

# J Community Development Committee Environment Committee

For the Metropolitan Council meeting of January 27, 2010

**Date Prepared:** January 20, 2010  
**Subject:** City of Ramsey 2030 Comprehensive Plan Update  
Tier II Comprehensive Sewer Plan  
Review File No. 20652-1

## **Proposed Action:**

That the Metropolitan Council adopt the attached Advisory Comments and Review Record, and the following:

1. Authorize the City of Ramsey to put its 2030 Comprehensive Plan Update into effect;
2. Accept the forecast identified in the Review Record;
2. Advise the City to:
  - a. Implement the advisory comments noted in the Review Record for ISTS, water supply and documents submitted for review;
3. Approve the City of Ramsey's Tier II Comprehensive Sewer Plan.

## **Summary of Committee Discussion / Questions:**

### Community Development Committee

Planning Analyst, Susan Hoyt, presented the report and proposed actions to the Committee. The Committee asked no questions. The Committee unanimously adopted the proposed actions.

### Environment Committee

There were no comments. Motion to approve the City of Ramsey's Tier II Comprehensive Sewer Plan was made, seconded, and passed unanimously.

**C** Community Development Committee  
Meeting date: January 19, 2010

**E** Environment Committee  
Meeting date: January 12, 2010

**ADVISORY INFORMATION**

<b>Date:</b>	December 29, 2009
<b>Subject:</b>	City of Ramsey 2030 Comprehensive Plan Update Tier II Comprehensive Sewer Plan Review File No. 20652-1
<b>District(s), Member(s):</b>	District 9, Councilmember Steffen
<b>Policy/Legal Reference:</b>	Minnesota Statutes Section 473.175
<b>Staff Prepared/Presented:</b>	Susan Hoyt, Principal Reviewer (651-602-1330) Phyllis Hanson, Local Planning Assistance Manager (651-602-1566) Kyle Colvin, Engineering Services Asst. Manager (651-602-1151)
<b>Division/Department:</b>	Community Development / Planning and Growth Management Environmental Services/ Engineering Services

**Proposed Action**

That the Metropolitan Council adopts the attached Advisory Comments and Review Record, and the following:

**Recommendation of the Community Development Committee:**

1. Authorize the City of Ramsey to put its 2030 Comprehensive Plan Update into effect;
2. Accept the forecast identified in the Review Record;
3. Advise the City to:
  - a. Implement the advisory comments noted in the Review Record for ISTS, water supply and documents submitted for review.

**Recommendation of the Environment Committee:**

Approve the City of Ramsey's Tier II Comprehensive Sewer Plan.

## ADVISORY COMMENTS

### City of Ramsey 2030 Comprehensive Plan Update and Tier II Comprehensive Sewer Plan

Review File No. 20652-1, Council Business Item No. 2010 - XX

The following Advisory Comments are part of the Council action authorizing the City to implement its 2030 Comprehensive Plan Update (Update) and approving the City's Tier II Comprehensive Sewer Plan:

#### Community Development Committee

1. The Council-adopted *Local Planning Handbook* states that the City must take the following steps:
  - (a) Adopt the Update in final form after considering the Council's review recommendations; and
  - (b) Submit one electronic copy and one hard copy of the Update to the Council. The electronic copy must be organized as one unified document.

A copy of the City Council resolution evidencing final approval of the Update should be submitted to the Council.

2. The Council's *Handbook* also states that local governments must formally adopt their comprehensive plans within nine months after the Council's final action. If the Council has recommended changes, local governments should incorporate those recommended changes into the plan or respond to the Council before "final approval" of the comprehensive plan by the governing body of the local governmental unit (Minn. Stat. § 473.858, subd. 3).
3. Local governmental units must adopt official controls as described in their adopted comprehensive plans and must submit copies of the official controls to the Council within 30 days after official controls are adopted (Minn. Stat. § 473.865, subd. 1).
4. Local governmental units cannot adopt any official controls or fiscal devices that conflict with their comprehensive plans or which permit activities in conflict with the Council's metropolitan system plans. (Minn. Stat. §§ 473.864, subd. 2; 473.865, subd. 2). If official controls conflict with comprehensive plans, the official controls must be amended within nine months following amendments to comprehensive plans (Minn. Stat. § 473.865, subd. 3).

#### Environment Committee

1. The Council-approved Tier II Comprehensive Sewer Plan becomes effective only after the Update also receives final approval by the City's governing body. After the Update receives final approval by the City and the Tier II Sewer Plan becomes effective, the City may implement its Update to alter, expand or improve its sewage disposal system consistent with the Council-approved Tier II Sewer Plan.
2. A copy of the City Council Resolution adopting its Update, including the Tier II Sewer Plan, must be submitted to the Council.

