

Regular Planning Commission

6. 2.

Meeting Date: 07/07/2011

By: Tim Gladhill, Community Development

Title:

Consider Request for Sketch Plan Review and Site Plan Review of Stoney River at 14501 Nowthen Boulevard

Background:

The City has received a request for a Minor Plat as well as Site Plan Review for a 72-unit assisted living complex on a proposed 6.5 acre parcel currently part of the Lord of Life Lutheran Church campus. This case includes two (2) requests for consideration by the Planning Commission: 1) Minor Plat and 2) Site Plan Review.

Notification:

All property owners within 700 feet of the Subject Property were notified of the Sketch Plan Review.

Observations:

Sketch Plan Review

The proposed minor plat proposes to subdivide a portion of the existing Lord of Life campus to create a new, approximately 6.5 acre parcel at the north west corner of the intersection of Saint Francis Boulevard (TH 47) and Bunker Lake Boulevard (CSAH 5). The proposed lot appears to meet all dimensional standards related to the actual subdivision of the parcel. Other dimensional standards will be reviewed as part of the site plan review.

As current property owner desiring to convey the proposed Lot 1 to First Phoenix Group, Lord of Life Lutheran Church is responsible for Required Improvements as listed in the Subdivision Ordinance. It is anticipated that Lord of Life will defer these obligations to First Phoenix Group, and that First Phoenix Group is agreeable to accept these obligations.

Staff is recommending that the area of the current Lord of Life campus guided for further future development be platted as an outlot to avoid triggering any development fee obligations that may be triggered for these future development areas. In addition, Lord of Life Lutheran Church desires to consolidate several parcels it has acquired over the years that make up the current campus. City Staff recommends that the Applicant exclude the areas containing current improvements and utilize the County's PIN Combination process to achieve the same consolidation.

Site Plan Review

The Applicant has proposed a 53,228 square foot, two-story building (footprint) with 72 assisted living/memory care units. It appears that the proposed site plan meets most dimensional standards as required by the B-1 General Business District, with the exception of setbacks for parking and maneuvering areas when adjacent to residentially zoned districts.

It appears that the exterior materials of the proposed structure are composed of a mixture of shakes, stones, and windows with various accents added. It is unclear the exact materials being used, but it is anticipated that the Applicant will provide a material pallet for review. Based on the B-1 General Business District standards, it is likely that the exterior materials will be acceptable, but require specific City Council approval. Waste storage is proposed to be provided interior to the building.

The Applicant proposes 66 parking stalls with an additional 28 proof of parking stalls for future construction. In this instance, Staff applied parking standards for hospital use, which requires one (1) space for four (4) beds plus one (1) additional staff for each employee. Based on the proposed site plan, 18 stalls would be required for the

residential component. Staff has requested additional information on the number of employees to determine final parking requirements. It appears there should be ample parking on site.

The proposed landscape plan appears to generally meet requirements with amendments and additional notes as required in the Staff Review File. Given the current separation and tree cover between the proposed Lot 1 (B-1 General Business District) and the proposed use, it is Staff's opinion that the buffer yard requirements between B-1 and R-3 are satisfied.

The Civil Engineering plans are generally acceptable with additional detail included on the plans as noted in the Staff Review File.

The Master Park and Trail Plan requires that a trail be constructed on site along Nowthen Boulevard. This trail represents a critical trail link that completes a corridor that has had several segments constructed over the past several years. Staff acknowledges the design constraints near the intersection of Nowthen Boulevard (CSAH 5) and Saint Francis Boulevard (TH 47). Due to existing topography, retaining walls are required. Acknowledging the additional construction costs and the benefit of this connection, Staff has prepared a proposal for a grant opportunity for construction dollars through the Safe Routes to School program due to its proximity to Ramsey Elementary School. There is no guarantee that the City will be successful in securing these dollars, and this trail segment will remain a Stage I Improvement obligation of the Applicant.

Also in relation to trail obligations, the Applicant has proposed to construct the remaining segment between the existing terminus of the Nowthen Boulevard Trail (terminating on the Lord of Life Campus) and the proposed Lot 1. Depending on the outcome of the Minor Subdivision process, these improvements outside of the proposed Lot 1 may be considered off site and eligible for credit against Trail Development Fees as required by the Minor Plat. The Trail Development is a mechanism the City has implemented to ensure connectivity of its trail system by ensuring a funding stream for necessary off site improvements to connect various segments. All trails on private property must be encumbered by a perpetual trail easement plus an additional five (5) feet for maintenance purposes where feasible.

Finally, in relation to trail obligations, the City's policy is that trails shall be constructed, at the cost of the developer, on both sides of all State, County, State Aid, and Collector roadways. This policy is implemented by the Master Park and Trail Plan. This Plan indicates a trail construction obligation along Saint Francis Boulevard (TH 47) on Lot 2. Staff will be prepared to discuss various options for this trail linkage.

The Fire Department has requested additional detail be added to the plans in regards to public safety access to the structure. In addition, minor modifications to the location of certain hydrants has been requested.

The request has been sent to Mn/DOT and Anoka County Highway as required. Mn/DOT has responded that a drainage permit shall be required as outlined in their response letter. Staff is awaiting a response from the Anoka County Highway Department.

Funding Source:

All costs associated with reviewing the request are the responsibility of the Applicant.

Staff Recommendation:

Staff recommends approval of the Sketch Plan and Site Plan.

Committee Action:

The Sketch Plan provides the Planning Commission an opportunity to review the concept of a plat/subdivision request on provide feedback on the request. No formal action is necessary.

Motion to recommend that the City Council approve the Site Plan for Stoney River.

Attachments

Site Location Map

Site Plan Submittal

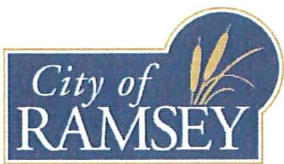
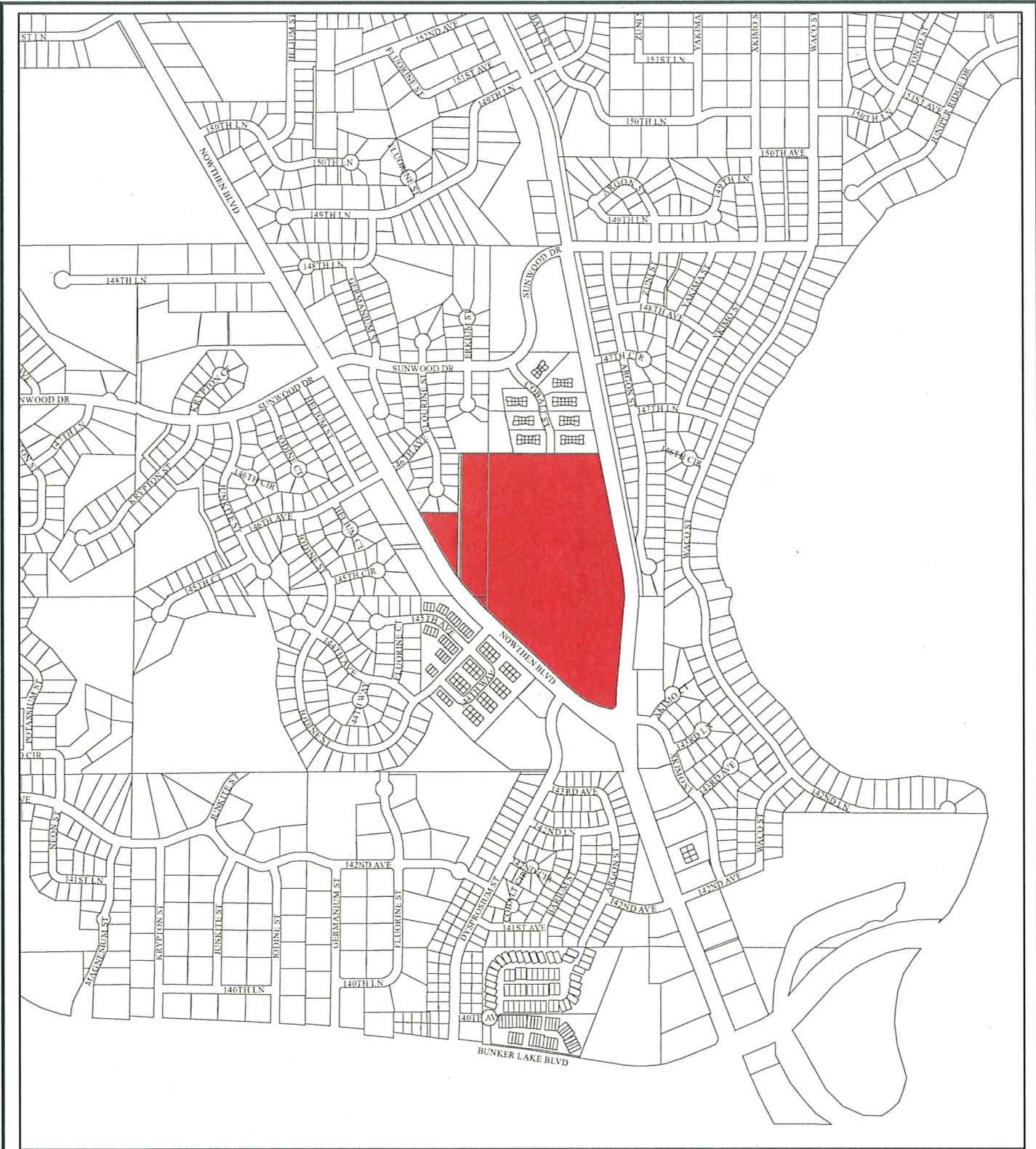
Sketch Plan Page 1

