

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

<b>DATE</b>	JANUARY 3, 2014
<b>PROJECT TITLE</b>	OSHAUGHNESSY ADDITION
<b>ESCROW #</b>	113966
<b>DEPARTMENT:</b>	Planning
<b>TECHNICAL REVIEWER:</b>	Name: Tim Gladhill Phone: 763-576-4308 Email: <a href="mailto:tgladhill@ci.ramsey.mn.us">tgladhill@ci.ramsey.mn.us</a>

We offer the following comments regarding your request for a Preliminary Plat for Oshaughnessy Addition:

**General:** The applicant is requesting Sketch Plan Review of Oshaughnessy Addition. This plat is located on the site of the former Wirz Nursey, located at 17201 Saint Francis Boulevard. The Sketch Plan contemplates the creation of one (1) new buildable lot. The existing parcel has an existing primary structure that will become an accessory structure to a planned primary dwelling. The Plat would create an outlot for the remainder of the Property, intended for potential future development. The Application has been forwarded to the Minnesota Department of Transportation, as it is located adjacent to Trunk Highway #47.

The proposed plat is consistent with the Comprehensive Plan, which guides this area as rural residential style development (Rural Developing).

Setbacks: Required	Proposed:
Front yard: 40 feet	Meets/Exceeds Minimum
Side yard: 10 feet	Meets/Exceeds Minimum
Rear yard: 40 feet	Meets/Exceeds Minimum
Minimum Lot Size: 2.5 acres	Meets/Exceeds Minimum
Minimum Lot Width: 200 feet	Meets/Exceeds Minimum

*\*Note: Minimum Lot Width is measured at front yard setback (40 feet from front property line), not front property line, nor at curb line.*

It appears that the proposed Plat meets or exceeds minimum standards required by City Code related to the above.

**Land Use and Zoning:** The site is guided LDR on the Comprehensive Plan and zoned R-1, Rural Developing. The minimum lot size in the R-1, Rural Developing zone is 2.5 acres. 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 has provided gross acreage, as well as net acreage. Net acreage is calculated by subtracting wetlands and rights of way from the gross acreage. The Applicant has also provided Net Density Calculations described as number of units per net acre. All calculations meet the minimum standards of City Code.

**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. *A landscape plan must be included*

with any Building Permit Application and 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 1<sup>st</sup> 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. If trees are intended to be protected from construction, and remain after construction, said trees need not to be inventoried, but appropriate indications on plans and tree save fence construction as outlined below. As there are no public roadways or public utilities being constructed with the Plat, a Certified Arborist is not required to complete the required Tree Inventory (Tree Inventory still needs to be completed). 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.

**Streets:** The Applicant is not planning on constructing additional public streets. The Applicant is proposing the construction of a new driveway, utilizing an existing connection to Saint Francis Boulevard. The request will need to be approved by the Minnesota Department of Transportation.

**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 State Roads. There are no connecting trails along Saint Francis Boulevard. Staff will be reviewing this requirement prior to review by the City Council.

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Minor Plat – Sketch Plan Request  
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**Development Fee Calculations:** Development Fees due on the Plat. These fees are attached hereto.

**Grading and Drainage:** Grading and Drainage Plans are not required for Sketch Plan Review; however, the Applicant did submit said plans. These plans will need to be approved prior to forwarding to the City Council for review.

## Development Fees

### City of Ramsey

#### 2013 Residential Development Fee Calculator

	Units	Unit Type	Unit Price	Total	Notes
<b>Park Dedication and Trail Development</b>					
Park Dedication					
0-12 Units per acre; or	1	per unit	\$2,600	\$2,600	
12-19 Units per acre; or		per unit	\$2,289	\$0	7.5% Density Bonus
20+ Units per acre; or		per unit	\$2,104	\$0	15% Density Bonus
Assisted Living		per acre	\$4,738	\$0	
Trail Development	1	per unit	\$700	\$700	
<b>Subtotal Park and Trail Development</b>				<b>\$3,300</b>	
<b>Water and Sewer Fees</b>					
Water Fees					
Trunk/Connection		per unit	\$1,558	\$0	
Lateral		per connection	\$6,143	\$0	If already constructed
Sewer Fees					
Trunk/Connection		per unit	\$1,099	\$0	
Lateral		per connection	\$3,328	\$0	If already constructed
<b>Subtotal Trunk and Lateral</b>				<b>\$0</b>	
Accessibility Charges					
Accessibility Charge (WAC)		per SAC Unit	\$1,177	\$0	Collected with Building Permit
Accessibility Charge (SAC)		per SAC Unit	\$2,485	\$0	Collected with Building Permit
SAC Handling Fee		per address	\$25	\$0	Collected with Building Permit
<i>*SAC is a Metropolitan Council Environmental Services (MCES) Fee; SAC Unit Determined by MCES</i>					
<b>Subtotal Water and Sewer Fees</b>				<b>\$0</b>	
<b>Stormwater Management Fees</b>					
Stormwater Management		per unit	\$459	\$0	
<b>Subtotal Stormwater Management</b>				<b>\$0</b>	
<b>Street Light Fees</b>					
Street Light Type					
Cobra; or		per light	\$1,300	\$0	
The COR		per light	\$2,600	\$0	
Three (3) Years Operating and Maintenance		per light	\$294		
<b>Subtotal Street Lights</b>				<b>\$0</b>	
<b>Sureties and Inspection Fees</b>					
Sureties (to ensure completion; returned when complete)					
Subdivisions/Plats (public improvements)		cost of improvement	125%	\$0	Cash or Letter of Credit
Site Plans (private improvements)		cost of improvement	150%	\$0	Cash or Letter of Credit
<b>Subtotal Sureties</b>				<b>\$0</b>	
Engineering Inspection Fee		cost of improvement	5%	\$0	Cash Escrow
<b>Subtotal Surety and Inspection Fee</b>				<b>\$0</b>	
<b>GRAND TOTAL FOR DEVELOPMENT FEES</b>				<b>\$3,300</b>	
<b>GRAND TOTAL FOR ENGINEERING INSPECTION FEES</b>				<b>\$0</b>	Separate from Building Permi
<b>GRAND TOTAL FOR SURETIES</b>				<b>\$0</b>	
<b>GRAND TOTAL FOR SAC/WAC</b>				<b>\$0</b>	Collected with Building Permi