## Background

The City of Ramsey (City) is a developing community approximately 19,000 acres or 29 square miles in area. It is located in Anoka County and is bordered by the Cities of Nowthen to the north, Andover to the East, Ostego and Elk River in Sherburne County to the west and by the Mississippi River and Dayton to the south. (Figure 1).

The *2030 Regional Development Framework* (RDF) identified as a “Developing” geographic planning area (Figure 2).

The City submitted its 2030 Comprehensive Plan (Update) to the Council for review to meet the Metropolitan Land Planning Act requirements (Minn. Stat. 473.175) and the Council’s 2005 Systems Statement requirements.

## Rationale – Standard of Review & Findings

1. Does the proposed Update conform to Regional Systems Plans?
2. Is the Update consistent with Metropolitan Council policies?
3. Is the Update compatible with plans of adjacent governmental units and plans of affected special districts and school districts?

### Conformance with Regional Systems Plans:

- |   |     |
|---|-----|
| 1. Regional Parks   | Yes |
| 2. Transportation including Aviation  | Yes |
| 3. Water Resources Management<br>(Wastewater Services and Surface Water Management) | Yes |

### Consistent with Council Policy Requirements:

- |  |     |
|--|-----|
| 1. Forecasts   | Yes |
| 2. Housing   | Yes |
| 3. <i>2030 Regional Development Framework</i> and Land Use | Yes |
| 4. Individual Sewage Treatment Systems (ISTS)              | Yes |
| 5. Water Supply  | Yes |

### Compatible with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

- |                             |     |
|-----------------------------|-----|
| Compatible with other plans | Yes |
|-----------------------------|-----|

## Known Support / Opposition

There is no known opposition.

# **REVIEW RECORD**

## **City of Ramsey 2030 Comprehensive Plan Update**

### **STATUTORY AUTHORITY**

The Metropolitan Land Planning Act (MLPA) requires local units of government to submit comprehensive plans and plan amendments to the Council for review and comment (Minn. Stat. § 473.864, Subd. 2). The Council reviews plans to determine:

- *Conformance with metropolitan system plans,*
- *Consistency with other adopted Plans of the Council, and*
- *Compatibility with the Plans of other local jurisdictions in the Metropolitan Area.*

The Council may require a local governmental unit to modify any plan or part thereof if, upon the adoption of findings and a resolution, the Council concludes that the Plan is more likely than not to have a substantial impact on or contain a substantial departure from metropolitan system plans (Minn. Stat. § 473.175, Subd. 1).

Each local government unit shall adopt a policy plan for the collection, treatment and disposal of sewage for which the local government unit is responsible, coordinated with the Metropolitan Council's plan, and may revise the same as often as it deems necessary. Each such plan shall be submitted to the Council for review and shall be subject to the approval of the Council as to those features affecting the Council's responsibilities as determined by the Council. Any such features disapproved by the Council shall be modified in accordance with the Council's recommendations (Minn. Stat. § 473.513).

### **CONFORMANCE WITH REGIONAL SYSTEMS**

#### **REGIONAL PARKS**

##### ***Parks and Trails***

*Reviewer: Jan Youngquist, CD – Regional Parks System Planning, (651-602-1029)*

The Update conforms to the *2030 Regional Parks Policy Plan*. The regional parks system facilities in the City include the Rum River Central Regional Park, the planned Mississippi West Regional Park, the Central Anoka County Regional Trail, the Rum River Regional Trail and the Mississippi River Regional Trail. The Update acknowledges and plans for these regional parks system elements and facilitates long range planning for Rum River Central Regional Park by guiding the future land use of inholding parcels as park.

#### **TRANSPORTATION**

##### ***Roads and Transit***

*Reviewer: Ann Braden, MTS- Transportation Planning (651-602-1705)*

The Update conforms to the *2030 Transportation Policy Plan (TPP)* and addresses all the applicable transportation and transit requirements.

There are no expansion plans for TH 10, the only metropolitan highway located within the City.

The City is located outside the Metropolitan Transit Taxing District. The southern half of the City is in Market Area III and the northern half is in Market Area IV. The City is in the area for potential transit service expansion. Service options for Market Area III include peak-only express, small vehicle circulators, midday circulators, special needs paratransit (ADA, seniors), and ridesharing. Service options for Market Area IV include dial-a-ride, volunteer driver programs, and ridesharing. The City is located along the Northstar Commuter Rail Line; the nearest station is in the city of Anoka.

**Aviation**

*Reviewer: Chauncey Case, MTS – Systems Planning, (651-602-1724)*

The Update conforms to the Aviation policies of the *TPP* and is consistent with Council aviation policy.

