

December 8, 2010

City of Ramsey Housing and Redevelopment Authority
Attn: Heidi Nelson, Executive Director
7550 Sunwood Dr NW
Ramsey, MN 55303

Re: Final Plat—COR ONE

Heidi:

We are in receipt of your preliminary plat for a subdivision in The COR to create four (4) buildable lots and one outlot on the property located south of Sunwood Drive, north of Civic Center Drive, west of Sapphire Street, and east of Zeolite Street. This area is currently platted as Ramsey Town Center 5th Addition and a portion of the RAMSEY TOWN CENTER addition. The final plat includes one (1) sheet prepared by Landform Engineering Company dated December 3, 2010 in addition to the site plan submittals for Residence at The COR and Suite Living at The COR. We offer the following comments regarding your application:

Planning and Zoning

Reviewer: Tim Gladhill, Associate Planner

tgladhill@ci.ramsey.mn.us

763-576-4308

General: The Subject Property appears to be 14.44 acres. The proposed plat would reconfigure existing lot lines and create additional buildable lots in the Ramsey Town Center Addition 5th Addition and the RAMSEY TOWN CENTER addition including separating the existing Ramsey Municipal Center from the Municipal Parking Ramp. . The reconfiguration of Lot 3 encompasses the existing access to the Municipal Parking Ramp from Sunwood Drive. An access easement across Lot 3 shall be required to be recorded prior to submitting any Building Permits for the Plat. Prior to submitting for Final Plat, please provide City Staff with Floor Area Ratio calculations for the Ramsey Municipal Center. *To date, the City still has not received a draft access easement. **The access easement shall be reviewed by the City and recorded at the same time as the Plat.***

Zoning: The property is located in the TC-1 (Town Center) zoning sub-district. This mixed-use core is intended to provide a mix of residential, retail, service, professional, community service, recreational and similar uses on every block near, and within easy walking distance of the transit station.

Lot Size and Width Requirements: The TC-1 District does require a minimum lot size. The district does require a minimum lot width of 20 feet and a minimum lot depth of 80 feet. It appears that all proposed lots conform to minimum lot size.

Recording of Final Plat. Provided that the final plat is approved by City Council, you will have two (2) years to record the final plat in accordance with City Code. A Development Agreement will be required to ensure the timely construction of the required improvements. The Final Plat will need to

be checked by the Anoka County Surveyor. Please contact Mr. Larry Hoiium at 763-323-5512 for more information.

Engineering Review

Reviewer: Tim Himmer, City Engineer

thimmer@ci.ramsey.mn.us

763-433-9893

Access and Streets: Accesses onto Sunwood and Civic Center Drive shall be limited, and shared access and parking is encouraged. It appears that shared accesses are being proposed where feasible. The existing pavement striping along the roadway (turn lanes, etc.) may require revisions when the final access locations are determined; all of which would be performed and funded for by the Applicant. All accesses may be restricted in the future to right-in right-out only if traffic and accident history dictate. Outlot A appears to have existing curb cuts on the north and south side of the property to serve as a future public street connection; this matter will be reviewed when that parcel is developed and/or subdivided.

Sidewalks: An additional two (2) to four (4) foot section of sidewalk (minimum of 10' wide from back of existing planter boxes) must be added (at the Applicant's cost) to the existing sidewalk along Sunwood Drive, in accordance with the Ramsey Town Center Master Plan, completed Sunwood Drive Streetscape improvements, and City policy. Sidewalks must also be constructed along Civic Center Drive. Construction of any sidewalk section on private property will require the dedication of sidewalk easements.

Grading and Drainage: Grading and drainage plans for Lots 3 and 4 are being reviewed as part of the site plan review for Residence at The COR and Suite Living at The COR. Review letters for both site plans are incorporated into this letter as reference and must be addressed prior to the City releasing the Plat for recording.

Easements: It appears that there are no drainage and utility easements being proposed with the plat. Drainage and utility easements must be dedicated along the right-of-way and side lots consistent with the proposed setbacks of the structures; please incorporate these easements as appropriate for the proposed projects on lots 3 and 4. Drainage and utility easements are also required over the proposed storm sewer in the alleyway between the proposed building on lot 3 and existing parking ramp as the City would like to connect the storm sewer system from the parking ramp into this line. Separate easements are also required for any proposed sidewalk that will be installed outside the right-of-way on private property, subject to review by the City Attorney, and the applicant is responsible for the drafting and recording of such documents. Cross access/public roadway easements must also be dedicated over the drive aisle and pedestrian ways that serve the municipal parking ramp that cuts through Lot 3. Existing easements from the underlying subdivision(s) must be maintained on the proposed COR ONE plat, or alternative accommodations made (vacations and/or infrastructure relocations and new easements dedications that may be necessary).

