

September 27, 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. City Staff is recommending to the Planning Commission 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 by the Planning Commission and final decision by the City Council. A copy of the Staff Report and draft Development Permit are attached for your review. The Planning Commission will review the request on **Thursday, October 3rd, 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 Site Plan request will need to be reviewed for a final decision by the City Council. This hearing would tentatively be scheduled for Tuesday, October 22nd, 2013, at 7:00 p.m. in the Council Chambers.

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	PROJECT ADDRESS	6820 143 RD AVENUE NW
PROJECT. TITLE	MOLIN CONCRETE PRODUCTS COMPANY-SITE PLAN REVEIW		
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, there is also extensive paving on the site that could accommodate three (3) additional spaces. *Based on the proposed use of the expansion area as mainly manufacturing, Staff recommends that the applicant indicate location for proof-of-parking of the three (3) additional stalls on the site plan.*

Review File:

Molin Concrete Site Plan Review

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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 at least 2.5 inches in diameter and evergreen trees must be at least six (6) feet in height.

- *Please update the landscape plan to include a planting schedule that identifies the common and scientific name, root stock, and quantity for each proposed species.*
- *The landscape plan shows five (5) Quaking Aspen but the caption states three (3), please address this discrepancy (incorporation of a planting schedule should address this). Please note that Staff assumes this is meant to be five (5) as that is what is shown on the plan and that would also ensure that the minimum number of required trees is being installed.*
- *The size of the Quaking Aspen must be increased to at least 2.5 inches in diameter.*
- *A planting detail must be included with the landscape plan (another option is to incorporate the City's tree planting detail). At a minimum, it should state:*
 - *Planting depth shall be such that the 1st set of primary roots is at finished grade*
 - *Only prune out dead/broken/deformed branches at time of installation*
 - *Remove the upper portion of wire basket and burlap after being placed in planting hole if using B & B stock.*

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. 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. *Since different pre-cast concrete wall finishes are proposed, Staff will require a colored elevation plan and that proposed material colors match existing wall finishes.*

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

DATE	SEPTEMBER 27, 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.