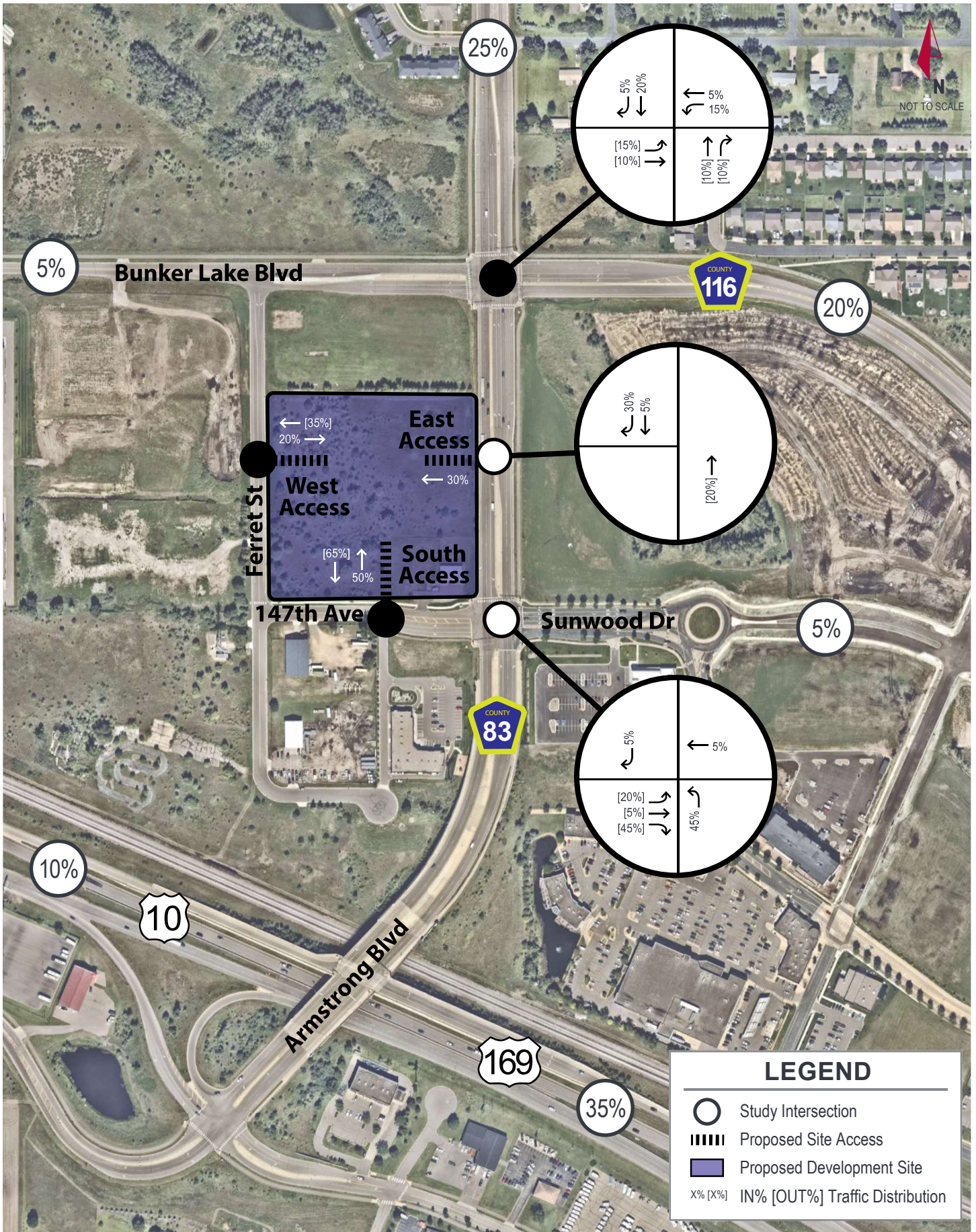
ATTACHMENTS

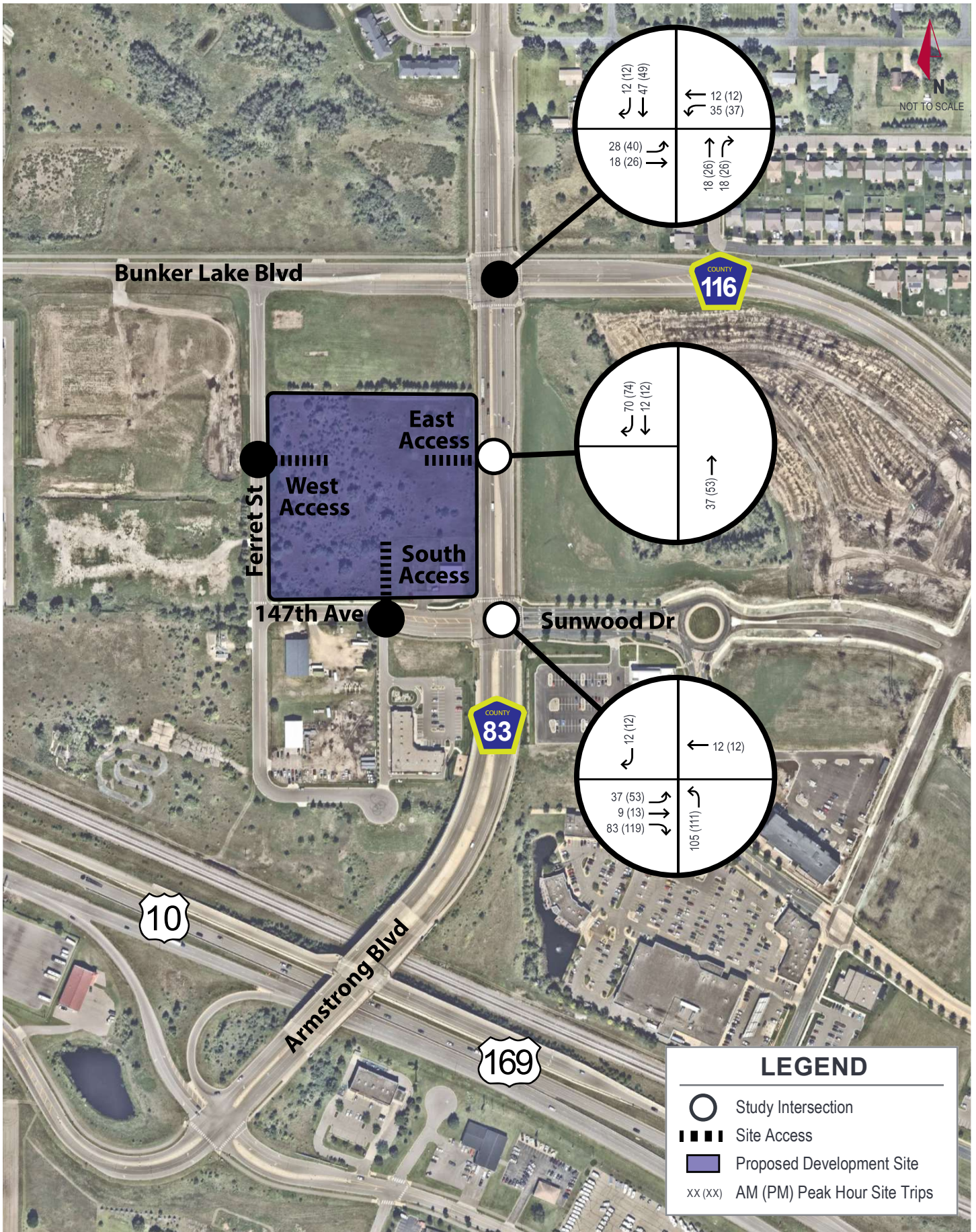
Exhibits

