

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

DATE	11/1/13	PROJECT ADDRESS	
PROJECT TITLE	DIEHL ACRES		
ESCROW #	113852		
DEPARTMENT:	Planning		
TECHNICAL REVIEWER:	Name: Tim Gladhill Phone: 763-576-4308 Email: tgladhill@ci.ramsey.mn.us		

We offer the following comments regarding your request for a Preliminary Plat for Diehl Acres:

General: The applicant is requesting Sketch Plan Review of Diehl Acres. This plat is located on the north side of Green Valley Road across from Green Valley Greenhouse. The Sketch Plan contemplates the creation of one (1) new buildable lot. The existing parcel has a dwelling and multiple accessory structures. The Plat would create a buildable lot with the intent to build a second dwelling on the north side of the County Ditch that traverses the Property. The Application has been forwarded to the Anoka County Highway Department, as it is located along a County Road.

Setbacks: Required	Proposed:
Front yard: 30 feet	Meets/Exceeds Minimum
Side yard uninhabitable: 6 feet	Meets/Exceeds Minimum
Side yard habitable: 10 feet	Meets/Exceeds Minimum
Side yard corner: 30 feet	Meets/Exceeds Minimum
Rear yard: 30 feet	Meets/Exceeds Minimum
Minimum lot width: 80/corner 90	Meets/Exceeds Minimum

**Note: Minimum Lot Width is measured at front yard setback (30 feet from front property line), not front property line, nor at curb line.*

It appears that the proposed Sketch Plan meets or exceeds minimum standards required by City Code related to the above. Note: Staff is concerned about the layout of the proposed new dwelling, stacked vertically from the public road (Green Valley Road). Often times, this scenario is considered a ‘Flag Lot’. However, the proposal meets the minimum lot width standard, and the City’s Public Safety Staff have reviewed the request and have no objection. Proper access construction, maintenance, and signage to direct emergency vehicles shall be required.

The action of recording of the Plat will result in one (1) existing accessory structure on the newly created parcel prior to the construction of the new dwelling. As it is anticipated that a new dwelling will be constructed in the near future, it is the City’s policy to allow this on a temporary basis, until the dwelling is complete, with the submittal of a performance surety.

Land Use and Zoning: The site is guided LDR on the Comprehensive Plan and zoned R-1, MUSA. The minimum lot size in the R-1, MUSA zone is 10,800 sq. ft. Each of the proposed lots meets the minimum lot size. *Applicant shall provide total acreage of the proposed preliminary plat.*

Net Density Calculations. The Applicant shall provide gross acreage, as well as net acreage. Net acreage is calculated by subtracting wetlands and rights of way from the gross acreage. The Applicant must also provide Net Density Calculations described as number of units per net acre.

Landscaping: Two trees per dwelling unit are required. Deciduous trees shall be a minimum of one (1) inch caliper and evergreen trees shall be at least five (5) 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.*

- *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*
 - *Removal of upper portion of wire basket and burlap after being placed in planting hole if using B & B stock.*
 - *2-4 inches of wood chip mulch shall be included around all trees. Mulch shall not be piled against the trunk of trees.*

Density Transitioning: Due to the size of the proposed lots and the adjoining properties' zoning, density transitioning is not required.

Tree Preservation: A detailed tree inventory shall be provided for all significant trees (defined below) within the limits of construction. At least forty percent (40%) of the inches of existing significant tree DBH must be preserved on the overall site. The tree preservation plan shall include the following:

- *All oak trees and evergreen trees that are four (4) inches or greater in Diameter at Breast Height (DBH) and all other deciduous trees that are eight (8) inches in greater DBH shall be identified on the tree inventory (cumulatively referred to as significant trees).*
- *Inventory shall include species, DBH, tree condition, whether the tree will be preserved or remove, a tally of total significant tree DBH on site and how many DBH inches will be removed.*
- *Inventory shall also identify location of tree save fencing, which shall be installed at least at the drip line of individual trees or groups of trees and shall be in place prior to any grading or removal work begins.*

Topsoil: The newly created lot will need to have four (4) inches of topsoil meeting the City's topsoil specification across all disturbed areas not otherwise improved with walkways, driveway, and home. A topsoil inspection is required prior to landscaping being installed and copies of the load tickets are required as well. This is reviewed at time of Building Permit Application and request for Certificate of Occupancy for the newly created lots. *Note: any wetlands within the limits of construction will need to be delineated and marked so that the wetland boundary is evident. No topsoil or other fill is permitted within any wetland.*

Building Elevations: No architectural renderings of the proposed home was submitted. No enhanced architecture above the minimum City Code requirements of Section 117-111 (R-1 Residential District) is being proposed. The required Development Agreement shall clearly state that additional architectural requirements are not being required at this time, and that the underlying requirements for the R-1 Residential (MUSA) District are required.

Streets: The Applicant is not planning on constructing additional public streets. The Applicant is proposing the construction of a new driveway with a connection to Green Valley Road. In addition, the Applicant is

proposing to relocate an existing driveway to address access spacing. The request will need to be approved by the Anoka County Highway Department and will require the issuance of a Right of Way Permit from the Anoka County Highway Department.

The Applicant has submitted structural information regarding the culvert for the County Ditch Crossing. Staff has not completed review of this structural information. This review will be completed prior to review by the City Council.

Sidewalks and Trails. No sidewalks or trails are being proposed with the Plat. The City's current policy is to require the construction of a public trail on both sides of County Roads. There are no connecting trails along Green Valley Road. Staff will be reviewing this requirement prior to review by the City Council.

Development Fee Calculations: Development Fees due on the Plat. These fees will be attached as an exhibit to this review file when reviewed by City Council. Fees include, but are not limited to, Park Dedication, Trail Development, and Stormwater Management.

Development Agreement: *An executed Development Agreement will be required prior to releasing the plat for recording.*

Grading and Drainag: Grading and Drainage Plans are not required for Sketch Plan Review; however, the Applicant did submit said plans. These plans are currently under review. Initial comments include:

- The Applicant's Engineer shall determine base flood elevations
- The Applicant shall provide the City with concurrence that County Ditch #14 may be crossed and that the crossing has been approved by Anoka County
- The Applicant shall be required to draft a Maintenance Agreement related to continued maintenance of hydrology for the County Ditch Crossing. This must be drafted in recordable format.
- Wetland Report will need to be reviewed as to the date of preparation in relation to length of validity (Wetland Conservation Act and State Rules)