

November 1, 2013

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

Re: Sketch Plan Review of Alpine Woods Third Addition (Minor Plat) request

Dear Mr. Peterson:

The City of Ramsey has received your application for a Sketch Plan Review for Alpine Woods Third Addition generally located west of Sunfish Lake Boulevard, along Uranium Street NW. City Staff is recommending to the Planning Commission comment on the proposed cul-de-sac replacement and direct Staff to bring back the proposal to Planning Commission prior to submitting a Final Plat for review. In addition, successful satisfaction for future recommendation of the request is contingent upon the following:

- Required amendments as outlined in the attached Staff Report dated November 1, 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, November 1st, 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.

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.

Sincerely,

CITY OF RAMSEY

Tim Gladhill
Development Services Manager

Enclosures

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

DATE	11/1/13	PROJECT ADDRESS	
PROJECT TITLE	ALPINE WOODS THIRD ADDITION		
ESCROW #	113667		
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 one (1) buildable lot. The Sketch Plan includes two (2) sheets prepared by Anderson Passe & Associations, Inc., undated. We offer the following comments regarding your application:

General: The submitted minor subdivision proposes to plat approximately 0.30 acres to create one (1) buildable single-family lot. The proposed plat would not re-configure existing property lines. The proposed subdivision would convert an existing outlot to a buildable lot. The subject property is generally located west of Sunfish Lake Boulevard (CSAH 57), along Uranium Street.

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 to the west and south but does abut a parcel in the R-1 Residential (Rural Developing) district to the north. Thus, density transition requirements are applicable (*see landscaping paragraph for more information*).

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 lot will be able to accommodate required minimum standards as illustrated in the Sketch Plan.

Access and Streets: The Property proposes to provide access from Uranium Street. The Property is currently encumbered by an easement for the purpose of an existing cul-de-sac. When ALPINE WOODS was originally approved, it was anticipated that the parcel to the north, located at 15558 Sunfish Lake Boulevard (the "Adjacent Parcel"), may desire to develop as a single-family development in the future. Since Uranium Street terminated at the north of the plat, adequate turn around provisions were required. In this case, the required cul-de-sac radius impacted the Property in such a way that a dwelling could not be constructed that met City Code standards. The Developer proposed to plat the Property as an outlot that could be converted to a buildable lot in the future if Uranium Street were extended to the north, thus eliminating the need for the cul-de-sac in the current location. There was no guarantee that Uranium Street would be extended to the north, so the City allowed the Property to be subdivided as an outlot as opposed to a buildable lot.

On October 5, 2012, the City issued a Building Permit for the Adjacent Parcel. The previous dwelling was removed and replaced with a new dwelling without further subdivision of the Adjacent Parcel.

Staff discussed alternatives for reserving a corridor for an extension of Uranium Street as well as reserving space for future development on this adjacent parcel. However, the owner of the Adjacent Parcel made the decision to replace the existing dwelling with a single dwelling at this time. The chosen location has impacts to the ability to extend Uranium Street in the future, but does not completely eliminate the possibility in the future. However, it does appear that the current Owner of the Adjacent Parcel does not desire to develop additional lots for the foreseeable future. As a result, the Applicant desires to discuss alternatives to the current cul-de-sac in order to allow the Property to be converted to a buildable lot to facilitate the construction of a single-family home.

Staff has been reviewing several alternatives for a revised cul-de-sac submitted for review. The current proposal requests that the existing cul-de-sac diameter be reduced. Staff is open to an alternative that provides adequate turn around provisions for larger equipment (public safety apparatus, delivery vehicles, maintenance equipment, etc.) as well as adequate snow storage. The City requires a diameter/width of at least seventy (70) feet for larger vehicle maneuverability..

Staff will forward the request to the Planning Commission for Sketch Plan Review for further review, comment, and alternative analysis. Alternatives for the Planning Commission to consider include, but are not limited to: 1) consider a smaller cul-de-sac radius and allow deviation to setback requirement; 2) work with the Owner of the Adjacent Parcel to secure additional easement area; 3) consider a hammer-head terminus; 4) take no action/not approve the Plat until Uranium Street is extended as originally approved; 5) other.

In any scenario, if the current cul-de-sac radius is reduced and the replacement alternative does not meet the minimum standards of City Code Section 117-614 (Subdivision design standards), additional City approvals will be required. The two (2) tools available to the City are the issuance of a Variance or approval of a Planned Unit Development (PUD). Staff will discuss these alternatives following Sketch Plan Review to see if a preferred alternative to the current cul-de-sac is directed by the Planning Commission.

Staff is recommending that additional review be completed and identification of an acceptable cul-de-sac replacement prior to submitting a Final Plat for review. This would include future Planning Commission review and recommendation prior to review by the City Council.

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 will not be required; however the Applicant may need to obtain an NPDES from MPCA.

Landscaping. The Applicant is responsible for the planting of two (2) trees per dwelling unit at the time of construction of a dwelling unit. Additionally, the Applicant is responsible for satisfying the density transitioning requirements by installing landscaping along the northern property boundary. The Applicant is also responsible for the installation of topsoil, consistent with City Code requirements.

The Applicant shall prepare a landscape plan that provides at least eight (8) overstory trees, eight (8) evergreen trees, and eight (8) understory trees along the northern property boundary. Minimum plant sizes for transitioning purposes shall be: 2.5 inch caliper for overstory trees, six (6) feet in height for evergreen trees, and 1.5 inch caliper for understory trees.

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.

The existing easement for the temporary cul-de-sac will need to be vacated through an Application for Easement Vacation. The preferred alternative for replacement of the existing cul-de-sac will also need to be dedicated to the City.

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.