Sketch Plan Page 2

Staff Report - Final

Form Review

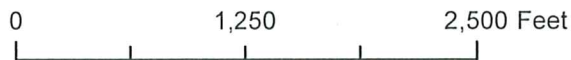
Inbox	Reviewed By	Date
Tim Gladhill (Originator)	Tim Gladhill	06/30/2011 10:52 AM
Aaron Backman	Aaron Backman	07/01/2011 09:31 AM
Form Started By: Tim Gladhill		Started On: 06/29/2011 11:23 AM
	Final Approval Date: 07/01/2011	



Stoney River

Legend

- Site
- Parcels



DEVELOPER
FIRST PHOENIX GROUP, LLC
 801 CHARLES PARKWAY
 MINNEAPOLIS, MN 55405
 TEL: 612.337.8100



PROJECT
**STONEY RIVER
 ADDITION
 RAMSEY, MN**

SHEET INDEX
 101. STONEY RIVER ADDITION - GENERAL NOTES
 102. STONEY RIVER ADDITION - SITE PLAN
 103. STONEY RIVER ADDITION - CONSTRUCTION DETAILS
 104. STONEY RIVER ADDITION - CONSTRUCTION DETAILS
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 108. STONEY RIVER ADDITION - CONSTRUCTION DETAILS
 109. STONEY RIVER ADDITION - CONSTRUCTION DETAILS
 110. STONEY RIVER ADDITION - CONSTRUCTION DETAILS

DESIGN HISTORY
 DATE: 06/07/2011
 DRAWN BY: J. J. JENSEN
 CHECKED BY: J. J. JENSEN
 PROJECT NO.: 1100000001

PROJECT MANAGER REVIEW
 DATE: 06/07/2011
 REVIEWED BY: J. J. JENSEN

CERTIFICATION
PRELIMINARY
NOT FOR
CONSTRUCTION

CITY SUBMITTAL
 JUNE 7, 2011

LANDFORM
 FROM: 1/10/11
 TO: 6/7/11

100 South Fifth Avenue
 Minneapolis, MN 55401
 Tel: 612.337.8100
 Fax: 612.337.8101
 Web: landform.com
 File Name: C:\PROJECTS\1100000001\1100000001.dwg
 Project No: 1100000001

DESIGNATION
C1.1

DEPOSITION AND CLEARING NOTES

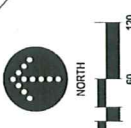
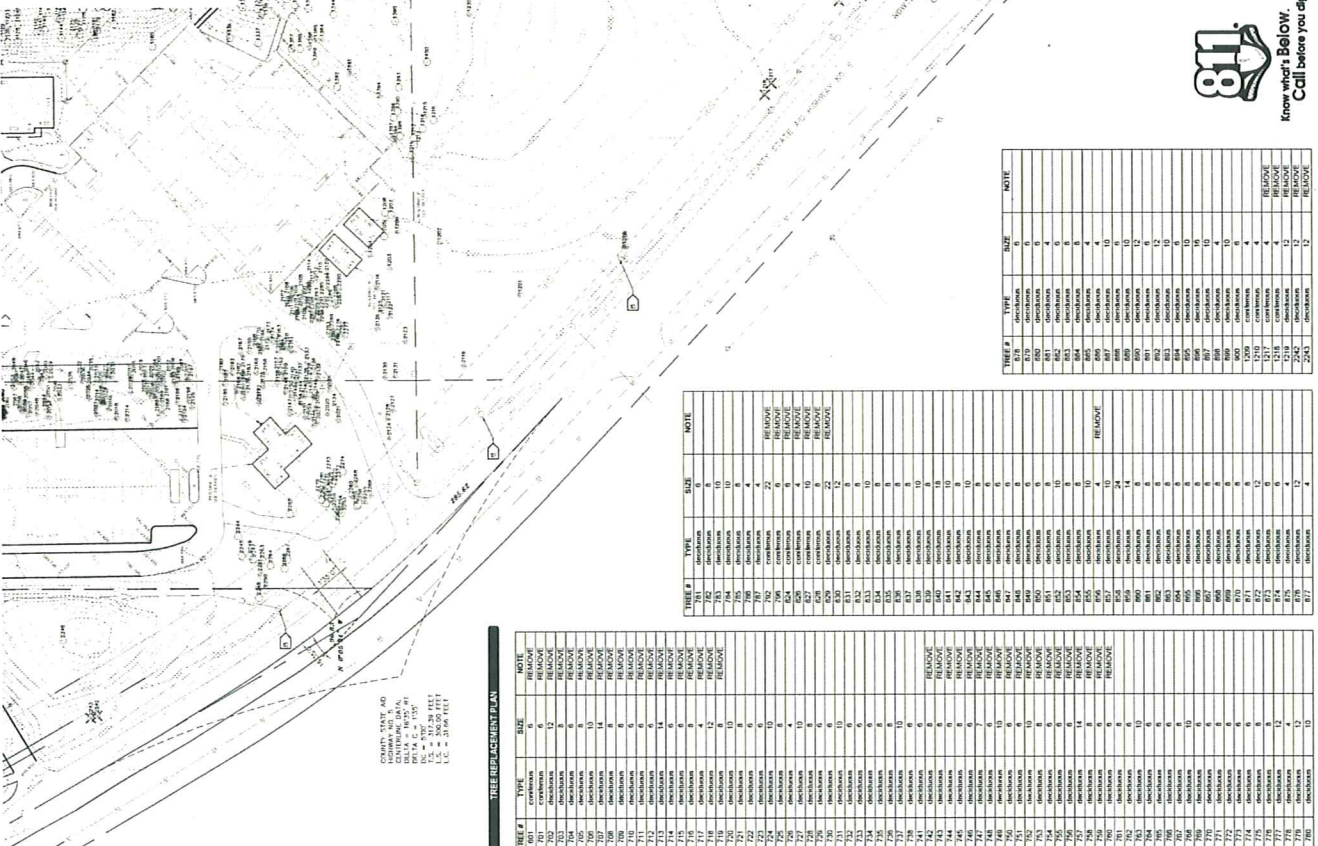
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LEGEND

- X - TREE REMOVAL

DEPOSITION AND CLEARING NOTES

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TREE REPLACEMENT PLAN

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220	DECIDUOUS	6	REPLACE

DRAWN BY:
FIRST PHOENIX GROUP, LLC
 100 SOUTH RIVER AVENUE
 RAMSEY, MN 55051
 TEL: 612-252-8070
 FAX: 612-252-8077



PROJECT:
**STONEY RIVER
 ADDITION
 RAMSEY, MN**

SHEET INDEX:
 SHEET NO. 1 OF 1
 SHEET TITLE: SITE PLAN
 SHEET DATE: 06/07/11
 SHEET SCALE: AS SHOWN
 SHEET AREA: 1.00 ACRES
 SHEET PERCENT: 100%
 SHEET TOTAL: 1.00 ACRES

REVISION HISTORY:
 NO. DATE DESCRIPTION
 1 06/07/11 INITIAL DESIGN
 2 06/07/11 REVISIONS TO PERMITS
 3 06/07/11 REVISIONS TO PERMITS
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PROJECT MANAGER REVIEW:
 DATE: 06/07/11
 BY: [Signature]

CERTIFICATION:
 I, [Signature], being duly sworn, certify that the above is a true and correct copy of the original as shown to me by the applicant.

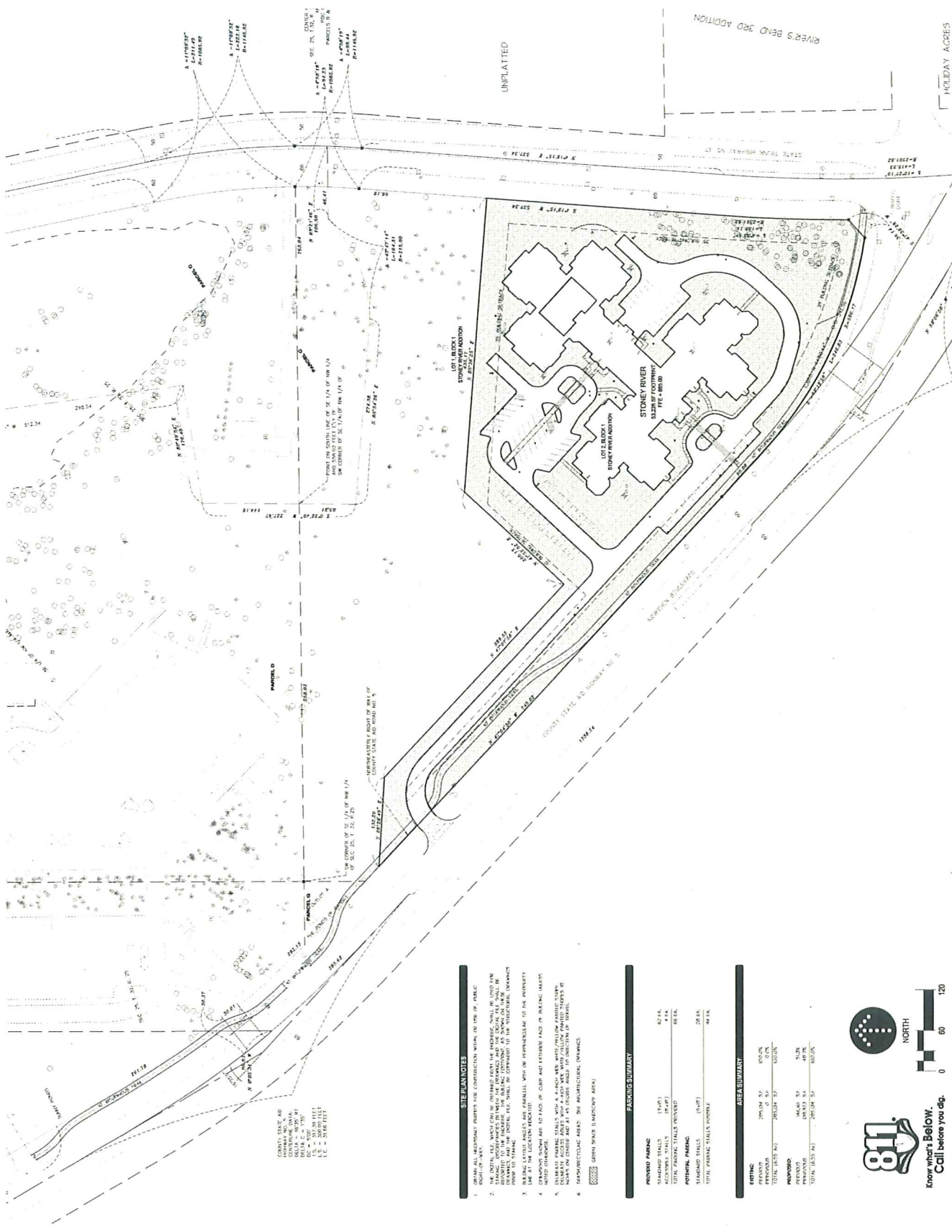
**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

