

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

DATE	4/26/2013	PROJECT ADDRESS	6415 HIGHWAY 10 NW
PROJECT TITLE	WILLY MCCOYS		
ESCROW #	113584		
DEPARTMENT:	Community Development, Planning Division		
TECHNICAL REVIEWER:	Name: Chris Anderson Phone: 763-433-9905 Email: canderson@ci.ramsey.mn.us		

We are in receipt of the proposed Site Plan for an outdoor bar and patio expansion for Willy McCoy's. The submittal consists of the following:

- Sheet: C1.0 prepared by Civil Site Group Inc. and dated March 25, 2013, revised April 8, 2013.

(the "Plans")

We offer the following comments regarding your site plan:

Planning and Zoning

Reviewer: Chris Anderson, Associate Planner/Environmental Coordinator

canderson@ci.ramsey.mn.us

(763) 433-9905

General: The development proposal consists of expanding an outdoor patio area and adding a covered, outdoor bar. The expansion will result in an outdoor patio area of about 1,550 square feet and includes approximately forty-four (44) seats. The project proposes to remove ten (10) parking stalls along the southern property line to accommodate turning movements but will be adding two (2) parking stalls adjacent to the patio area for a net loss of eight (8) parking stalls. A portion of the property is within the Critical River Overlay District and thus, there are limitations on the amount of impervious surface area. In 2001, a variance was approved allowing a maximum of sixty-nine percent (69%) impervious area on the portion of the property within this overlay district.

Zoning: The site is zoned H-1 Highway 10 Business District and is part of an officially mapped area for the future expansion of Highway 10. Restaurants and on and off sale liquor establishments in a multi-tenant building are a permitted use in this zoning district. Due to the official map designation, a public hearing, held by the Official Map Board of Appeals and Adjustments, will be required.

Lot Coverage: The property is 165,064 square feet in area (3.78 acres). In the H-1 Highway 10 Business District, lot coverage is limited to thirty-five percent (35%), which equates to 57,772 square feet. Based on the original site plan submittal in 2001, the existing building is 23,312 square feet. The proposed outdoor covered bar will be 378 square feet, resulting in a total lot coverage of 23,690 square feet or about fourteen percent (14%) of the lot area.

Setbacks: The proposed outdoor bar exceeds the thirty-five (35) foot front yard setback and the proposed expansion does not encroach on the existing (and required) twenty (20) foot green space requirement adjacent to all public roads.

Architectural Standards: City Code restricts building height to 35 feet, the proposed outdoor covered bar will be twelve (12) feet in height, which meets City standards. City Code restricts exterior wall finishes to natural or prefabricated brick or stone or pre-cast concrete panels or some other material approved by City Council. *While there are no walls associated with this structure, please provide a description of materials used for the outdoor covered bar, including roofing, as well as a description and sketch of proposed fencing. Please note that temporary, membrane structures to enclose the area will not be allowed, even in winter months.*

Off-Street Parking - Design: In accordance with City Code, all driveways, off-street parking and maneuvering areas shall be surfaced with concrete or asphalt and finished with B-6/12 concrete curbing. *Please verify that all proposed curbing will be B-6/12 concrete curb.*

Off-Street Parking - Spaces Required: City Code requires one (1) parking space for every 200 square feet of retail space and one (1) space for every three (3) seats for restaurants and drinking establishments. Based on a review of aerial photos of the site, there appear to be 143 parking spaces existing currently. With the net loss of eight (8) spaces, that leaves a total of 135 parking spaces. *Please provide the square footage for Willy McCoy's as well as the total number of seats for the establishment, including the proposed outdoor patio seating and bar seating so that Staff can verify if there is sufficient off-street parking available.*

Exterior Lighting and Sound: Any proposed lighting associated with the expansion and any outdoor sound equipment shall comply with standards set forth in City Code.

Critical River Overlay District: A portion of the property is within the Critical River Overlay District and is subject to maximum impervious surface coverage of thirty percent (30%). However, in 2001, a variance was granted permitting up to sixty-nine percent (69%) impervious area. As long as there is no net increase of impervious area, another variance will not be required. Providing additional green space within the portion of the property that is in the overlay district or utilizing pervious pavers for the patio are two options to consider. If pervious pavers are utilized, a maintenance agreement, recorded against the property, outlining the ongoing maintenance to ensure that it continues to act as a pervious surface will be required.

Other Permits/Agency Review: The site plan proposal has been forwarded to both the Minnesota Department of Transportation (MnDOT) and the Department of Natural Resources (DNR) for review due to proximity to Highway 10 and being within the Critical River Overlay District. The approval of the Site Plan will be subject to any comments provided by these agencies.

Vehicle Turning Radius Exhibit: In addition to the Turning Radius Exhibit requested by the Fire Marshal, the same exhibit must also show the turning radius for vehicles, including semi-trucks and fire apparatus, leaving the site and entering onto Highway 10. The exhibit must indicate that vehicles will be able to exit the site without traversing into the inside lanes of Highway 10.

Civil Engineering Comments Pending: You will be responsible for meeting with the City Engineer to ensure positive drainage of the site with the changes to the site plan. It is noted that the approval of the Site Plan is contingent upon successful review of a drainage plan.

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DATE	4/22/13	PROJECT ADDRESS	TBD - MULTIPLE
PROJECT. TITLE	WILLIE MCCOY'S		
ESCROW #	XXXXXXXX		
DEPARTMENT:	Fire		
TECHNICAL REVIEWER:	Name: Matt Kohner Phone: 763-433-9832 Email: mkohner@ci.ramsey.mn.us		

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

Fire:

- *Please provide a turning radius exhibit to ensure a fire truck will be able to negotiate the SW corner of the building.*