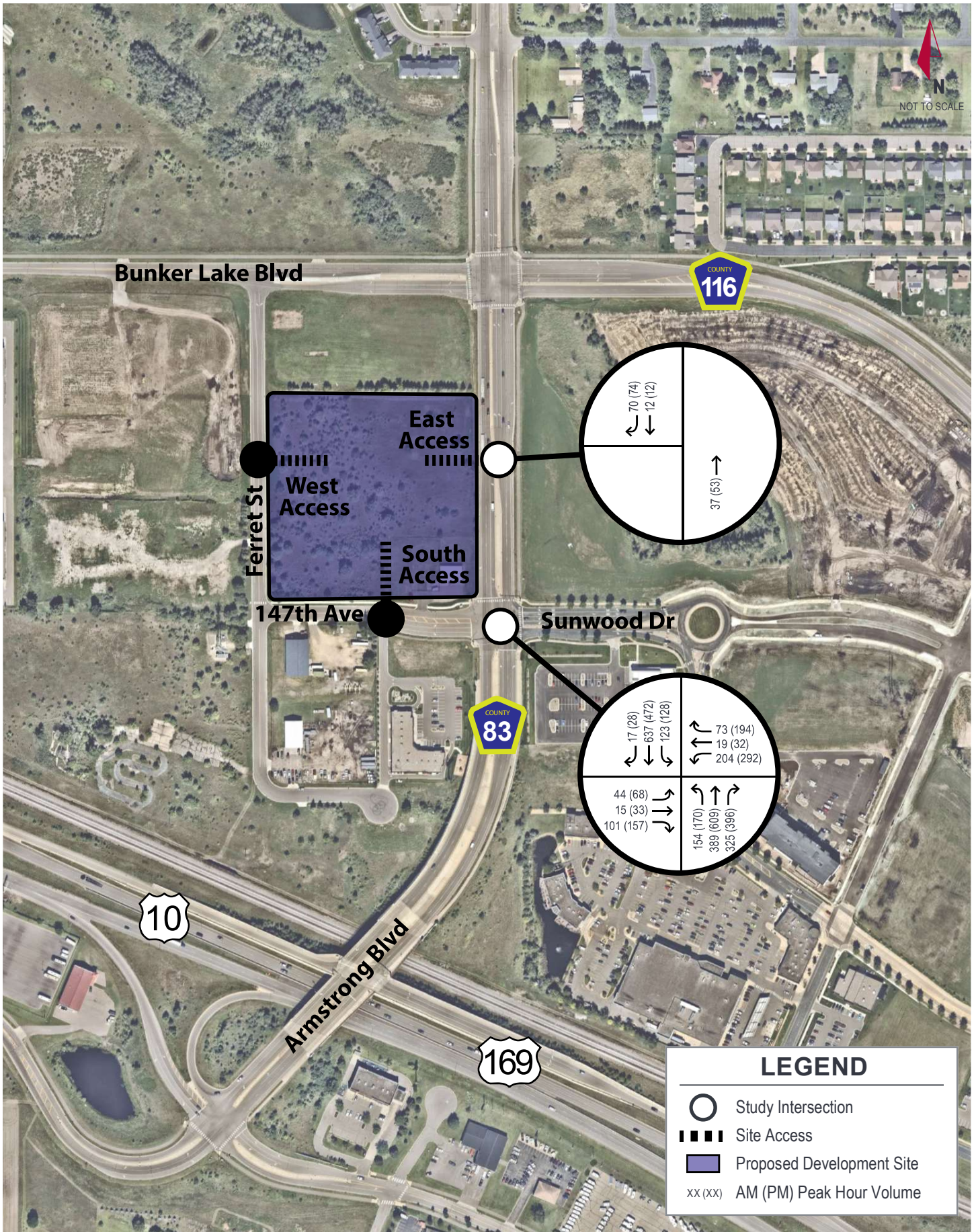
Proposed Site Plan

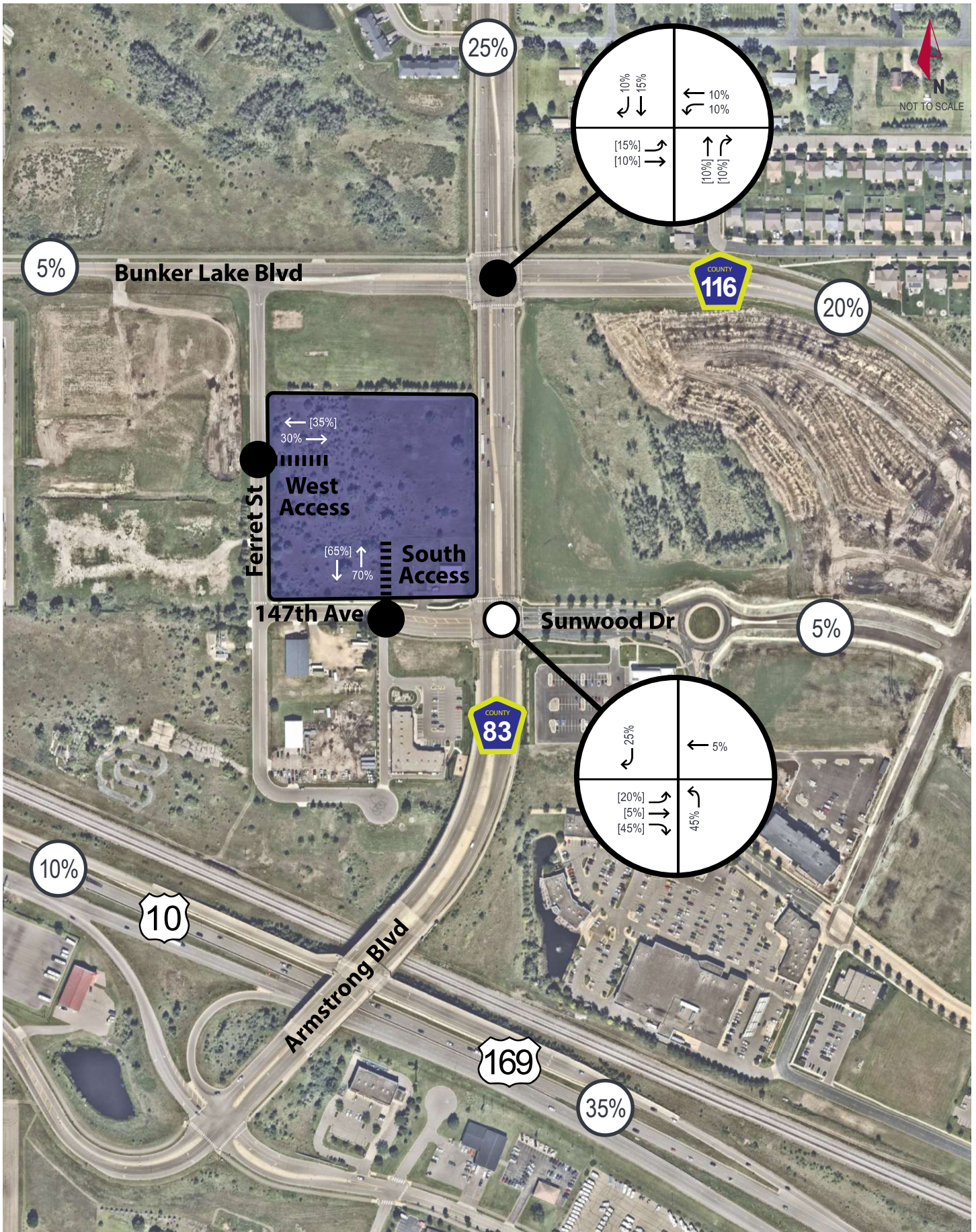
SimTraffic Analysis Results