**CITY SUBMITTAL
 JUNE 7, 2011**

LANDFORM
 FROM SITE TO FINISH

100 SOUTH RIVER AVENUE TEL: 612-252-8070
 RAMSEY, MN 55051 FAX: 612-252-8077
 PROJECT NO. 11-00101
 SHEET NO. 1 OF 1
 SHEET TITLE: SITE PLAN
 SHEET DATE: 06/07/11
 SHEET SCALE: AS SHOWN
 SHEET AREA: 1.00 ACRES
 SHEET PERCENT: 100%
 SHEET TOTAL: 1.00 ACRES

**OVERALL
 SITE PLAN
 C2.0**



SITE PLAN NOTES

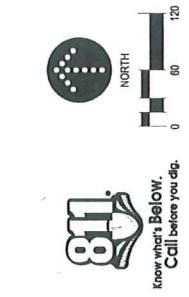
1. VERIFY ALL NECESSARY PERMITS ARE OBTAINED WITHIN 90 DAYS OF PUBLIC.
2. THE DIGITAL FILE, WHICH CAN BE OBTAINED FROM THE ENGINEER, SHALL BE USED FOR ALL CONSTRUCTION. THE DIGITAL FILE SHALL BE COMPARED TO THE INSTRUMENT DRAWINGS TO VERIFY THAT THE DIGITAL FILE IS IDENTICAL TO THE INSTRUMENT DRAWINGS. THE DIGITAL FILE SHALL BE COMPARED TO THE INSTRUMENT DRAWINGS TO VERIFY THAT THE DIGITAL FILE IS IDENTICAL TO THE INSTRUMENT DRAWINGS.
3. BUILDING LAYOUTS AND ANGLES ARE PARALLEL WITH OR PERPENDICULAR TO THE PROPERTY LINE AT THE LOCATION INDICATED.
4. UTILITY LOCATIONS ARE TO BE VERIFIED BY THE ENGINEER. VERIFY THE LOCATION OF ALL UTILITIES AND RECORD THEM ON THE SITE PLAN. VERIFY THE LOCATION OF ALL UTILITIES AND RECORD THEM ON THE SITE PLAN.
5. UTILITIES ARE TO BE VERIFIED BY THE ENGINEER. VERIFY THE LOCATION OF ALL UTILITIES AND RECORD THEM ON THE SITE PLAN. VERIFY THE LOCATION OF ALL UTILITIES AND RECORD THEM ON THE SITE PLAN.
6. THE INSTRUMENT DRAWINGS ARE THE INSTRUMENT DRAWINGS.

PARKING SUMMARY

PROVIDED PARKING:	62 SPA.
STANDARD STALLS (14'x21')	62 SPA.
TOTAL PARKING STALLS PROVIDED:	62 SPA.
POTENTIAL PARKING:	20 SPA.
STANDARD STALLS (14'x21')	20 SPA.
TOTAL PARKING STALLS POTENTIAL:	82 SPA.

AREA SUMMARY

EXISTING:	200,000 SQ. FT.	4.5 ACRES
PROPOSED:	100,000 SQ. FT.	2.3 ACRES
TOTAL (EXIST. + PROPOSED):	300,000 SQ. FT.	6.8 ACRES
PROPOSED:	100,000 SQ. FT.	2.3 ACRES
TOTAL (EXIST. + PROPOSED):	300,000 SQ. FT.	6.8 ACRES



**Know what's Below.
 Call before you dig.**

DEVELOPER
FIRST PHOENIX GROUP, LLC
 801 LARSEN AVENUE
 MINNEAPOLIS, MN 55412
 TEL: 612.332.8077

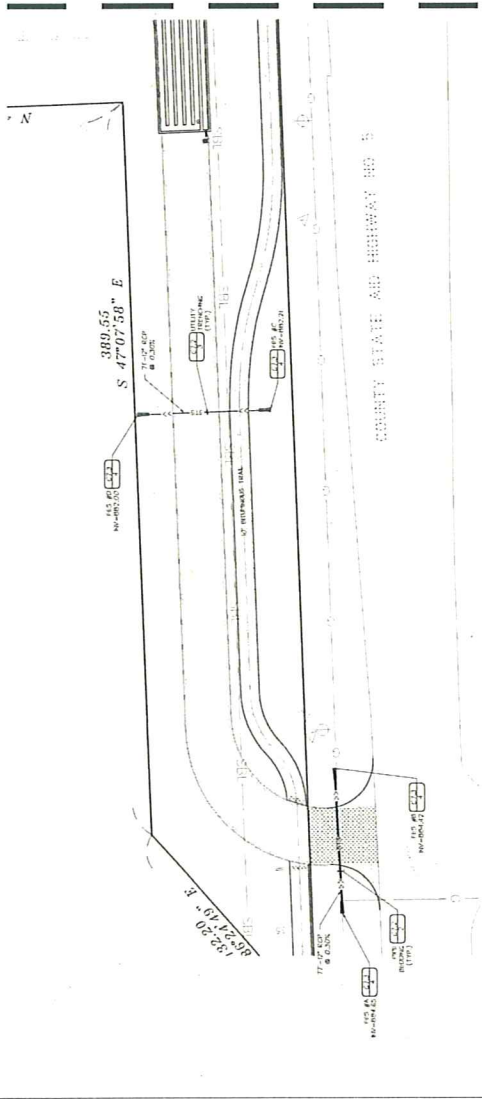


PROJECT
STONEY RIVER
ADDITION
RAMSEY, MN

SHEET INDEX

001	GENERAL NOTES
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- UTILITIES**
1. PER THE CITY OF RAMSEY, ALL UTILITIES ARE TO BE LOCATED AT LEAST 12 FEET FROM THE PROPERTY LINE.
 2. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
 3. CONTRACTOR SHALL ADVISE THE CITY OF ANY UTILITIES NOT SHOWN ON THE PLANS.
 4. CONTRACTOR SHALL PROTECT ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION.
 5. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AT ALL TIMES.
 6. CONTRACTOR SHALL MAINTAIN A RECORD OF ALL UTILITIES LOCATED ON THE PROJECT.
 7. CONTRACTOR SHALL MAINTAIN A RECORD OF ALL UTILITIES DAMAGED DURING CONSTRUCTION.
 8. CONTRACTOR SHALL REPAIR ALL UTILITIES DAMAGED DURING CONSTRUCTION TO ORIGINAL CONDITION.
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 22. CONTRACTOR SHALL MAINTAIN A RECORD OF ALL UTILITIES DAMAGED DURING CONSTRUCTION.



REVISION HISTORY

NO.	DATE	DESCRIPTION
1	06/07/2011	ISSUED FOR PERMIT
2	06/07/2011	ISSUED FOR PERMIT
3	06/07/2011	ISSUED FOR PERMIT
4	06/07/2011	ISSUED FOR PERMIT
5	06/07/2011	ISSUED FOR PERMIT
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PROJECT MANAGER REVIEW

CERTIFICATION

NOT FOR CONSTRUCTION

CITY SUBMITTAL
 JUNE 7, 2011

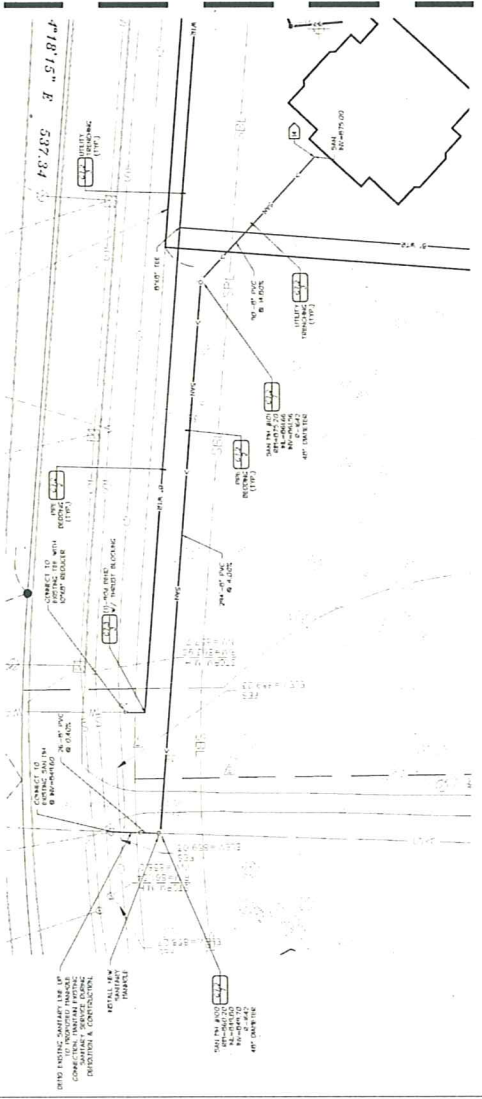
LANDFORM

100 South 10th Avenue
 Suite 413
 Minneapolis, MN 55401
 Tel: 612.332.8077
 Fax: 612.332.8077
 Web: landform.com
 File Name: C4.2.PDF (10/11)
 Product ID: 10011001