Right-of-Way Dedication: Sufficient right of way was dedicated as part of the plat for the Ramsey Town Center Addition for the buildable lots being proposed. No additional right of way is proposed to be dedicated as part of the plat, which could change if new public roads are proposed.

Utilities: Utility plans for Lots 3 and 4 are being reviewed as part of the site plan review for Residence at The COR and Suite Living at The COR. Review letters for both site plans are

incorporated into this letter as reference and must be addressed prior to the City releasing the Plat for recording. Please submit this information for Outlot A for review prior to submitting the final plat.

Municipal Water and Sanitary Sewer Trunk (Connection) Charges: The 2010 residential water and sanitary sewer trunk fees are \$2,209.00 and \$1,271 per unit respectively. Obligations for Lots 3 and 4 are being reviewed as part of the site plan review for Residence at The COR and Suite Living at The COR. Review letters for both site plans are incorporated into this letter as reference and must be addressed prior to the City releasing the Plat for recording. The proposal may be eligible for credit based on the number of units and net density. Fees for Lots 1, 1A, and 2 have already been collected as part of the RAMSEY TOWN CENTER FIFTH ADDITION. Fees for the development of Outlot A will be assessed upon re-platting. The charge in effect at the time the Development Contract is executed will be collected.

Municipal Water and Sanitary Sewer Lateral Benefit Charges: Since lateral lines are already stubbed to the Subject Property, the plat is subject to the City's standard Lateral Benefit Charge. The 2010 residential water and sanitary sewer trunk fees are \$8,777.00 and \$3,847.00 per connection respectively. Obligations for Lots 3 and 4 are being reviewed as part of the site plan review for Residence at The COR and Suite Living at The COR. Review letters for both site plans are incorporated into this letter as reference and must be addressed prior to the City releasing the Plat for recording. Fees for Lots 1, 1A, and 3 have already been collected as part of the RAMSEY TOWN CENTER FIFTH ADDITION. Fees for the development of Outlot A will be assessed upon re-platting. The charge in effect at the time the Development Contract is executed will be collected.

Stormwater Management: The 2010 residential stormwater management fees are \$448.00 per unit. Obligations for Lots 3 and 4 are being reviewed as part of the site plan review for Residence at The COR and Suite Living at The COR. Review letters for both site plans are incorporated into this letter as reference and must be addressed prior to the City releasing the Plat for recording. Fees for Lots 1, 1A, and 2 have already been collected as part of the RAMSEY TOWN CENTER FIFTH ADDITION. Fees for the development of Outlot A will be assessed upon re-platting. The charge in effect at the time the Development Contract is executed will be collected.

Trail Development Fees: The 2010 residential trail development fee is \$600.00 per unit. Obligations for Lots 3 and 4 are being reviewed as part of the site plan review for Residence at The COR and Suite Living at The COR. Review letters for both site plans are incorporated into this letter as reference and must be addressed prior to the City releasing the Plat for recording. Fees for Lots 1, 1A, and 2 have already been collected as part of the RAMSEY TOWN CENTER FIFTH ADDITION. Fees for the development of Outlot A will be assessed upon re-platting. The charge in effect at the time the Development Contract is executed will be collected.

Park Dedication: The 2010 residential park dedication fee is \$2,475.00 per unit. Obligations for Lots 3 and 4 are being reviewed as part of the site plan review for Residence at The COR and Suite Living at The COR. Review letters for both site plans are incorporated into this letter as reference and must be addressed prior to the City releasing the Plat for recording. Park Dedication fees have recently been discussed in terms of credit for higher density development and a different fee structure for assisted living uses. Park Dedication requirements for the plat will be reviewed by the Parks and Recreation Commission, who will forward a recommendation to the City Council. Fees for Lots 1, 1A, and 2 have already been collected as part of the RAMSEY TOWN CENTER FIFTH ADDITION. Fees for the development of Outlot A will be assessed upon re-platting. The charge in effect at the time the Development Contract is executed will be collected.

REU Number: This property will be subject to a storm water utility charge based upon the amount of impervious surface on the site. The quarterly charge is dependent upon the number of Residential Equivalent Units (REU) calculated for this property. This fee will be determined as individual site plans are brought forward for review and developed.

The City Council will be meeting at 7:00 p.m. on Tuesday, December 14, 2010 to review your final plat. You, or your representative, are strongly encouraged to attend the meeting in order to answer any questions that may arise. If you have any questions or need additional information, please don't hesitate to call us.

Respectfully,

CITY OF RAMSEY

Tim Gladhill
Associate Planner

Tim Himmer
City Engineer

CC: Landform
Attn: Darren Lazan
105 South Fifth Street, Suite 513
Minneapolis, MN 55401