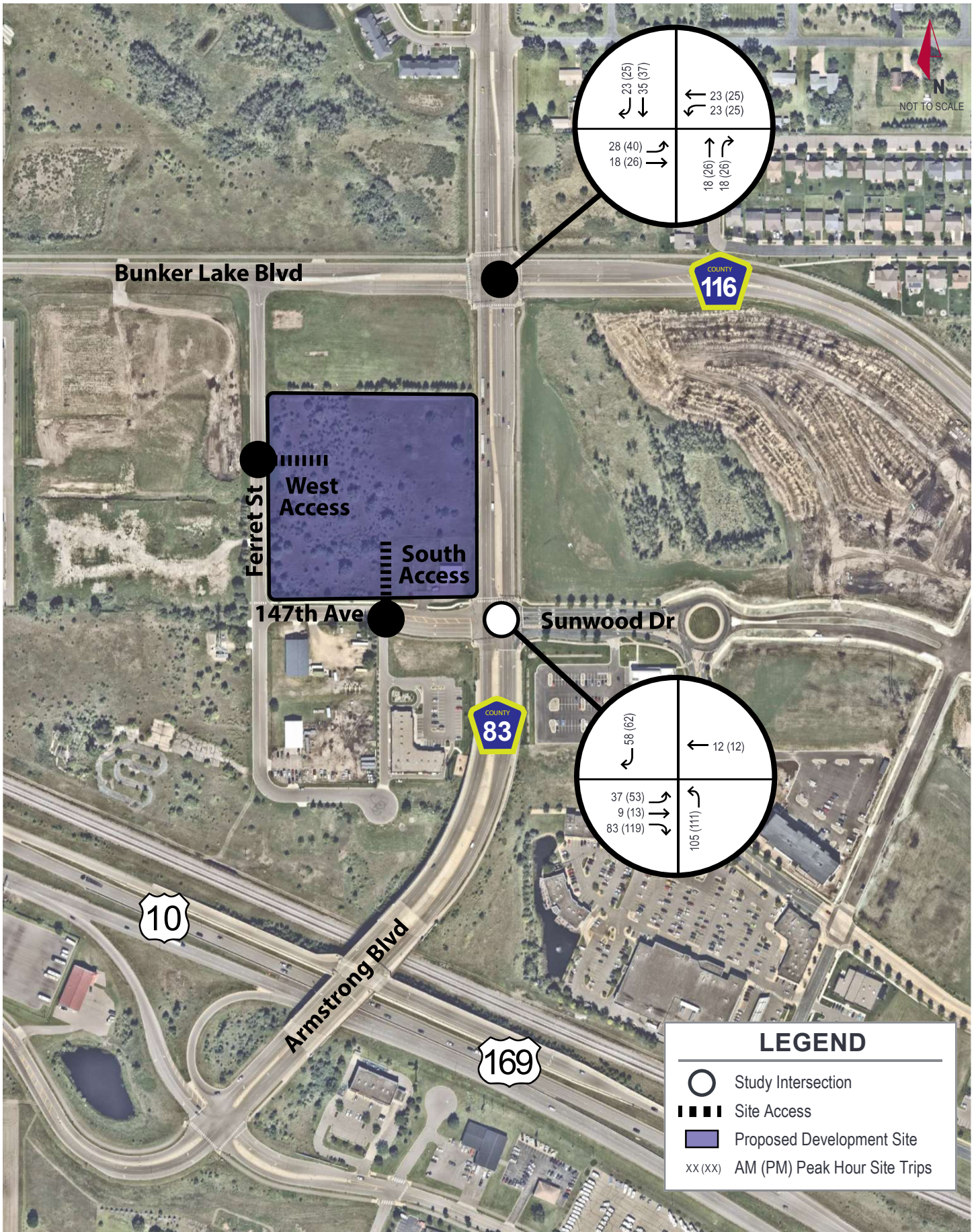


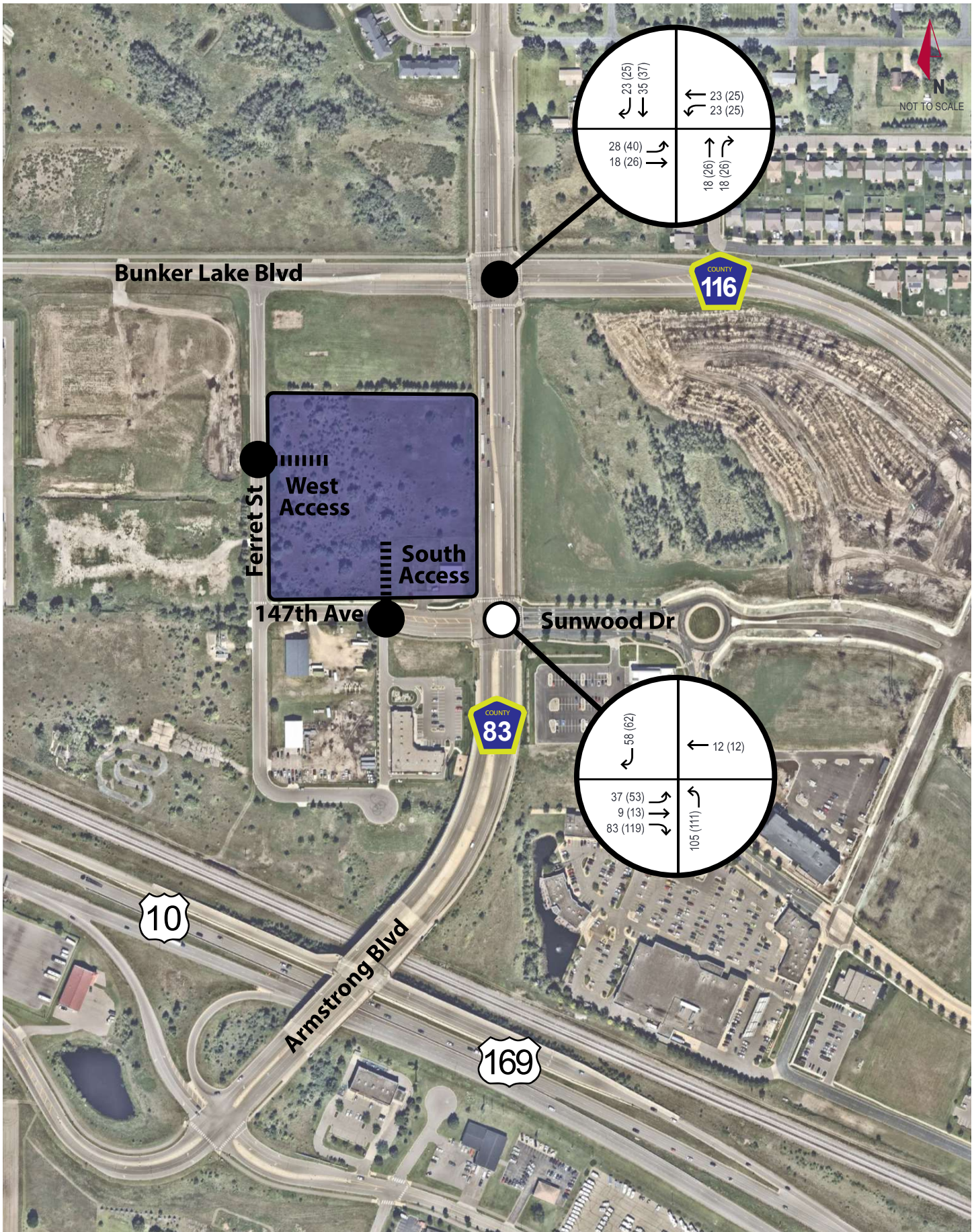


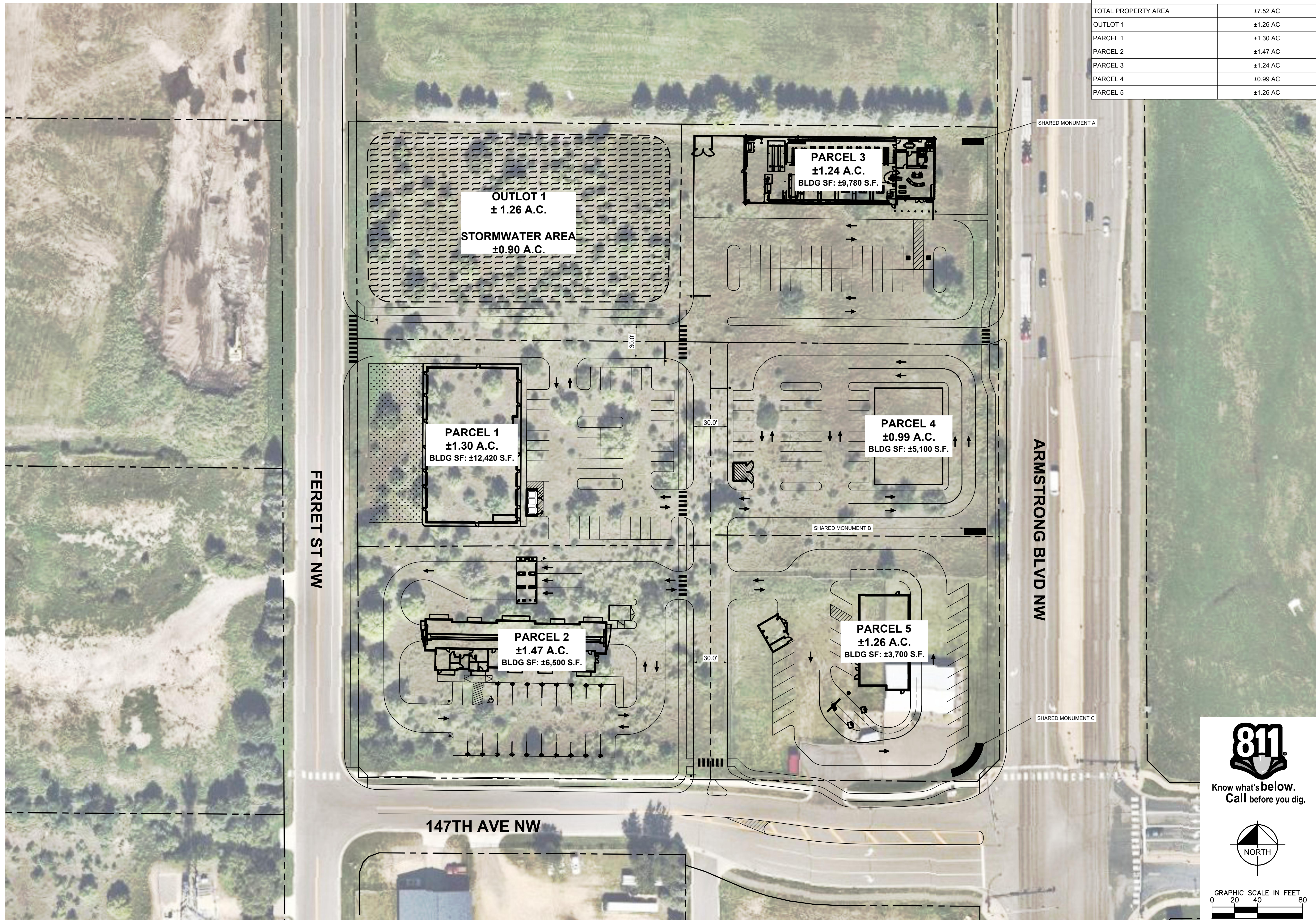












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PARCEL 1	±1.30 AC
PARCEL 2	±1.47 AC
PARCEL 3	±1.24 AC
PARCEL 4	±0.99 AC
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No.	REVISIONS	DATE	BY

Kimley»Horn
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 11995 SINGLETREE LN, SUITE 225, EDEN PRAIRIE, MN 55344
 PHONE: 612-315-1272
 WWW.KIMLEY-HORN.COM