**WATER RESOURCES MANAGEMENT**

**Wastewater Service**

*Reviewer: Kyle Colvin, ES – Engineering Services, (651-602-1151)*

The Update is in conformance with the *Water Resources Management Policy Plan (WRMPP)*. The Update summarizes the City's vision for the next 20 years or to year 2030. It includes growth forecasts that are consistent with the Council's recommended forecasts for population, households, and employment.

The Metropolitan Council Environmental Services currently provides wastewater treatment services to the City. Wastewater generated within the City is conveyed to and treated at the Metropolitan Council's Metropolitan Wastewater Treatment Plant in St. Paul. The City is provided wastewater conveyance service through interceptors 7707 and 8362-299. The Update projects that the City will have 13,600 sewered households and 11,700 sewered employees by 2030. The Metropolitan Disposal System with its planned scheduled improvements has or will have adequate capacity to serve the City's growth needs.

The Update provides sanitary flow projections in 5-year increments. The rationale, for the projections, is given in the Update and determined appropriate for planning for local services.

The Update identifies large areas north of Trott Brook for future sewered development. In order to provide services to this area of the community, the City will need to extend trunk sanitary sewer systems through the community to reach this future growth area. The city of Nowthen has identified an area of approximately 1,020 net developable acres as urban reserve for post 2030 sewered development. The Council will work with Ramsey to coordinate the design and alignment of its trunk sewer system to provide the option of serving the urban reserve area in Nowthen through Ramsey.

Ramsey is not currently identified as a community impacted by wet weather occurrences. The Update however does include a description of an I/I reduction plan which includes televised inspection and regular maintenance of the sanitary sewer system. A copy of the 2004 Comprehensive Sanitary Sewer Study, completed by Bolton & Menk Inc., is included in the plan. The City has adopted the Minnesota State

Building Code, which states that drainage systems shall discharge into an approved storm sewer system or onto ground surfaces. The City will explore the need to expand its ordinance if it is determined the City is not meeting the established I/I goal.

***Tier II Comments***

The Tier II Sewer Element of the Update has been reviewed against the requirements for Tier II Comprehensive Sewer Plans for developing (urban reserve) communities. It was found to be complete and consistent with Council policies. Upon adoption of the Update by the City, the action of the Council to approve the Tier II Plan becomes effective. At that time, the City may implement its Update to alter, expand or improve its sewage disposal system consistent with the approved Tier II Sewer Plan. A copy of the City Council Resolution adopting its Plan needs to be submitted to the Metropolitan Council for its records.

***Surface Water Management***

*Reviewer: Judy Sventek, ES – Water Resources Assessment, (651-602-1156)*

The Update conforms to the *WRMPP* for local surface water management. The City lies within the Lower Rum River watershed. The Lower Rum River Watershed Management Organization's watershed management plan was approved by the Board of Water and Soil Resources (BWSR) in 1998.

The City prepared a surface water management plan (SWMP) in 2008 that was reviewed under separate cover. Council staff found the SWMP to provide an excellent framework for managing storm water in the city. The SWMP was also found to be consistent with Council policy and the Council's *WRMPP*.

**CONSISTENCY WITH COUNCIL POLICY**

**FORECASTS**

*Reviewer: Todd Graham,, CD – Research, (651-602-1552)*

The Update's forecasts are consistent with Council expectations and regional policy. The Update uses revised forecasts and a longer development staging timeline. In December 2009, the City requested revisions to 2010-2030 households and population, and a revision of 2030 employment. Council staff find the December 9, 2009 revised forecasts reasonable from a market perspective and are similar to what Council and City staff previously discussed.

The Council's forecasts will be officially revised, as shown below, effective upon Council action on the Update:

**Table 1: Revised Forecasts for Ramsey**

	Census	Revised Council Forecasts		
	<u>2000</u>	<u>2010</u>	<u>2020</u>	<u>2030</u>
Population	18,510	28,100	36,200	43,500
Unsewered	10,700	6,600	6,800	7,100
Metro sewerred	7,810	21,500	29,400	36,400
Households	5,906	9,800	13,000	16,300
Unsewered	3,414	2,300	2,400	2,700
Metro sewerred	2,492	7,500	10,600	13,600
Employment	4,008	6,700	9,100	11,900
Unsewered	0	700	500	200
Metro sewerred	4,008	6,000	8,600	11,700

(Note: The Council's forecasts are rounded to the nearest hundred; unrounded forecasts are acceptable in the Plan Update.)