UTILITIES
C4.2



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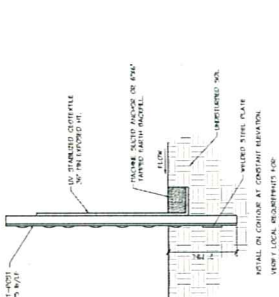


DEVELOPER
FIRST PHOENIX GROUP, LLC
 601 GARDEN FRONTWAY
 MINNEAPOLIS, MN 55402
 TEL: (612) 332-8000

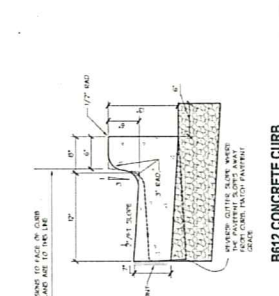


PROJECT
STONEY RIVER
ADDITION
RAMSEY, MN

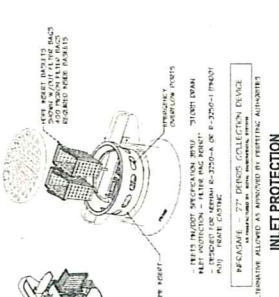
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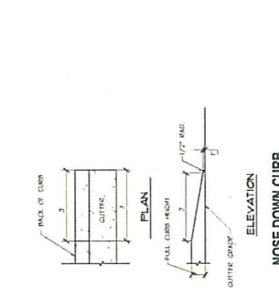
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12 BOULDER RETAINING WALL
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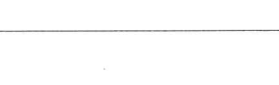
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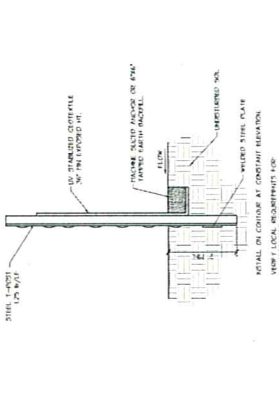
14 DETECTABLE WARNINGS ADA 4.7.7
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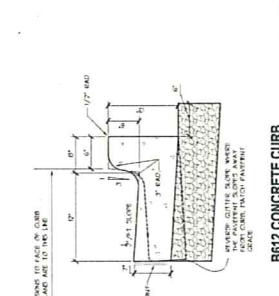
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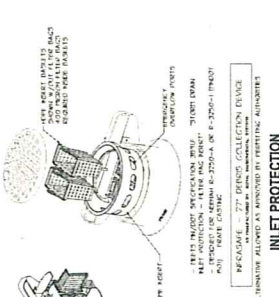
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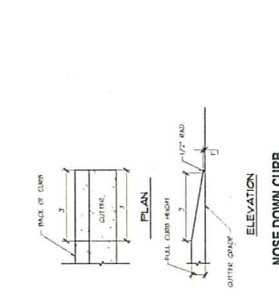
5 B612 CONCRETE CURB AND GUTTER
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1 SILT FENCE
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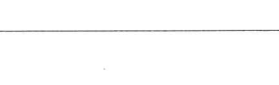
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 NO SCALE



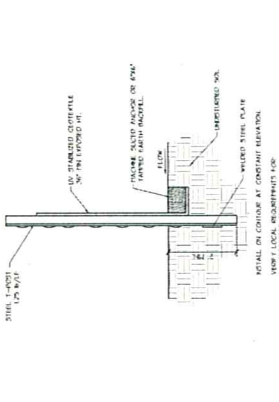
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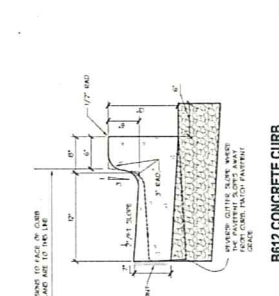
4 THICKENED BITUMINOUS EDGE AND CONCRETE SURFACE
 NO SCALE



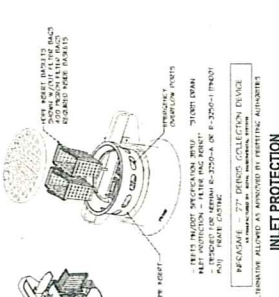
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 NO SCALE



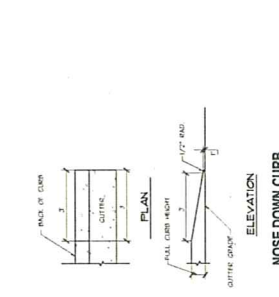
6 CONCRETE DRIVE APRON
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8 EXPANSION CURB RAMP
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6 INLET PROTECTION
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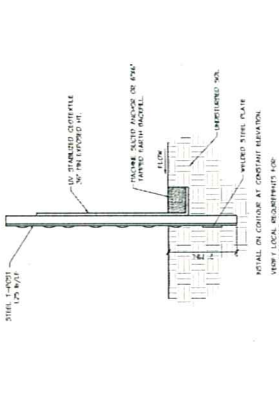
12 BOULDER RETAINING WALL
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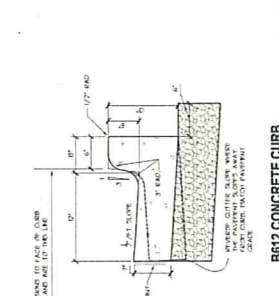
13 CONCRETE RIBBON CURB
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14 DETECTABLE WARNINGS ADA 4.7.7
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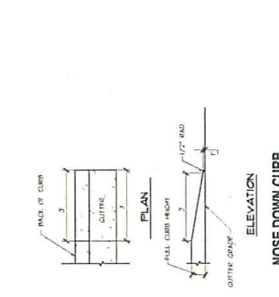
5 B612 CONCRETE CURB AND GUTTER
 NO SCALE



1 SILT FENCE
 NO SCALE



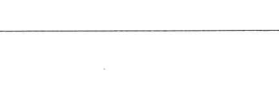
2 VEHICLE TRACKING PAD
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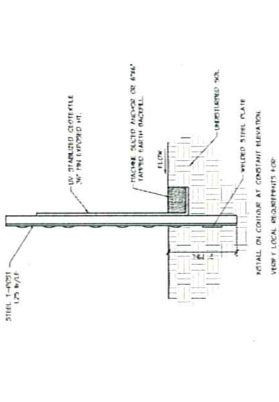
3 INTERNATIONAL SYMBOL OF ACCESSIBILITY
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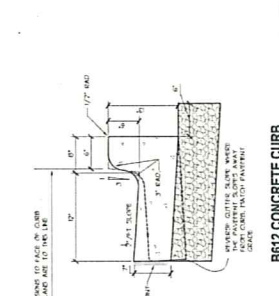
4 THICKENED BITUMINOUS EDGE AND CONCRETE SURFACE
 NO SCALE



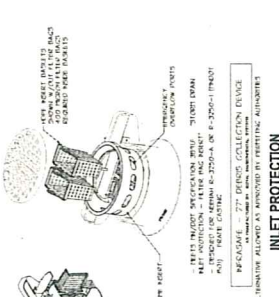
7 CONCRETE SIDEWALK AND SIDEWALK JOINTING
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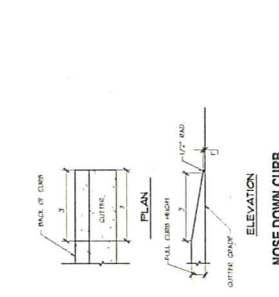
6 CONCRETE DRIVE APRON
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8 EXPANSION CURB RAMP
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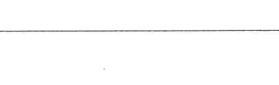
6 INLET PROTECTION
 NO SCALE