KHA PROJECT	12345678
DATE	09/29/2025
SCALE	AS SHOWN
DESIGNED BY	CGM
DRAWN BY	JMU
CHECKED BY	BMW

SUBDIVISION PLAN

ALL DAY RETAIL SUBDIVISION PLAN
 PREPARED FOR
ALL DAY RETAIL
 RAMSEY MN

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 0 20 40 80

1: Armstrong Blvd & 147th Ave/Sunwood Dr Performance by movement

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Del/Veh (s)	0.0	0.0	0.0	0.2	0.2	3.6	2.6	0.6	2.6	0.1	0.0	0.1
Total Del/Veh (s)	36.4	44.3	9.2	36.1	36.8	5.2	36.6	15.6	6.7	36.9	14.7	5.1

1: Armstrong Blvd & 147th Ave/Sunwood Dr Performance by movement

Movement	All
Denied Del/Veh (s)	0.8
Total Del/Veh (s)	18.5

Total Zone Performance

Denied Del/Veh (s)	1.6
Total Del/Veh (s)	1122.4

Queuing and Blocking Report
 Build (2026) No Right-in - AM Peak

09/16/2025

Intersection: 1: Armstrong Blvd & 147th Ave/Sunwood Dr

Movement	EB	EB	EB	WB	WB	WB	WB	NB	NB	NB	NB	SB
Directions Served	L	T	R	L	L	T	R	L	T	T	R	L
Maximum Queue (ft)	78	47	67	162	179	60	70	166	174	132	129	165
Average Queue (ft)	29	12	32	32	93	16	24	88	77	52	54	81
95th Queue (ft)	67	36	61	101	157	44	50	147	140	101	100	145
Link Distance (ft)		206			792	792			1234	1234		
Upstream Blk Time (%)												
Queuing Penalty (veh)												
Storage Bay Dist (ft)	200		200	280			280	300			300	350
Storage Blk Time (%)												
Queuing Penalty (veh)												

Intersection: 1: Armstrong Blvd & 147th Ave/Sunwood Dr

Movement	SB	SB	SB
Directions Served	T	T	R
Maximum Queue (ft)	150	127	45
Average Queue (ft)	71	67	12
95th Queue (ft)	121	115	34
Link Distance (ft)	821	821	
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			165
Storage Blk Time (%)			
Queuing Penalty (veh)			

Zone Summary

Zone wide Queuing Penalty: 0

1: Armstrong Blvd & 147th Ave/Sunwood Dr Performance by movement

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Del/Veh (s)	0.0	0.0	0.0	0.4	0.5	3.3	2.6	0.7	2.6	0.2	0.0	0.1
Total Del/Veh (s)	34.4	45.5	9.8	36.8	37.6	8.6	45.2	20.9	8.2	39.7	19.1	4.7

1: Armstrong Blvd & 147th Ave/Sunwood Dr Performance by movement

Movement	All
Denied Del/Veh (s)	1.0
Total Del/Veh (s)	21.6

Total Zone Performance

Denied Del/Veh (s)	1.6
Total Del/Veh (s)	1087.2

Queuing and Blocking Report
 Build (2026) No Right-in - PM Peak

09/16/2025

Intersection: 1: Armstrong Blvd & 147th Ave/Sunwood Dr

Movement	EB	EB	EB	WB	WB	WB	WB	NB	NB	NB	NB	SB
Directions Served	L	T	R	L	L	T	R	L	T	T	R	L
Maximum Queue (ft)	104	68	125	175	221	77	125	207	227	188	154	184
Average Queue (ft)	47	21	48	70	131	22	50	102	123	98	73	79
95th Queue (ft)	91	53	92	163	201	53	96	183	198	176	130	140
Link Distance (ft)		206			792	792			1234	1234		
Upstream Blk Time (%)												
Queuing Penalty (veh)												
Storage Bay Dist (ft)	200		200	280			280	300			300	350
Storage Blk Time (%)												
Queuing Penalty (veh)												

Intersection: 1: Armstrong Blvd & 147th Ave/Sunwood Dr

Movement	SB	SB	SB
Directions Served	T	T	R
Maximum Queue (ft)	135	136	59
Average Queue (ft)	78	71	15
95th Queue (ft)	123	119	39
Link Distance (ft)	821	821	
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			165
Storage Blk Time (%)		0	
Queuing Penalty (veh)		0	

Zone Summary

Zone wide Queuing Penalty: 0

1: Armstrong Blvd & 147th Ave/Sunwood Dr Performance by movement

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Del/Veh (s)	0.0	0.0	0.0	0.3	0.2	3.6	2.6	0.6	2.7	0.0	0.0	0.0
Total Del/Veh (s)	33.7	44.9	9.7	35.0	38.5	5.1	36.8	15.8	6.3	35.9	13.3	2.7

