

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

DATE	7/12/13, REV. 10/03/13	PROJECT ADDRESS	TBD-167 TH AVENUE NW
PROJECT. TITLE	OAKWOOD ACRES		
ESCROW #	113680		
DEPARTMENT:	PLANNING DIVISION		
TECHNICAL REVIEWER:	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 two (2) buildable lots. The Final Plat includes one sheet prepared by Anderson Passe & Associations, Inc. We offer the following comments regarding your application:

General: The submitted minor subdivision proposes to plat approximately 1.1 acres to create two (2) buildable single-family lots. The subject property is generally located west of Nowthen Boulevard, south of 167th Avenue NW. The Property is located along the re-aligned portion of 167th 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 City Council 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 both lots from 167th 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 167th Avenue was re-aligned, it was anticipated that these lots would be created and gain access from 167th 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 Grading Plan must be approved by the City Engineer.

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.

There is an existing easement for purposes of an alternative septic system location for an adjacent property on the Subject Property. The Applicant shall demonstrate that an alternate location for a septic system is still viable prior to any grading activities occurring, including the proposed Stormwater pond in the easement area. Alternatively, if the adjacent property agrees to connect to City utilities, the easement shall no longer be necessary.

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 167th 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 Development Permit.