For reference, the Council's forecast for Ramsey was revised in February 2006 pursuant to a City Plan Amendment as shown below:

**Table 2: Council forecasts in 2006 for Ramsey**

	Census	Previous Council Forecasts			Revised Council Forecasts		
	<u>2000</u>	<u>2010</u>	<u>2020</u>	<u>2030</u>	<u>2010</u>	<u>2020</u>	<u>2030</u>
Population	18,510	31,300	45,000	44,000	28,100	36,200	43,500
Households	5,906	10,900	16,200	16,500	9,800	13,000	16,300
Employment	4,008	6,700	9,100	11,300	6,700	9,100	11,900

The Update's City-preferred households forecast impact the calculation of the City's share of regional affordable housing need. Based on growth of +3100 -serviced households during 2010-20, the City's affordable housing need share is recalculated as 669 affordable units. This need is addressed in the Update.

**2030 REGIONAL DEVELOPMENT FRAMEWORK AND LAND USE**

*Reviewer: Susan Hoyt, CD – Local Planning Assistance, (651-602-1330)*

*Regional Development Framework*

The Update identifies the City as a "Developing" community in the RDF. Developing communities are positioned to absorb growth within the region and to plan for a residential density of 3 to 5 units per acre for areas served with urban wastewater. The City's population is expected to increase by 52% or to 28,100 people between 2000 and 2010 with a 76% increase to 43,500 people by the year 2030. The Update accommodates the forecasted growth. In 2006 the land supply included 4,000 acres of parcels that were 10 acres or larger in size and primarily zoned residential to accommodate future growth.



*Land Use*

Existing Land Use. The twenty – nine (29) square mile City has 59% of its land area in residential use. Forty – six (46%) of the City is in detached single family units with the majority of these homes located on rural residential lots of one unit in 2.5 acres; a land use pattern that was established in the 1970’s. However, the development patterns changed during the past decade with 60% of new housing units being multi-family such as townhomes between 2000 and 2007. The City’s existing land use map and table include vacant parcels that are currently not platted and planned for future development.

**Table 3: 2007 Existing Land Use**

<b>Land Use Category</b>	<b>Gross Acreage</b>	<b>Net Acreage</b>	<b>% of City*</b>
Agricultural	1,956.82	1,693.65	10.2%
Commercial	360.35	326.35	1.9%
Industrial	425.40	421.76	2.2%
Landfill	157.62	151.58	0.8%
Multi-Family Residential	258.08	239.89	1.3%
Park	1,820.51	1,120.39	9.5%
Public/Quasi-public	347.60	284.02	1.8%
Rural Residential	6,888.71	5,576.42	36.0%
Single Family Residential	1,998.05	1,746.75	10.4%
Vacant	2,303.03	1,517.61	12.0%
Right-of-Way	2,043.76	2,043.76	10.7%
Water	568.24	568.24	3.0%
Wetland	0.00	3,437.74	-
<b>Total City</b>	<b>19,128.16</b>	<b>19,128.16</b>	<b>100.0%</b>

Future land use. The Update plans for the City to be built out by 2030; thereby eliminating all vacant and agricultural land. The future land use anticipates that the City will remain primarily residential although it plans for mixed use with commercial, office and business parks to comprise nearly 10% of the land area, which is a 4% increase over the existing 6% in commercial and industrial use. The 2030 future land use table guides 6,600 acres for unsewered existing and new rural residential homes on 2.5 acre lots. The majority of all growth, including residential, will be on the 5,000 acres guided for existing and new sewer development. The sewer areas were expanded to the north central area of the City as part of this Update. There are two mixed use sites, Town Center and south of Highway 10 west of the regional park. These mixed use developments blend a variety of housing choices, commercial uses, and transportation opportunities including possible opportunities for a future Northstar station. Over 7,000 acres are not developable due to right of way, park, water and wetlands.

**Table 4: Future 2030 Land Use**

<b>2030 Land Use</b>	<b>Gross Acreage</b>	<b>Net Acreage</b>	<b>% of City</b>
Low Density Residential	3,389.52	2,854.72	14.9%
Medium Density Residential	373.49	339.05	1.8%
High Density Residential	122.09	103.07	0.5%
Commercial	401.76	389.92	2.0%
Mixed Use	358.76	333.74	1.7%
Business Park	566.18	552.54	2.9%
Office Park	166.80	166.80	0.9%
Public/Quasi-Public	388.58	342.62	1.8%
Rural Developing	8,660.06	6,644.40	34.7%
Park	2,088.92	1,351.56	7.1%
Right-of-Way	2,043.76	2,043.76	10.7%
Water	568.24	568.24	3.0%
Wetland	-	3,437.74	18.0%
<b>Total City</b>	<b>19,128.16</b>	<b>19,128.16</b>	<b>100.0%</b>

*Residential Density*

The Update plans for all sewered residential development to be at a minimum of 3 units/net acre. The plat monitoring data between 2000 and 2007 demonstrates that the density for new residential development met 4.0 units/net acre and future planned developed is planned at 4.7 units/net acre.