1: Armstrong Blvd & 147th Ave/Sunwood Dr Performance by movement

Movement	All
Denied Del/Veh (s)	0.9
Total Del/Veh (s)	18.0

4: Armstrong Blvd & East Access Performance by movement

Movement	NBT	SBT	SBR	All
Denied Del/Veh (s)	0.0	0.0	0.1	0.0
Total Del/Veh (s)	2.5	2.5	1.8	2.5

Total Zone Performance

Denied Del/Veh (s)	1.6
Total Del/Veh (s)	974.5

Queuing and Blocking Report
 Build (2026) with Right-in - AM Peak

09/16/2025

Intersection: 1: Armstrong Blvd & 147th Ave/Sunwood Dr

Movement	EB	EB	EB	WB	WB	WB	WB	NB	NB	NB	NB	SB
Directions Served	L	T	R	L	L	T	R	L	T	T	R	L
Maximum Queue (ft)	89	48	83	137	179	48	62	183	165	133	123	155
Average Queue (ft)	30	10	33	37	93	13	24	87	79	55	56	74
95th Queue (ft)	67	33	66	100	159	38	49	148	141	110	101	131
Link Distance (ft)		212			798	798			1234	1234		
Upstream Blk Time (%)												
Queuing Penalty (veh)												
Storage Bay Dist (ft)	200		200	280			280	300			300	350
Storage Blk Time (%)												
Queuing Penalty (veh)												

Intersection: 1: Armstrong Blvd & 147th Ave/Sunwood Dr

Movement	SB	SB	SB
Directions Served	T	T	R
Maximum Queue (ft)	175	164	23
Average Queue (ft)	75	71	4
95th Queue (ft)	132	132	16
Link Distance (ft)	357	357	
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			165
Storage Blk Time (%)		0	
Queuing Penalty (veh)		0	

Intersection: 4: Armstrong Blvd & East Access

Movement
Directions Served
Maximum Queue (ft)
Average Queue (ft)
95th Queue (ft)
Link Distance (ft)
Upstream Blk Time (%)
Queuing Penalty (veh)
Storage Bay Dist (ft)
Storage Blk Time (%)
Queuing Penalty (veh)

Zone Summary

Zone wide Queuing Penalty: 0

1: Armstrong Blvd & 147th Ave/Sunwood Dr Performance by movement

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Del/Veh (s)	0.0	0.0	0.0	0.4	0.4	3.3	2.6	0.7	2.6	0.0	0.0	0.0
Total Del/Veh (s)	35.0	41.1	9.1	38.7	38.6	9.1	43.9	21.3	7.8	42.3	20.1	3.2

1: Armstrong Blvd & 147th Ave/Sunwood Dr Performance by movement

Movement	All
Denied Del/Veh (s)	1.0
Total Del/Veh (s)	22.4

4: Armstrong Blvd & East Access Performance by movement

Movement	NBT	SBT	SBR	All
Denied Del/Veh (s)	0.0	0.0	0.1	0.0
Total Del/Veh (s)	3.0	1.9	1.5	2.5

Total Zone Performance

Denied Del/Veh (s)	1.6
Total Del/Veh (s)	1008.6

Intersection: 1: Armstrong Blvd & 147th Ave/Sunwood Dr

Movement	EB	EB	EB	WB	WB	WB	WB	NB	NB	NB	NB	SB
Directions Served	L	T	R	L	L	T	R	L	T	T	R	L
Maximum Queue (ft)	107	77	95	192	241	66	130	202	232	187	172	156
Average Queue (ft)	43	20	40	69	133	21	53	101	129	108	68	81
95th Queue (ft)	86	51	72	163	208	52	99	172	209	181	128	143
Link Distance (ft)		212			798	798			1234	1234		
Upstream Blk Time (%)												
Queuing Penalty (veh)												
Storage Bay Dist (ft)	200		200	280			280	300			300	350
Storage Blk Time (%)				0	0							
Queuing Penalty (veh)				0	0							

Intersection: 1: Armstrong Blvd & 147th Ave/Sunwood Dr

Movement	SB	SB	SB
Directions Served	T	T	R
Maximum Queue (ft)	162	157	43
Average Queue (ft)	85	79	8
95th Queue (ft)	139	135	28
Link Distance (ft)	357	357	
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			165
Storage Blk Time (%)		0	
Queuing Penalty (veh)		0	

Intersection: 4: Armstrong Blvd & East Access

Movement
Directions Served
Maximum Queue (ft)
Average Queue (ft)
95th Queue (ft)
Link Distance (ft)
Upstream Blk Time (%)
Queuing Penalty (veh)
Storage Bay Dist (ft)
Storage Blk Time (%)
Queuing Penalty (veh)

Zone Summary

Zone wide Queuing Penalty: 0
