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

RESOLUTION #20-266

RESOLUTION CONFIRMING LAND USE DIRECTION RELATED TO REMAINING LAND IN RIVENWICK 4TH ADDITION

RECITALS.

1. Lennar, the "Applicant" has requested that the City consider modifying their direction for the Rivenwick Planned Unit Development (PUD) to allow additional residential guidance.

2. The original Rivenwick Planned Unit Development (PUD) was proposed as a retail and residential hybrid, with 70% residential and 30% retail.

3. The City has twice revised the PUD standards to include 75% residential and most recently, 80% residential for the Suite Living Project.

4. Lennar has requested the City consider approximately 93% residential and 7% retail/commercial.

5. The Planning Commission considered the request on November 5, 2020 for an informal review and unanimously recommending retaining the existing guidance based on the following findings:

    a. Staff has heard from retailers that visibility along Highway 10 is key to a successful retail pro-forma. This land is directly adjacent to Highway 10 and has great visibility. The City's Economic Development Department reviewed the viability of the site as-is (guided retail/commercial) and feels it is a strong site for retail/commercial.
    b. Housing units along Highway 10 require sound studies and based on nearby housing, will require a sound wall along Highway 10. With recent instruction to improve the image of Highway 10, Staff does not feel a sound wall would meet that goal. Additionally, after the units are built, the City is liable for any additional noise or impacts from the Highway to residential units. The City would prefer to not take on that liability and potential future cost (unless constructed by the Developer at Developer Cost today). The City prefers to enhance the vision and corridor of Highway 10 and does not favor the aesthetics of noise walls in this location.
    c. Residents continue to request additional retail and commercial in the City. The City has previously amended the plan to allow additional residential, thereby reducing the amount of planned retail in the community. Although this is a relatively small parcel, Staff is concerned about removing additional land guided for retail/commercial, especially land along Highway 10.
    d. The Public Works, Engineering, and Public Safety team preferred the previously directed option which included a public through-road, room for ponding, and

division of uses. The currently proposed plan has housing directly adjacent to retail/commercial with no room for buffering, and a public road ending in a T intersection with private roads. The existing guidance in terms of land uses is more logical, with the Suite Living project (senior care) buffering residential townhomes to a commercial use.

6. Existing guidance, shown in Exhibit A, retains land along Highway 10 NW for retail/commercial.

7. The City's Development Review Committee, including Planning, Building, Economic Development, Police, Fire, and Engineering, were in favor of retaining the existing guidance.

8. The City Council confirmed their direction and maintained the guidance for this site as shown in Exhibit A on November 24, 2020.

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

1) That the City Council hereby confirms the direction of the remaining land in Rivenwick 4th to be that as shown in Exhibit A, retaining retail/commercial pads along Highway 10.

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

Mayor LeTourneau
Councilmember Menth
Councilmember Riley
Councilmember Kuzma
Councilmember Musgrove
Councilmember Specht

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:

Existing Vacancy

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 8th day of December, 2020.

Mayor

ATTEST:

City Clerk

EXHIBIT A:
City Council Vision and Directed Land Use for Rivenwick PUD