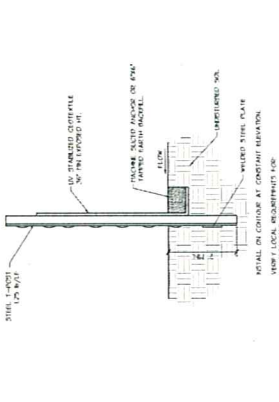
12 BOULDER RETAINING WALL
 NO SCALE



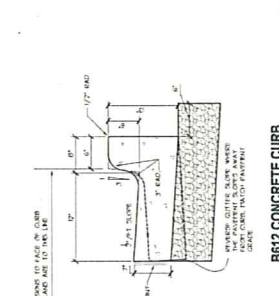
13 CONCRETE RIBBON CURB
 NO SCALE



14 DETECTABLE WARNINGS ADA 4.7.7
 NO SCALE



5 B612 CONCRETE CURB AND GUTTER
 NO SCALE



DEVELOPER
FIRST PHOENIX GROUP, LLC
 801 CAROL PARKWAY
 MINNEAPOLIS, MN 55425
 612.292.8077

MUNICIPALITY



PROJECT
STONEY RIVER
ADDITION
RAMSEY, MN

SHEET NUMBER
 L2.1

DATE
 06/27/2011

REVISION HISTORY

PROJECT MANAGER/ENGINEER

CERTIFICATION
PRELIMINARY
NOT FOR CONSTRUCTION

CITY SUBMITTAL
 JUNE 7, 2011

LANDFORM

100 South 4th Avenue
 Suite 513
 Minneapolis, MN 55401
 Tel: 612.292.8077
 Fax: 612.292.8077
 Web: firstphoenix.com

LANDSCAPE, INC.
L2.1



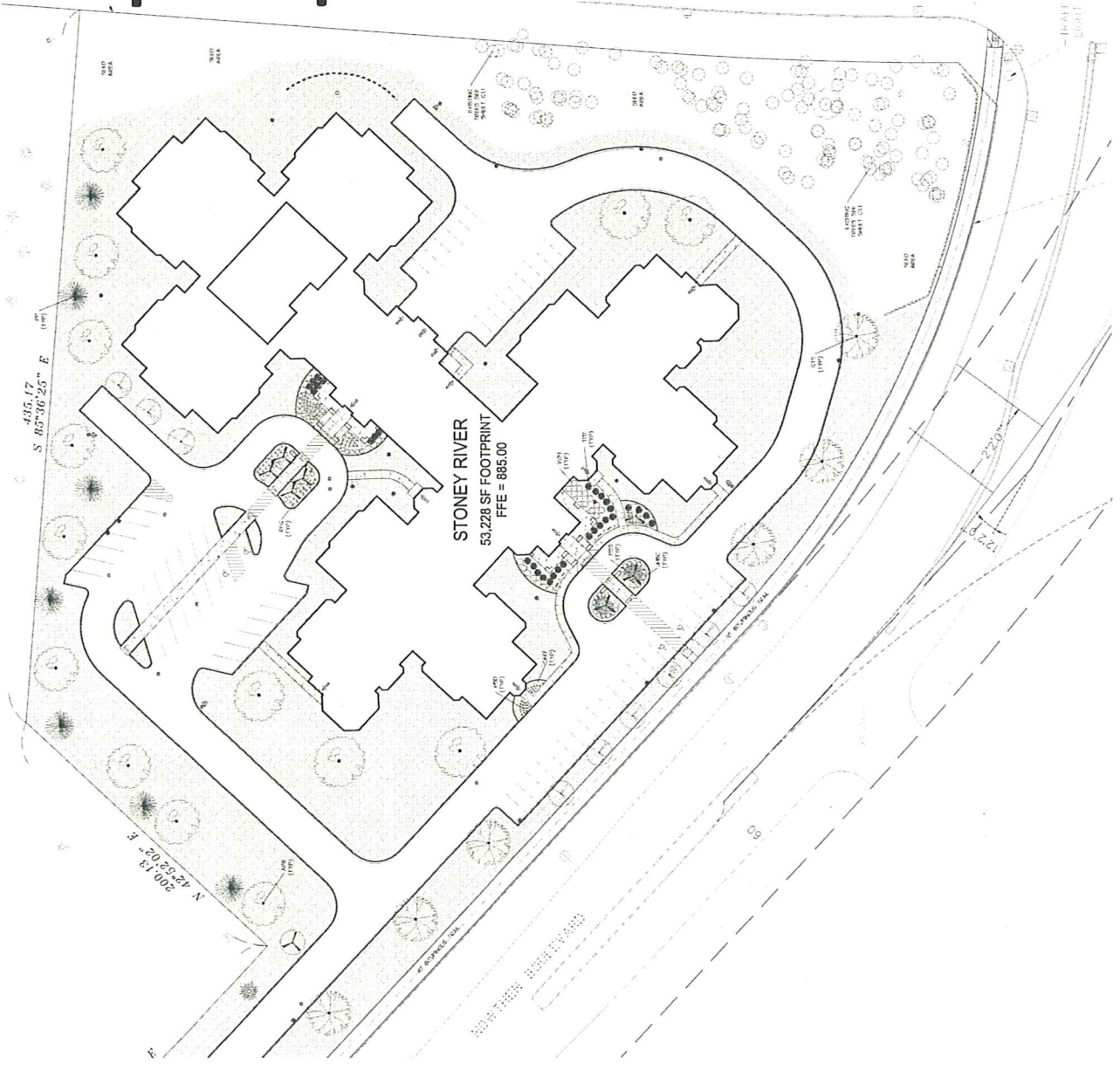
Know what's Below.
 Call before you dig.

LANDSCAPE NOTES

NO.	DATE	DESCRIPTION	BY	CHKD.
1	06/27/11	ISSUED FOR PERMIT	ML	ML
2	06/27/11	REVISED PER CITY COMMENTS	ML	ML
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LANDSCAPE NOTES

- CONTACT UTILITY PROVIDER FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING.
- CONTRACTOR SHALL VERIFY ALL CONSTRUCTION PERMITTING RELATED WORK.
- EXISTING UTILITIES SHALL BE MAINTAINED TO THE MAXIMUM EXTENT POSSIBLE. ANY NECESSARY REPAIRS SHALL BE MADE BY THE CONTRACTOR AT HIS OWNERS RISK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.
- PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF RAMSEY PLANTING SPECIFICATIONS. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF RAMSEY PLANTING SPECIFICATIONS. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF RAMSEY PLANTING SPECIFICATIONS.
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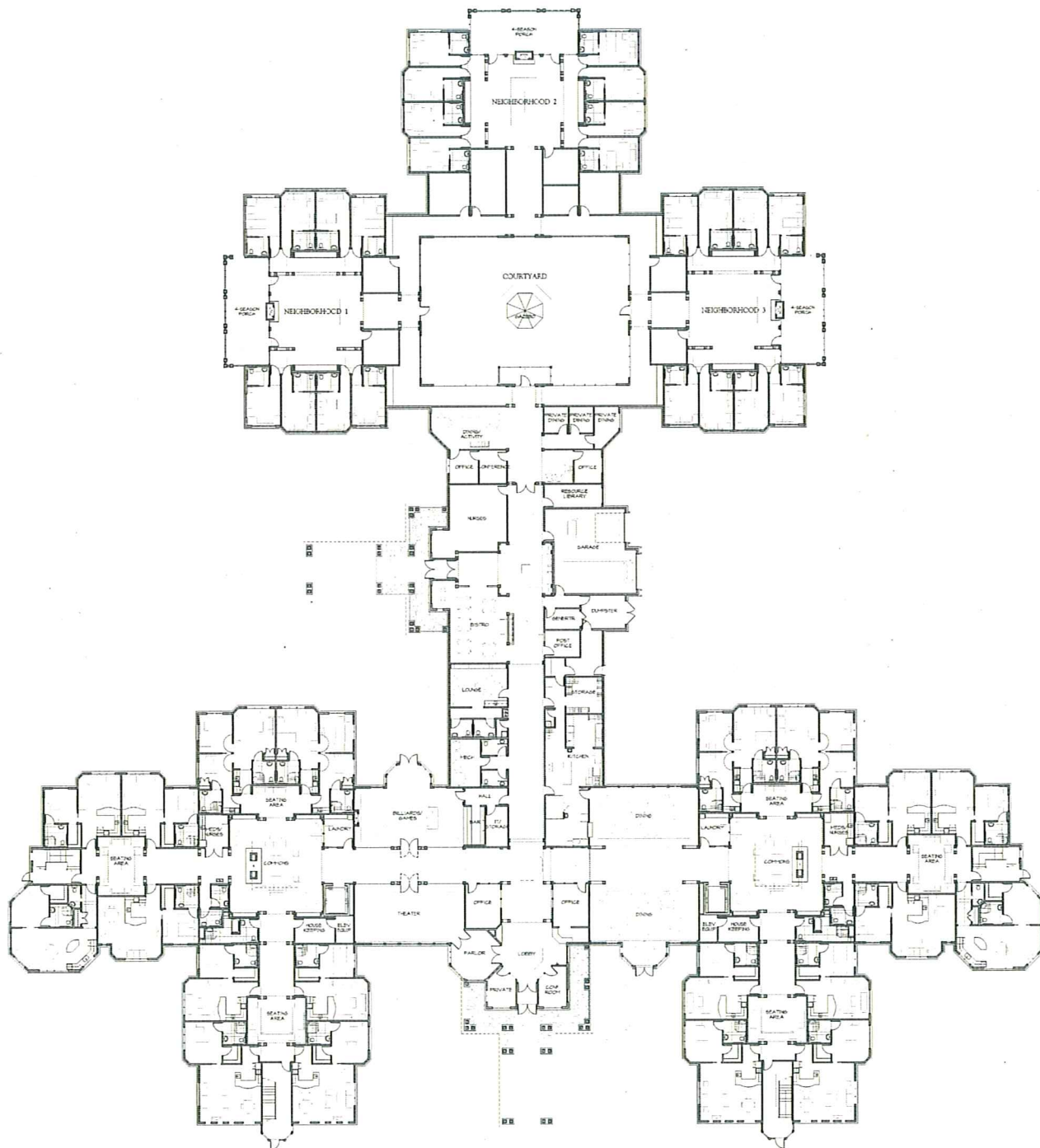


SOUTH ELEVATION

Mudrovich
architects


**STONEY RIVER
ASSISTED LIVING**
Ramsey, Minnesota

FIRST PHOENIX - MN, LLC



PROPOSED MAIN FLOOR PLAN
 1/8" = 1'-0"