Table 5: Net Density of Planned Residential Development

Within Urban Service Area	Allowed Density Range Housing Units/Acre		Existing (2008)	2030	Change 2008-2030	Housing Units	Units/net acre
	Minimum	Maximum	acres	acres	acres		
<b>Residential Land Uses</b>							
Low Density Residential	3	4	1,747	2,855	1,108	3,324	
Medium Density Residential	3	7	240	339	99	297	
High Density Residential	7	15	0	103	103	721	
Mixed Use Primarily Residential*	10		0	334	334	3,340	
					1,644	7,682	4.7 units/net acre

**HOUSING**

*Reviewer: Linda Milashius, CD – Livable Communities, (651-602-1541)*

The Update fulfills the housing element and the affordable housing requirements of the MLPA. The Update acknowledges the City’s share of the region’s affordable housing need for 2011-2020 of 669 units. To provide opportunities to meet this need the Update indicates that approximately 62 acres of land will be available for high density residential development, at 7-15 units per acre, and an additional 200 acres will be available for high density residential development within the Mixed Use land use category, at 10-15 units per acre. The Update describes the implementation tools and programs the City will use to promote opportunities to address its share of the region’s housing need. The City will continue to partner with the Anoka County HRA to address lifecycle and affordable housing needs in the community and it will continue to work with local, state and federal agencies to facilitate affordable housing development. The City will evaluate opportunities to provide TIF for housing projects, consider the establishment of grant and/or loan remodeling programs to help residents stay in their homes, investigate the feasibility of allowing accessory apartments in residential areas, and will encourage the development of homeowner’s associations or common interest communities for areas of older multifamily housing and new subdivisions of smaller lot neighborhoods. The City is an active participant in the Local Housing Incentives program of the Livable Communities Act (LCA), and has received over \$3.8 million in grants through the LCA program.

## **INDIVIDUAL SEWAGE TREATMENT SYSTEMS (ISTS) PROGRAM**

*Reviewer: Jim Larsen, CD – Local Planning Assistance, (651-602-1159)*

The Update provides local ISTS program information including a City ordinance that is consistent with MPCA Rules and Council policy requirements in the *WRMPP*. There are approximately 4,125 ISTS in operation in portions of the community not served by either City water or sanitary sewer service. City Code Section 8.30 regulates ISTS operation and maintenance. The City's ISTS ordinance will need to be updated by February 2011 to be in compliance with MN Rules Chapter 7080-7083 changes adopted in 2008. The Update describes the enforcement process for ISTS under its ordinance. The City states that it will incorporate the procedures for enforcing ISTS compliance under the City Code into its new code enforcement process that was adopted in 2007.

*Advisory comment:*

- The City needs to incorporate its procedures to enforce its ISTS Ordinance Chapter 8.30 into the City's code enforcement process within nine months.

## **WATER SUPPLY**

*Reviewer: Sara Bertelsen Smith, ES – Water Supply Planning, (651-602-1035)*

The Update is complete and consistent with the *WRMPP*.

*Advisory comment:*

- The City is encouraged to continue to promote water conservation practices.

## **RESOURCE PROTECTION**

### ***Mississippi Critical Area Plan***

*Reviewer: Tori Dupre, CD – Local Planning Assistance (651-602-1621)*

The Update includes a Critical Area Plan that establishes a vision for the Mississippi River Corridor consistent with the requirements of Executive Order 79-19, the Mississippi National River and Recreation Area (MNRRA) and state Critical Area Requirements. The City adopted a Critical Area Plan because the City is located within the Critical Area's "*Rural Open Space*" district, with a small area of "*Urban Developed*" district at the southern edge. The City marks the beginning of the federal Wild and Scenic River designation extending north of the metropolitan area. The Update proposes no land use or policy changes to the existing Critical Area Plan, which the Metropolitan Council reviewed on March 28, 2001. The Council will forward the Update's review record and the Council's final actions to the Minnesota Department of Natural Resources and National Park Service for their records.

### ***Historic Preservation***

*Reviewer: Susan Hoyt, CD – Local Planning Assistance, (651-602-1330)*

The Update contains a section on Historic Preservation as required by the MLPA.

### ***Solar Access Protection***

*Reviewer: Susan Hoyt, CD – Local Planning Assistance, (651-602-1330)*

The Update contains a section on Solar Access Protection as required by the MLPA.

**Aggregate Resources Protection**

*Reviewer: Jim Larsen, CD – Local Planning Assistance, (651-602-1159)*

The Update does not address the presence or absence of aggregate resources in the community; however *Minnesota Geological Survey Information Circular 46* indicates there are no significant high quality aggregate resource deposits available for mining in the community.

