

July 12, 2013

Oakwood Land Development  
Attn: John R. Peterson  
2281 County Road B West  
Roseville, MN 55113

**Re: Sketch Plan Review of Oakwood Acres (Minor Plat) request**

Dear Mr. Peterson:

The City of Ramsey has received your application for a Sketch Plan Review for Oakwood Acres generally located west of Nowthen Boulevard, south of 167<sup>th</sup> Avenue NW. City Staff is recommending to the Planning Commission approval of the request contingent upon the following:

- Required amendments as outlined in the attached Staff Report dated July 12, 2013.

***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 Staff Report is attached for your review. The Planning Commission will review the request on **Thursday, July 18<sup>th</sup>, 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 Minor Plat request will be reviewed for a final decision by the City Council. This hearing has not yet been scheduled, as the City has not yet received a Final Plat for review.

Please let me know if you have any questions or concerns. I can be reached at (763) 576-4308 or [tgladhill@ci.ramsey.mn.us](mailto:tgladhill@ci.ramsey.mn.us).

Sincerely,

CITY OF RAMSEY

Tim Gladhill  
Development Services Manager

Enclosures

**CITY OF RAMSEY LAND USE APPLICATION  
TECHNICAL REVIEW FILE**

<b>DATE</b>	7/12/13	<b>PROJECT ADDRESS</b>	TBD-167 <sup>TH</sup> AVENUE NW
<b>PROJECT. TITLE</b>	OAKWOOD ACRES		
<b>ESCROW #</b>	113680		
<b>DEPARTMENT:</b>	PLANNING DIVISION		
<b>TECHNICAL REVIEWER:</b>	NAME: TIM GLADHILL PHONE: 763-576-4308 EMAIL: TGLADHILL@CI.RAMSEY.MN.US		

We are in receipt of your Sketch Plan for a subdivision to create three (3) buildable lots. The Sketch Plan includes one sheet prepared by Anderson Passe & Associations, Inc., dated June 13, 2013. We offer the following comments regarding your application:

**General:** The submitted minor subdivision proposes to plat approximately 1.1 acres to create three (3) buildable single-family lots. The subject property is generally located west of Nowthen Boulevard, south of 167<sup>th</sup> Avenue NW. The Property is located along the re-aligned portion of 167<sup>th</sup> Avenue.

**Zoning:** The Property is located in the R-1 Residential: MUSA Zoning District. Single-family detached dwellings are a permitted use in this district. The Property is adjacent to other R-1 Residential: MUSA parcels. Density Transition requirements are not necessary.

**Lot Size Requirements:** There are minimum lot size requirements. The minimum required lot area is 10,800 square feet. The minimum required lot width is 80 feet. According to the submitted Sketch Plan, it appears that these minimum standards are met.

**Setbacks, Building Coverage, and Other Bulk Standards.** It appears that the proposed lots will be able to accommodate required minimum standards as illustrated in the Sketch Plan. It is noted the unique configuration of Lot 1 may create some difficulty in designing an appropriate floor plan. ***By accepting the proposed configuration, the Applicant acknowledges that it is responsible for providing a floor plan that can be accommodated on Lot 1 without the issuance of a variance. This includes future expansions such as decks. If the Planning Commission feels that the Applicant has not successfully demonstrated that it can accommodate a floor plan on Lot 1 without the issuance of a Variance, then the Planning Commission should consider a recommendation of a two (2) lot Plat instead of three (3) lots. It is noted that Staff believes that there would be a design available to be accommodated on the lot, so a reduction in lots is not necessary.***

**Access and Streets:** The Property proposes to provide access to each three (3) lots from 167<sup>th</sup> Avenue, a Municipal State Aid (MSA) street. The intent of the MSA system is to limit direct access wherever possible. However, in this situation, there is no other viable alternative. In addition, when 167<sup>th</sup> Avenue was re-aligned, it was anticipated that these lots would be created and gain access from 167<sup>th</sup> Avenue as made evident by the placement of sewer and water services.

**Tree Preservation Plan:** The City's Tree Preservation Ordinance does not apply to your proposed plat, as the Property is devoid of significant tree cover.

**Traffic Analysis:** A traffic analysis will not be required due to the size of the project.

**Grading and Drainage:** The Sketch Plan does not include grading/drainage information. This information is not required for Sketch Plan Review. However, this information must be submitted with the Final Plat Application as directed by the City Engineer. A permit from the Lower Rum River Water Management Organization and NPDES from MPCA will be required.

**Landscaping.** The Applicant is responsible for the planting of two (2) trees per dwelling unit at the time of construction of a dwelling unit. The Applicant is also responsible for the installation of topsoil, consistent with City Code requirements. Other landscaping requirements will be spelled out with Building Permit review.

**Easements:** With the Final Plat Application, Staff will be reviewing compliance with the standard requirements for drainage and utility easement dedication. Drainage and utility easements must be ten (10) feet in width abutting dedicated right-of-way, five (5) feet in width along both side and rear lot lines, and encumber any 100-year flood zone for all existing and proposed surface waters and wetlands.

**Right-of-Way Dedication:** With the Final Plat Application, Staff will be reviewing compliance with the standard requirements for right-of-way dedication. The City requests that the City-owned parcel used for the placement of 167<sup>th</sup> Avenue be included in the Final Plat as dedicated right of way. This scenario was agreed to with the Property Owner when the Property was allowed by be subdivided by metes and bounds description.

**Utilities:** Municipal Water and Sanitary Sewer have been extended to the site. The Applicant will be responsible for applicable connection fees to be outlined during the Final Plat Review.

**Other Development Fees.** The Applicant will also be responsible for Park Dedication, Trail Development, and Stormwater Management Fees. A full analysis of applicable development fees will be provided with the Final Plat Review.