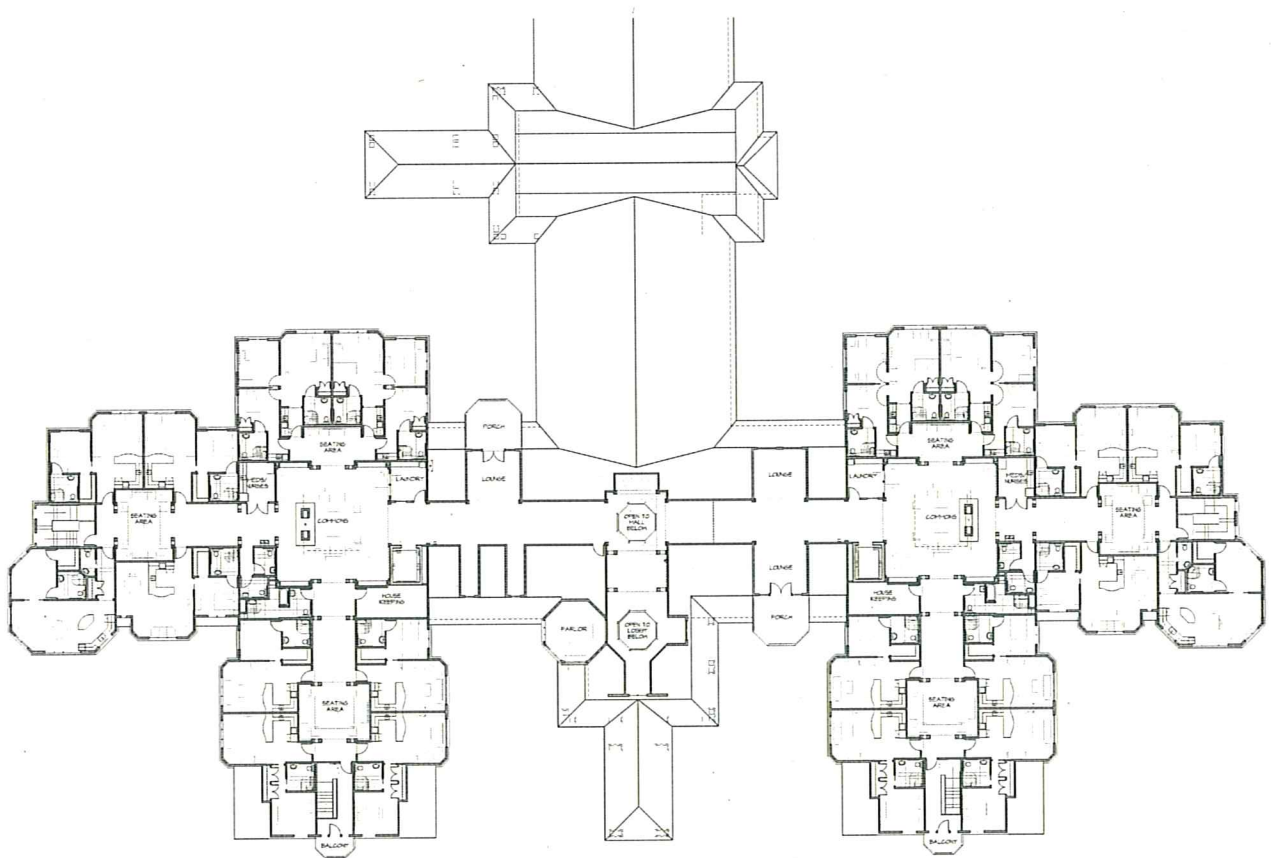
STONEY RIVER
 ASSISTED LIVING

RAMSEY, MN
 JUNE 7, 2011

FIRST PHOENIX - MN, LLC



Mudrovich
 architects

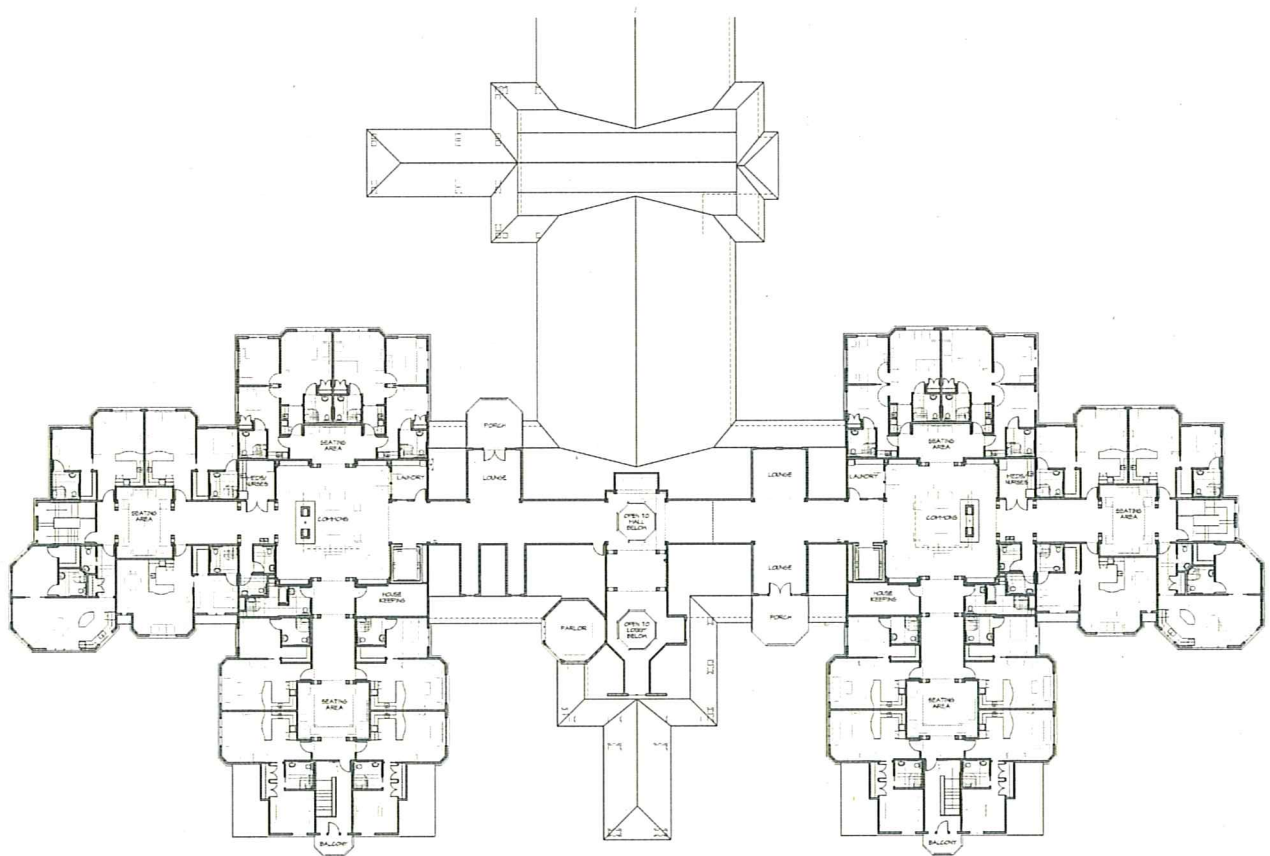


PROPOSED SECOND FLOOR PLAN
 1/8" = 1'-0"



STONEY RIVER
 ASSISTED LIVING

RAMSEY, MN
 JUNE 7, 2011



PROPOSED SECOND FLOOR PLAN
 1/8" = 1'-0"



STONEY RIVER
 ASSISTED LIVING

RAMSEY, MN
 JUNE 7, 2018



June 30, 2011

First Phoenix Group
Attn: David Kieffer
601 Carlson Parkway, Suite 1050
Minneapolis, MN 55305

**Re: Sketch Plan (Minor Plat) and Site Plan Review
Stoney River**

Dear Mr. Kieffer:

The City of Ramsey has received your application for a Minor Plat as well as a Site Plan to construct a 72 unit assisted living and memory care facility on approximately 6.5 acres of the existing Lord of Life campus. City Staff is recommending to the Planning Commission approval of the request contingent upon the following:

- Required amendments as outlined in the attached Staff Review File dated June 28, 2011
- Processing necessary zoning amendments as it relates to assisted living and memory care as a permitted use outlined in the attached Staff Report.

Please note: this is only a recommendation that is subject to review by the Planning Commission and final decision by the City Council.

A copy of the review file and staff report are attached for your review. The Planning Commission will review the request on **Thursday, July 7th at 7:00 p.m.** at the Ramsey Municipal Center in the Council Chambers. You, or a representative of the development, are highly encouraged to attend this meeting. Please contact me at your earliest convenience prior to the meeting to verify if you will be attending. Following the Planning Commission, the request will need to be reviewed for a final decision by the City Council. This hearing is tentatively scheduled for Tuesday, July 26th at 7:00 p.m. in the Council Chambers. Please let me know if you have any questions or concerns. I can be reached at 763-576-4308 or by email at tgladhill@ci.ramsey.mn.us.

Sincerely,

CITY OF RAMSEY

Tim Gladhill
Senior Planner

CC: Eric Kellogg, Landform Professional Services
Harry S. Johnson Surveyors

Enclosures

*Review File: Stoney River
Sketch Plan and Site Plan Review
June 30, 2011
Page 2 of 10*

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**CITY OF RAMSEY PLANNING DIVISION
REVIEW FILE**

DATE	6/30/2011	PROJECT ADDRESS	TBD
PROJECT TITLE	STONEY RIVER ASSISTED LIVING AND MEMORY CARE		
REVIEW FILE #			
APPLICANT:	First Phoenix Group		
PRIMARY REVIEWER:	Tim Gladhill– Senior Planner Phone: 763-576-4308 Fax: 763-433-9848 e-mail: tgladhill@ci.ramsey.mn.us		

We are in receipt of the proposed sketch plan for STONEY RIVER as well as the proposed Site Plan for Stoney River. The submittal consists of the following sheets:

- Sketch Plan Sheets 1 and 2 prepared by Harry S. Johnson Co., Inc. dated 6/1/11
- Sheets C0.1, C1.0, C1.1, C2.0, C2.1, C2.2, C3.1, C3.2, C4.1, C4.2, C7.1, C7.2, C7.3, L2.1, and L2.2 prepared by Landform Professional Services dated 6/7/11
- South Elevation prepared by Mudrovich Architects undated
- Proposed Main and Second Floor Plans prepared by Mudrovich Architects dated 6/7/11

(the “Plans”)

We offer the following comments regarding your site plan and plat submittal:

MINOR PLAT: STONEY RIVER

Planning and Zoning

Reviewer: Tim Gladhill, Senior Planner

tgladhill@ci.ramsey.mn.us

763-576-4308

General: The proposed plat consists of one (1) additional buildable lot (Lot 2) consisting of approximately 6.5 acres to facilitate the development of the proposed assisted living and memory care facility. The proposed plat also consolidates several other parcels that create the campus for the Lord of Life Church.