**PLAN IMPLEMENTATION**

*Reviewer: Susan Hoyt, CD – Local Planning Assistance, (651-602-1330)*

The Update includes a description of:

- Capital Improvement Program Yes
- Zoning Code Yes
- Subdivision Code Yes
- ISTS Codes Yes
- Housing Implementation Program Yes

The Update contains an implementation chapter as required by the MLPA. The Update provides a list of zoning districts, a zoning map and a brief explanation of the city's zoning and subdivision codes. It also summarizes housing implementation measures and the City's Capital Improvements Program. The City's full CIP document is also included as an Appendix to the Update.

**COMPATIBILITY WITH PLANS OF ADJACENT GOVERNMENTAL UNITS AND PLANS OF AFFECTED SPECIAL DISTRICTS AND SCHOOL DISTRICTS**

The City submitted the 2030 Comprehensive Plan Update to adjacent local units of government, school districts, counties and special districts for comment on December 13, 2008. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were identified.

**DOCUMENTS SUBMITTED FOR REVIEW:**

- The City of Ramsey 2030 CPU, August 27, 2009
- Supplemental information, September 4, 2009
- Supplemental information, zoning Definitions and Zoning Map, September 4, 2009
- Supplemental information, implementation and Parks, September 8, 2009
- Supplemental information, CIP, September 9, 2009
- Supplemental information, wastewater, October 27, 2009
- Supplemental information, parks, November 2, 2009
- Supplemental information, wastewater, November 5, 2009
- Supplemental information, parks and wastewater, November 6, 2009
- Supplemental information, wastewater, December 9, 2009

*Advisory comment:*

- All supplemental information needs to be incorporated into the final document.

## **ATTACHMENTS**

- Figure 1: Location Map Showing Regional Systems
- Figure 2: 2030 Regional Development Framework Planning Areas
- Figure 3: Existing Land Use, 2008
- Figure 4: 2030 Future Land Use Plan

