

April 28, 2011

Karl Janzen
Ramsey Raceway
9131 178th Ave NW
Ramsey, MN 55303

Re: Interim Use Permit Review – Ramsey Raceway

Dear Mr. Janzen:

We are in receipt of a Interim Use Permit Application for a go cart track at 14550 Armstrong Blvd NW along with plans prepared by Hakanson Anderson Associates, Inc. dated April 12, 2011. We offer the following comments:

General: The site plan is proposing to develop a gravel go cart track. This development will not include any buildings as part of this site plan. The subject property is bordered by Armstrong Boulevard on the east and the Burlington Northern-Santa Fe Railroad right-of-way to the south. The track is proposed as a clay surface. *Please provide the City with specifications of the type of gravel/clay proposed.*

Zoning: The property is zoned COR-2. There are no building uses to review as part of this site plan application.

Grading, Drainage, and Utility Plans: Staff has the following comments on the plans prepared by Hakanson Anderson Associates, Inc. Please revise the plans accordingly:

- Plans should reference existing contours
- Plans for Stormwater management (ponding/treatment) should be included

Landscaping: The submitted plans include a landscaping plan, which is generally acceptable for the interim use, although it would not meet the typical design standards of the COR-2 sub-district. The City prefers the use of additional trees along the proposed privacy fence or Armstrong Boulevard.

Access: The Subject Property is proposed to gain access from Armstrong Boulevard from an existing access of the previous user. The existing access is only fifteen (15) feet wide, which does not provide for two-way circulation. The existing parking lot is connected to the parking area for the parcel to the north, which has a separate access which could provide additional circulation. A wider access to the Subject Property (24 ft.) should still be considered given the assembly-use nature of the interim use.

The Site Plan also indicates an access to the west directly to the adjacent parcel. Please provide the City with proof of authorization from the adjacent parcel. If approved, the IUP shall be recorded on the adjacent parcel as well to authorize the use of that parcel for parking and access. Also, it is unclear based

on the plans the access point for spectator to the proposed bleachers. *Please submit a revised plan that addresses these matters.*

Parking Standards: You are proposing to utilize a portion of the existing parking surface for parking as well as expand a gravel parking surface to the south. In addition, it appears that you are proposing for racers to Staff has concern with the limited number of parking spaces provided on the Subject Property.

Easements: The proposed interim use includes improvements in an existing utility easement. Entities with rights to these easements shall provide approval of the interim use. *Please provide the City with proof of authorization prior to review by the City Council.*

Safety: In order to provide a safe racing and spectator event, the City shall require certain safety improvements and clarification as follows:

- Please provide specifications on the bleacher sections
- Please provide information on fuel storage; it is our understanding that no fuel pump will be provided.
- Please provide final electrical service plans; plans should be made to provide an electrical service vault.
- Spectator safety is provided through the use of a four (4) foot tall chain-link fence.
- Please provide an emergency response action plan including hazardous material spills.

Signs: In our discussions, you have mentioned the use of signs throughout the raceway. However, the plans do not indicate locations or specifications of signs. *Please submit a plan sheet indicating the locations and specifications (sizes) of signs prior to review by the City Council.*

Lighting: Please provide the City with details regarding the lighting that will be located on the Subject Property. City standards require that the luminaire (light source) must not be visible from beyond the property line. *The applicant should submit shop drawings of the lighting fixtures for review and approval by the City Engineer.*

Concessions: All food service shall be required to obtain proper permits and licenses. *Please provide the City with proof of licensure prior to operation.*

REU Number: The Residential Equivalent Unit (REU) is a method of assessing accurate quarterly usage charges for stormwater management, and is based on percent of impervious surface coverage. Due to the change in impervious area with this project the REU will need to be revised accordingly. Please provide the impervious area calculation so a new REU can be calculated. This item will be completed with the building permit application.

The Planning Commission will be meeting at 7:00 p.m. on Thursday, May 5, 2009 at the Ramsey Municipal Center, 7550 Sunwood Drive NW to review your proposed site plan. You or your representative may want to be present to answer any questions that may arise. Thank you for your cooperation in this process.

If you have any questions, please call us at (763) 427-1410.

Respectfully,

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CITY OF RAMSEY

Tim Gladhill
Senior Planner

Tim Himmer
City Engineer