Lot Dimensions: The proposed lot dimensions (and required minimums) in reviewing the newly created lot (Lot 2) are as follows (approximate):

	Proposed	Required
Minimum Lot Size	0.5 acres	6.55 acres
Minimum Lot Width	100 feet	435-600 feet
Minimum Lot Depth	150 feet	200-500 feet

It appears that the proposed sketch plan conforms to all lot dimensional requirements as it relates to the Minor Subdivision request.

Development Fees. Development Fee calculations will be provided as part of the Site Plan Review for the Stoney River Assisted Living and Memory Care facility. Based on the proposed plat, additional development fees may technically be triggered for the remainder of the Lord of Life campus. Alternatively, the developer should consider separating the future high density residential area as a separate outlot for future development. Also, the developer could show the remainder of the Lord of Life campus as an exception to the Plat and combine PINs following the recording of the Plat to achieve the same consolidation of multiple parcels as desired.

Easements. Additional, separate recordable trail easements will be required to be recorded simultaneously with the Plat as required by the Site Plan Review along Nowthen Boulevard (CSAH 5) and Saint Francis Boulevard (TH 47). Perimeter drainage and utility easements are required; and must be 10' in width adjacent to the right-of-way, and 5' in width on side/internal lot lines. Anoka County and Mn/DOT may also request restricted access dedication as well. Depending on the ultimate proposed stormwater management system, additional easements could be required for 100 year flood elevations on ponding areas. Additional easements may also be required over the watermain loop so that the City can exercise the valves and flush the hydrants to ensure proper functioning for adequate fire protection.

Development Contract. The developer shall be required to enter into a Development Contract with the City to ensure timely completion of required improvements and obligations. As part of the Development Contract, the Developer shall be responsible for certain securities and inspection fees related to required improvements. In order to determine these final numbers, the City will need a detailed, itemized listing and projected cost of all exterior improvements exclusive of the building (water, sanitary sewer, trail, parking lot, landscaping, etc.). A draft Development Contract will be available prior to review by the City Council. All associated development fees (trunk and lateral sanitary sewer, storm sewer, watermain, and trail) would also be referenced within and collected with the execution and recording of the development agreement. In order to complete the signature and acknowledgement pages of the Contract, the City will need the proper entity executing the documents. This includes the name and title of the individual authorized to sign on behalf of the entity.

SITE PLAN

*Planning and Zoning
Reviewer: Tim Gladhill, Senior Planner
tgladhill@ci.ramsey.mn.us
763-576-4308*

General: The development proposal consists of a two story, 72-unit assisted living/memory care. The facility will be located on a 6.5 acre portion of the current Lord of Life campus. The site will be located on the north west corner of Saint Francis Boulevard (Trunk Highway [TH] 47) and Nowthen Boulevard (County State Aid Highway [CSAH] 5).

Zoning: The site is zoned B-1 General Business District. This area is intended to provide a commercial area for goods and services for the surrounding neighborhoods and community on a smaller scale than the B-2 Highway Business District. Medical Clinics are a permitted use in this district, although City Code does not specifically provide for assisted living or memory care facilities, which include a residential component. The City is considering an amendment to the B-1 General Business District to specifically list this type of use. As backup, City Staff has prepared a Comprehensive Plan and Zoning Amendment

to change from B-2 General Business District to R-3 High Density Residential in the event the proposed amendment is not passed.

Building Height: The B-1 District requires a maximum building height of 35 feet (as measured to mean gable height) for all buildings within this district. The proposed building appears to have two stories with a gable/pitched roof. It is unclear of the submitted architectural renderings have a specific scale, so City Staff has not formally calculated building height. It is assumed that the building height is less than 35 feet; however, the developer should provide scaled renderings with the Building Permit to verify actual building height.

Maximum Structure Area. The B-1 District requires a maximum structure area of 35% of the lot area. The proposed structure appears to cover approximately 18% of the lot area.

Setbacks: The B-1 District requires setbacks as provided below.

	Proposed	Required
Front	75 feet	35 feet
Side	130 feet	10 feet
Rear	35 feet	35 feet
Abutting Residential	35 feet	35 feet
Parking/Maneuvering (ROW)	20 feet	20 feet
<i>Parking/Maneuvering (residential)</i>	<i>35 feet</i>	<i>15 feet</i>

It appears that a majority of the required setbacks are met with the proposed site plan. However, the required setback for parking and maneuvering areas when abutting residential areas is deficient. Given the tight spacing in the rear of the proposed lot, Staff encourages amending the rear property line to increase the size of the proposed lot, thus increasing the amount of green space provided to the proposed assisted living/memory care facility. This could be done for all, or a small portion of the rear property line. The fire access land is exempt from this setback. Alternatively, the Applicant could request that a variance be processed to account for the deficiency.

Exterior Materials. All exterior wall finishes on the proposed building shall be face brick, stucco, glass, wood, natural stone, or specifically designed pre-cast concrete units whose surfaces have been integrally treated with an applied decorative material or texture. The City may approve other materials and combinations of materials are encouraged. It appears that there is a mixture of shakes, stone, and glass with various accents proposed. It is unclear based on the Plans the specific materials to be used. Prior to review by the Planning Commission and City Council, please provide City Staff with a list of materials to be used. If the City is asked to approve other materials other than those listed above, specific City Council will need to be granted.

Waste Storage: The waste storage area is proposed to be contained within the proposed building.

Off-Street Parking - Spaces Required: The B-1 District sets a minimum parking space standard of one (1) space per four (4) hospital beds plus an additional space for each employee. The site plan proposed 66 off-street parking spaces with space for an additional 28 spaces. It appears that there is ample parking for this type of use. Please provide the City with the number of employees for final verification of parking requirements.

Signs: Please note that all signs for the proposed building must be approved through a separate sign permit process. Sign regulations can be found in City Code Chapter 117, Article II, Division 8. The developer is encouraged to review these sign regulations early in the process to avoid any unnecessary delays due to potential needs for special permits. Staff has received a photo of a potential, similar sign proposed to be used. Please provide dimensions of the sign for review. Ground signs are reviewed on the following:

- Maximum of 100 square feet per face (200 square feet aggregate)
- Maximum of 25 feet tall
- Dynamic Display is limited to 35% of the sign face
- Off-premise advertising copy must be processed as a Conditional Use Permit
- The City has the flexibility to increase these maximums through the issuance of a Conditional use Permit

Landscape Review

Reviewer: Chris Anderson, Associate Planner/Environmental Coordinator

chanderson@ci.ramsey.mn.us

763-433-9905

Landscaping & Tree Preservation Plans: Required landscaping in the B-1 District is based either on lineal feet of site perimeter or square footage of building footprint, whichever results in more plantings, as well as total number of parking spaces provided. Based on the lineal footage of the site (2,822 feet) and the number of parking stalls provided (66), a total of sixty-two (62) trees are required. Based on the square footage of the proposed building footprint (53,228 sq. ft.), a total of 177 shrubs are required. The Plans indicate a total of fifty-four (54) trees and 104 shrubs to be installed, which, in addition to roughly 120 existing trees that will be preserved, satisfy the required number of plantings. The following additional comments are offered regarding the Landscaping and Tree Preservation Plans:

- Tree save fencing must be identified on both the grading plan (sheet C3.1) and the landscaping plan (sheet L2.1) and must be installed prior to any land disturbance activities.
- The following should be added to the notes section on sheets L2.1 and L2.2: Topsoil, whether imported or amending the existing topsoil, must meet or exceed Mn/DOT's Premium Topsoil specification (3877.3). The City has a list of 'pre-certified' suppliers that have submitted test results verifying the material meets this specification. If you opt to use an alternative supplier, or if amending onsite topsoil, documentation must be supplied to the City verifying that the material meets Mn/DOT's Premium Topsoil Borrow specification. A copy of the load tickets will also be required to pass the topsoil inspection.
- The Plans indicate various areas will be seeded rather than improved with sod. All areas not otherwise improved shall be finished with sod. Any deviation from this condition requires City Council approval.
- Any disturbed areas of right-of-way shall be restored to County and Mn/DOT standards, whichever may be applicable.
- Should City Council approve the use of seed rather than sod, details must be added to sheets L2.1 and L2.2 outlining application rate(s) and installation method.
- Please review and resolve any conflicts that may exist between the landscaping and grading/utility plans such that no trees, bushes, etc. are not being placed in emergency overflow areas obstructing flow, or are located on top of permanent infrastructure items (manholes, cleanouts, etc.)

- Please add labels to sheets L2.1 and L2.2 indicating which symbols represent Autumn Blaze Maple and Prairiefire Crabapple.
- Note #10 on sheets L2.1 and L2.2 references a McDonald's site, revise to state Stoney River.
- Add planting details for deciduous and coniferous trees and shrubs. The detail must, at a minimum, indicate the following:
 - Planting depth shall be such that the first set of primary roots is at final grade.
 - Remove twine, wiring, ropes and burlap from top and sides of root ball.
 - At time of planting, only prune out dead or damaged branches. All necessary pruning cuts shall be made just outside of branch collar area.
 - Remove all tags and labels.
 - Wood chip mulch shall not be piled against the trunk of trees.
- A two (2) year maintenance guarantee is required on all landscaping after initial acceptance by the City. Please add this to the notes section of sheets L2.1 and L2.2.