**Figure 1. Location Map Showing Regional Systems  
Ramsey**

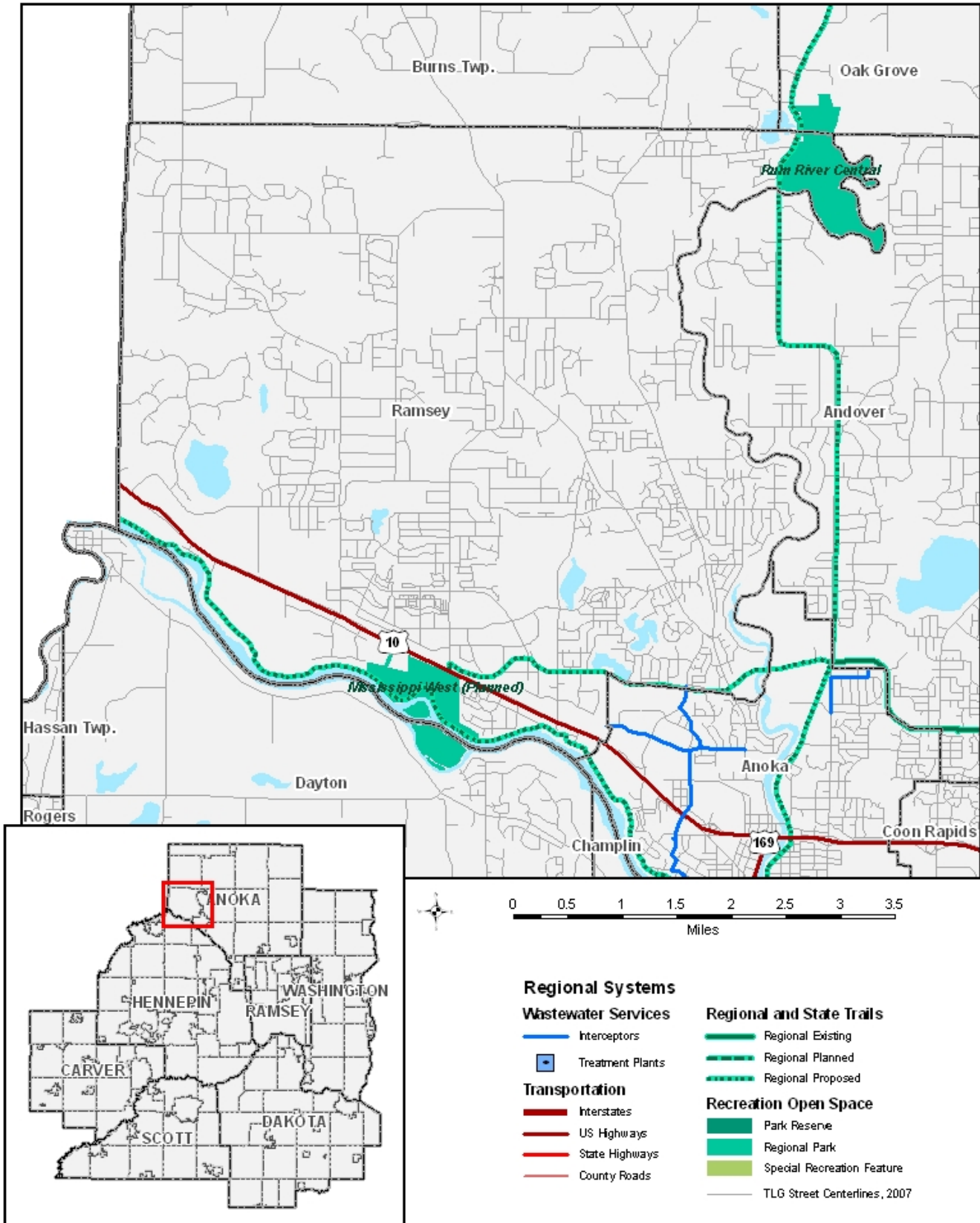


Figure 2. 2030 Regional Development Framework Planning Areas

**Ramsey**

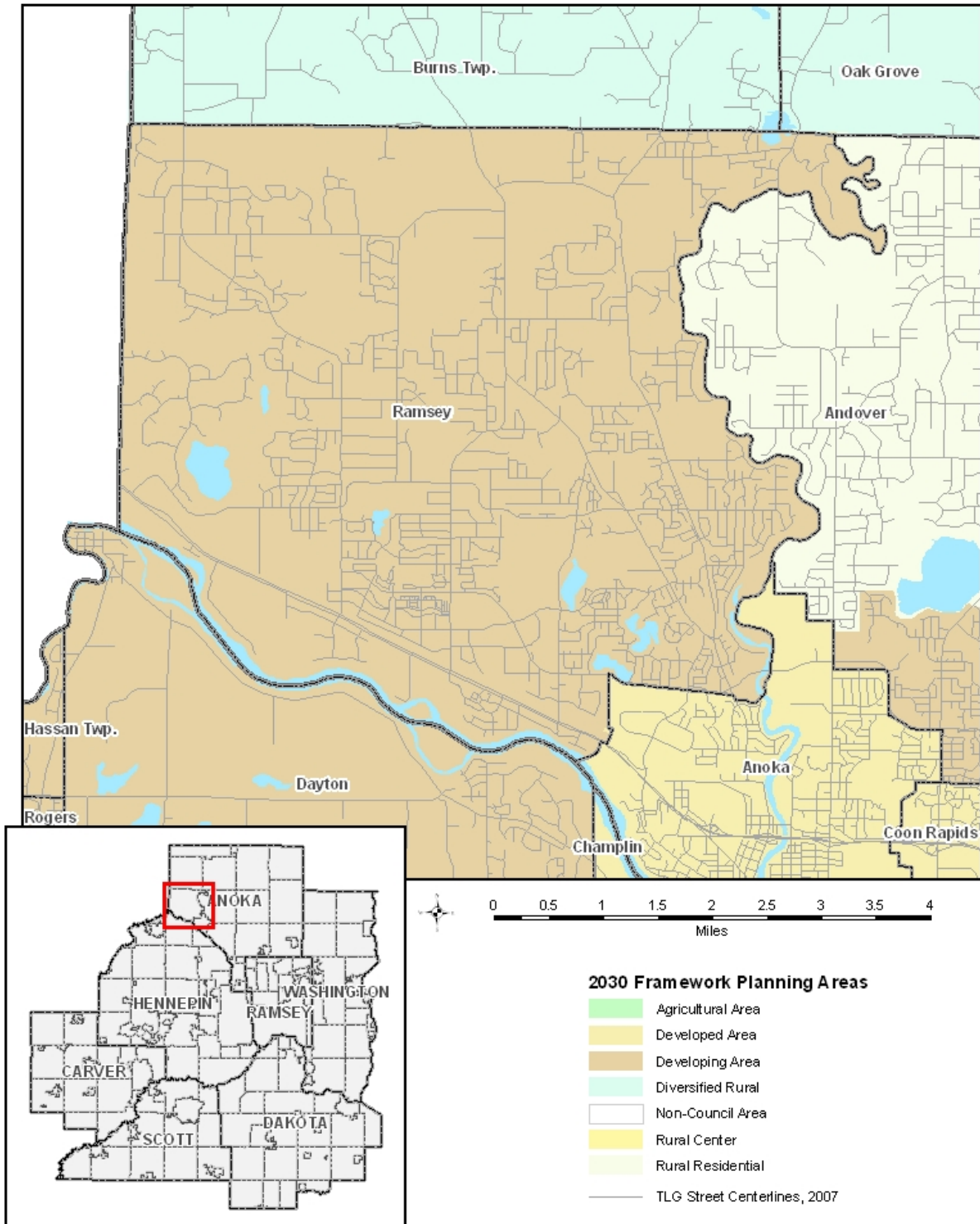
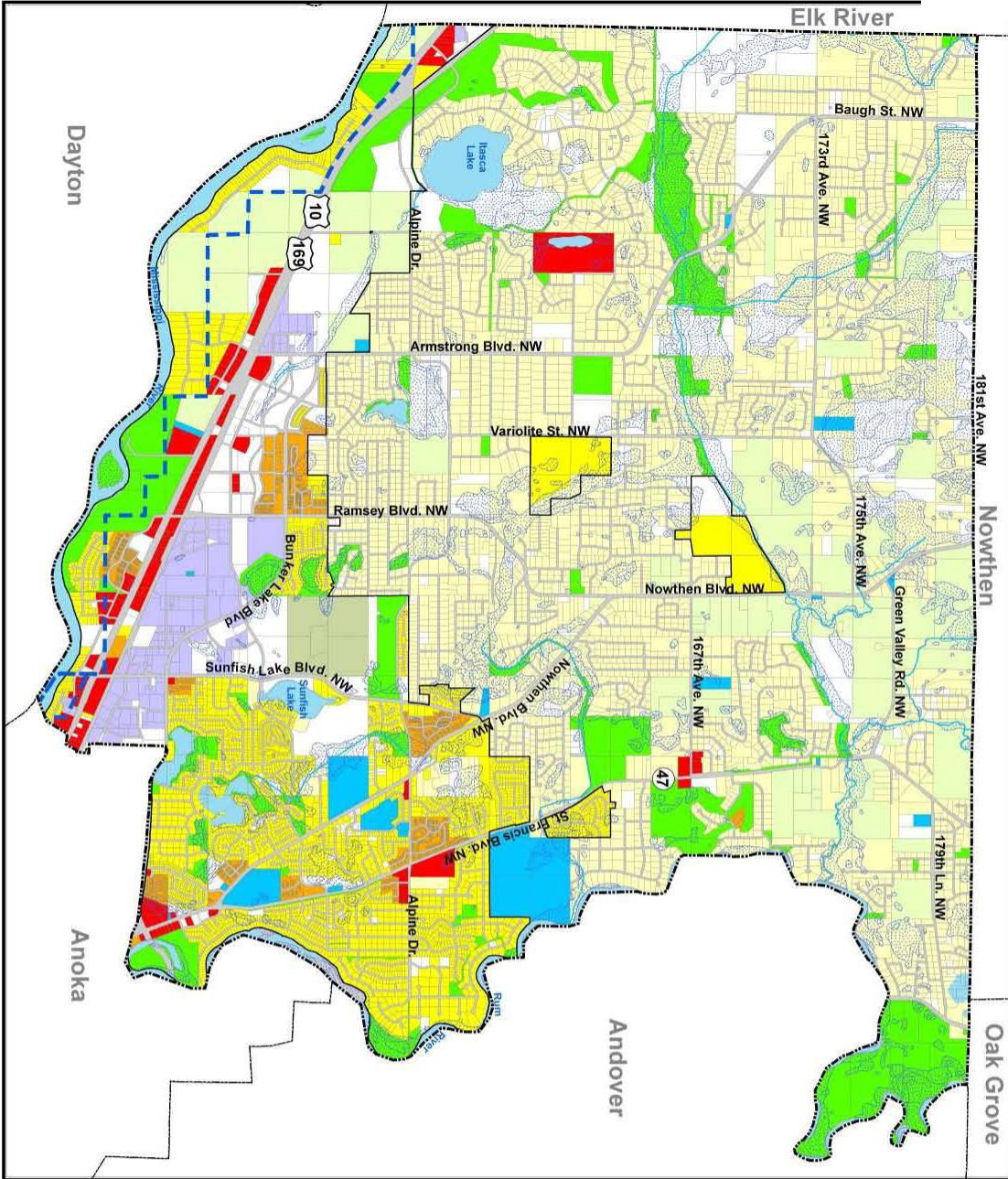
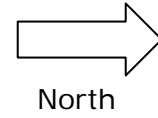


Figure 3. Existing Land Use, 2008  
City of Ramsey



**City of Ramsey**  
**2030 Comprehensive Plan**  
**2007 Existing Land Use**

Ramsey City Limit

2020 MUSA Boundary

Mississippi River Critical Area Boundary

Agricultural

Rural Residential

Single Family Residential

Multi-Family Residential

Commercial

Industrial

Landfill

Public/Quasi-Public

Park

Vacant

Right-of-Way

Water

NWI Wetland

0.6 Miles

October 20, 2009  
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**Figure 4. 2030 Future Land Use**  
City of Ramsey

