

October 18, 2013

Molin Concrete Products Company
Attn: Matt Westgaard
415 Lilac Street
Lino Lakes, MN 55014

Re: Site Plan Review—Molin Concrete Products Company Building Expansion

Dear Mr. Westgaard:

The City of Ramsey has received your application for Site Plan Review to construct a 10,000 square foot addition to an existing building located at 6820 143rd Ave NW. As you know, the Planning Commission has recommended City Council approval of the Site Plan contingent upon the following:

- Required amendments as outlined in the attached Staff Report dated September 27, 2013.
- Execution of a Development Permit (draft included)

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

A copy of the Staff Report and draft Development Permit are attached for your review. The City Council will review the request on **Tuesday, October 22nd, at 7:00 p.m.** at the Ramsey Municipal Center in the Council Chambers. City Staff is placing this item on the City Council Consent Agenda and thus, it will not be specifically discussed (unless it is pulled from the Consent Agenda and added to the Regular Agenda, which is not expected but could happen). Nonetheless, you, or a representative of the project, are encouraged to attend this meeting. Please contact me at your earliest convenience prior to the meeting to verify if you will be attending. Assuming the Site Plan request is approved by City Council, prior to issuance of a Building Permit, all items identified in the Staff Review File dated September 27, 2013 and revised on October 18, 2013 must be addressed and an authorized agent of Molin Concrete Products Company will need to sign three (3) copied of the Development Permit.

Please let me know if you have any questions or concerns. I can be reached at (763) 433-9905 or by email at canderson@ci.ramsey.mn.us.

Sincerely,

CITY OF RAMSEY

Chris Anderson
Associate Planner/Environmental Coordinator

Enclosures

Cc: Framework Architects, Attn: Doug Feickert, 7914 Stafford Trail, Savage, MN 55378

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

DATE	9-27-13 REVISED 10-18-13	PROJECT ADDRESS	6820 143 RD AVENUE NW
PROJECT. TITLE	MOLIN CONCRETE PRODUCTS COMPANY-SITE PLAN REVIEW		
ESCROW #	113792		
DEPARTMENT:	Planning		
TECHNICAL REVIEWER:	Name: Tina Goodroad Phone: 651-967-4537 Email: tina.goodroad@stantec.com		

We offer the following comments regarding your request for site plan review approval.

General: The request is for Site Plan Review approval to begin concrete product production on site with a 10,000 sq. ft. addition to the existing 60,092 sq. ft. existing facility (former Oldcastle Precast). The applicant is proposing this use located at 6820 143rd Avenue NW.

Zoning: The subject property is zoned E-2 Employment District. The intent of this district is to accommodate general industrial activities. The E-2 District allows manufacturing uses as a permitted use. The site plan indicates an existing area for outdoor storage at the southwest portion of the site. This outdoor storage meets the accessory use limits of 30% of the property and will remain within these perimeters with the additional 10,000 sq. ft.

Site Plan: The applicant is proposing a 10,000 square foot expansion to the east wall of the existing building in an area presently covered with an impervious surface. The building addition will accommodate expansion of the existing manufacturing uses. Access to the site will be unchanged and there appears to be no impact to existing landscaping areas. Full drive circulation will be provided around the building and its expansion. Existing loading docks will remain.

The site meets the E-2 standards for lot size, lot area, lot width and impervious surface. The building addition meets all required building and parking setback requirements.

Parking: Required parking is based on the proposed use. The expansion includes 10,000 square feet of additional manufacturing space. The zoning ordinance requires one space for each 1,000 square feet of industrial or ten (10) additional parking spaces above the sixty (60) required for the existing building. The site has sixty-seven (67) existing parking stalls along north property line where seventy (70) are required. However, the revised plans also indicate ten (10) proof of parking stalls, which Staff finds acceptable based on the proposed use of the expansion area.

Landscaping: One (1) new tree per every 1,000 square feet of building addition is required. Based on the proposed addition, ten (10) trees must be planted across the site. Deciduous trees shall be

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at least 2.5 inches in diameter and evergreen trees must be at least six (6) feet in height. The proposed landscape plan meets all requirements.

Building Elevations: The elevation plans for the proposed addition indicate the use of smooth face precast concrete wall panels that will abut existing ribbed precast concrete wall panels. Colors are not indicated, however, the details state that the metal panels shall match the color and profile of the existing metal panels. The east elevation (most visible from a public street) includes an overhead door, small windows at the top and prefinished metal wall panels for accenting above the windows.

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

DATE	SEPTEMBER 27, 2013 REVISED OCTOBER 18, 2013	PROJECT ADDRESS	6820 143 RD AVE NW
PROJECT. TITLE	MOLIN CONCRETE PRODUCTS COMPANY		
ESCROW #	113792		
DEPARTMENT:	Engineering		
TECHNICAL REVIEWER:	Name: Leonard Linton Phone: 763 433-9834 Email: llinton@ci.ramsey.mn.us		

The plans reviewed consist of 7 pages prepared by Framework Architects, dated August 20, 2013 stamped preliminary, 4 pages prepared by Brown Herkenhoff Engineers-Surveyors dated May 31, 2001, 2 pages prepared by Bock & Clark's National Surveyors Network/ Northstar Surveying, Inc. dated August 7, 2008

We offer the following comments regarding your request for an application to expand the building:

General: The property is 19.79 acres with a 60,000 sf. industrial building, The applicant is proposing to add a 10,000 sf. building addition constructed over existing pavement. This project is not creating new impervious area so the storm water utility charge will not change. The new disturbed area is less than 1 acre so a Lower Rum River WMO permit is not required.

Grading, Drainage and Erosion Control: The current submittal does not include a grading, drainage and erosion control plan. *A plan will be required prior to issuing the building permit. The plan must show existing and proposed grades and drainage patterns, location of erosion control devices to protect existing storm sewers and ponds, and notes for storm water pollution prevention.*