Bufferyard: As outlined in City Code, a buffer yard twenty (20) feet wide, containing an additional twenty percent (20%) of plantings, would be required along the northern property line. However, the nearest adjacent structure is approximately 250 feet to the north of the proposed common property line and there are a number of existing trees within this space. It is Staff's opinion that the existing tree cover and considerable space meet the intent of the buffer yard requirement.

Civil Engineering Review
Reviewer: Tim Himmer, City Engineer
thimmer@ci.ramsey.mn.us
763-433-9893

Grading and Drainage: The following comments are offered regarding the June 7, 2011 Grading and Utility Plans prepared by Landform:

- Please make sure that all items shown on the various plan sheets are either clearly noted on the plans or are referenced in the legend.
- The B612 concrete curb detail should be amended to include base material extending to 1' beyond the back of curb. There are other City standard details that should also be included, and we can forward those to you for incorporation into the plans.
- The pedestrian ramp details have recently been modified at the state level, and the plans should be revised to include the most recent Mn/DOT approved detail and design.
- All retaining walls greater than 4' in height must be structural designed and certified by a registered engineer.
- We are continuing to evaluate the submitted stormwater plan and associated calculations so additional comments may be forthcoming, but there are some items that cause some immediate concern and/or clarification.
 - Please clarify the ultimate discharge points for the proposed storm sewer system. Three underground vaults are proposed but there is no conventional system in place to account for final discharge; is all water supposed to be infiltrated and never reach the surface? What would occur under a significant rainfall event or during frozen soil conditions?
 - Please provide the pre and post development rate of runoff calculations for this development.
 - A maintenance agreement will be required for the proposed storm sewer system outlining the expectations and requirements for the underground vault proposal. This document must be approved and recorded against the property at the time of platting.

- There is a considerable amount of runoff directed down the access road to a limited number of catch basins. It may be difficult for these catch basins to capture all the water with the limited inlet capacity, thereby creating ponding scenarios at the low points and triggering the overland overflows out into the right-of-way.
- Please submit the manufacturer's information related to the Ultra-Flo vault system; including but not limited to material, installation details, recommended maintenance, inspection manholes/clean-outs, and life expectancy.

The detail sheet must include the current City Details for any improvements proposed within the right-of-way. The manhole details should be updated to include language for a water tight wrap around the adjusting rings and include carconite markers for any manhole or gate valve that is located in unpaved areas.

The following notes should be added or amended on the plan set:

- Any impacts to City streets (wet tap and curb cut locations) should be brought to grade with class 5 by the end of the work day and paved within 24 hours.
- The contractor should have a sweeper on site or available within 3 hours. All material tracked onto City streets must be removed immediately upon discovery, or as directed by the City Engineer.
- Installation of silt fence and other down gradient sediment protection measures shall be completed and inspected prior to commencement of any site activities.

Please note on the plans if there is any dewatering required for this project. If so, the City will want to review the dewatering plan prior to implementation. No dewatering activities can occur until the required permit is secured and submitted for review.

Street and Building Access: One additional access point is being proposed for Lot 2, which is being located to line up with the existing Iodine Street on the southwest side of Nowthen Boulevard (CSAH 5). Staff is acceptable of this access and location, but it must be approved by Anoka County, as that road falls under their jurisdiction. *Please clarify if this access road is proposed to have a crown in the road or will have superelevation and drain north to south.* If it is intended to direct runoff to the south curblin, tipout curb and gutter should be installed along the north curblin and referenced in the plans with appropriate details.

Noise mitigation: It shall be the responsibility of the Developer to determine compliance with noise mitigation standards since this is a use that is adjacent to the Trunk Highway system and the County road system. The State, County, and City do not have any plans or moneys allocated to introduce noise mitigation adjacent to this property. Please provide a noise analysis and concurrence letter from the MPCA that the development is using the most reasonable and feasible methods to control the effects of the traffic noise that is already in place.

Utilities:

- Please confirm that the proposed 8" watermain is adequately sized for both domestic use and fire flow requirements.
- All ductile iron watermain 6" in diameter and smaller requires class 53 material.
- All hydrants must be hand painted.

Sidewalk and Trails. A ten (10) foot wide trail is required along Nowthen Boulevard (CSAH 5), as indicated on the Plans. Any portion of trail on the Subject Property (not within the right-of-way) shall be encumbered by a perpetual trail easement to encumber the trail plus five feet for maintenance purposes, except as agreed upon along the proposed retaining wall. The perpetual trail easement shall be reviewed and approved by the City Attorney.

In those locations which the trail on Nowthen Boulevard (CSAH 5) is located within the Anoka County Right of Way, it is necessary to receive a right of way permit from the Anoka County Highway Department. Concerns that they will have are not limited to but will include the perpetuation of drainage within the ditches and a requirement for cross section drawings at least every 50 feet.

Additionally, it is required to locate a trail on both sides of Trunk Highways, County Roads, State Aid roads and collector roadways through medium density housing land uses. Therefore there will be a trail required along the west side of Saint Francis Boulevard (TH 47).

Finally, Staff recommends that the Applicant consider a pedestrian connection in the Anoka County Right of way to Dysprosium Street. A site distance analysis should be completed and discussions should be held with Anoka County to determine the feasibility of including a crosswalk at that intersection.

Permits: The applicant is responsible to secure all required permits for this project; including but not limited to an MPCA NPDES construction permit, a Lower Rum River Watershed Organization permit, and Anoka County and MnDOT right-of-way permits. Additionally, the contractor performing the work will be required to get a City license and right-of-way permit.

Lighting: The City has not received a lighting plan for review. City standards require that the luminaire (light source) must not be visible from beyond the property line. Any lighting used to illuminate an off-street parking area, sign, or structure shall be arranged to deflect away from Nowthen Boulevard (CSAH 5) and Saint Francis Boulevard (TH 47). The Applicant is responsible for the installation, and three (3) years of operations and maintenance, of all boulevard lighting. A light should be included at the access point onto Nowthen Boulevard to adequately light this area.

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. The site is proposed as 48.7% impervious. This leads to an REU of $(2.66 \times 6.55) 17.423$ and a quarterly stormwater fee of \$646.04.

*Fire Department/Public Safety Review
Reviewer: Matt Kohner, Fire Marshal
mkohner@ci.ramsey.mn.us
763-433-9832*

Site Access: The required fire department access road shall be a minimum unobstructed 20 ft. in width and 13 ft. 6 in. clear height and shall be designed to support an apparatus with a gross axle weight of 75,000 lbs. The turning radius for emergency apparatus roads is 30 ft inside and 50 ft outside radius or as approved by the code official. The proposed building is required to have an emergency vehicle access road within 150 ft of any exterior portion of the structure. Please add these notes to the applicable sheets.

Site Water: The required spacing between fire hydrants is 400 ft. A fire flow test is required to verify fire flow requirement is available. All water mains and hydrants shall be installed and operate as soon as combustible materials arrive on construction site. Please add these notes to the applicable sheets.

DEVELOPMENT FEES

Park Dedication. The 2011 Park Dedication Fee for assisted living complexes is \$4,738 per acre. This equates to **\$31,043.00** (6.55 acres x \$4,738). The rate in effect at the time the Plat is recorded will be collected.

Trail Development Fees: The 2011 Trail Development Fee is \$600 per unit. This equates to **\$43,200.00** (72 units x \$600). The rate in effect at the time the Plat is recorded will be collected.

Sanitary Sewer Trunk/Connection. The 2011 Sanitary Sewer Trunk Fee is \$1,318 per unit. This equates to **\$94,896.00** (72 units x \$1,318). The rate in effect at the time the Plat is recorded will be collected.

Water Trunk/Connection. The 2011 Water Trunk Fee is \$2,308 per unit. This equates to **\$166,176.00** (72 units x \$2,308). The rate in effect at the time the Plat is recorded will be collected.

Sanitary Sewer Lateral Benefit. The 2011 Sanitary Sewer Lateral Benefit Fee is \$3,989 per connection. This equates to **\$3,989.00** (One [1] connection x \$3,989). The rate in effect at the time the Plat is recorded will be collected.

Water Lateral Benefit. The 2011 Water Lateral Benefit Fee is \$9,102 per connection. This equates to **\$9,102.00** (One [1] connection x \$9,102). The rate in effect at the time the Plat is recorded will be collected.

Stormwater Management. The 2011 Stormwater Management Fee is \$465 per unit. This equates to **\$33,480.00** (72 units x \$465). The rate in effect at the time the Plat is recorded will be collected.

GENERAL INFORMATION

Additional Review. Due to its location, the request has been forwarded to Anoka County Highway Department and Mn/DOT for review and comment. Mn/DOT has commented that a drainage permit shall be required. The Anoka County Highway Department has verbally commented that they desire that Lord of Life and Stoney River to share/consolidate access. City Staff, along with County Staff, will continue to explore the feasibility of a shared access. Additionally, the County is in the process of approving a resurfacing project for Nowthen Boulevard (CSAH 5). Although the construction limits of this project do not extend into the Subject Property, the County would like to explore the opportunity to coordinate these two (2) projects, as turn lanes will likely be required for the site plan. Comments will be forwarded to you for review.

Next Steps. The Sketch Plan (Minor Plat), Site Plan, and required zoning amendments are scheduled for review by the Planning Commission on Thursday, July 7, 2011 at 7:00 p.m. in the Council Chambers at the Ramsey Municipal Center. The request is tentatively scheduled for review by the City Council on Tuesday, July 26th.