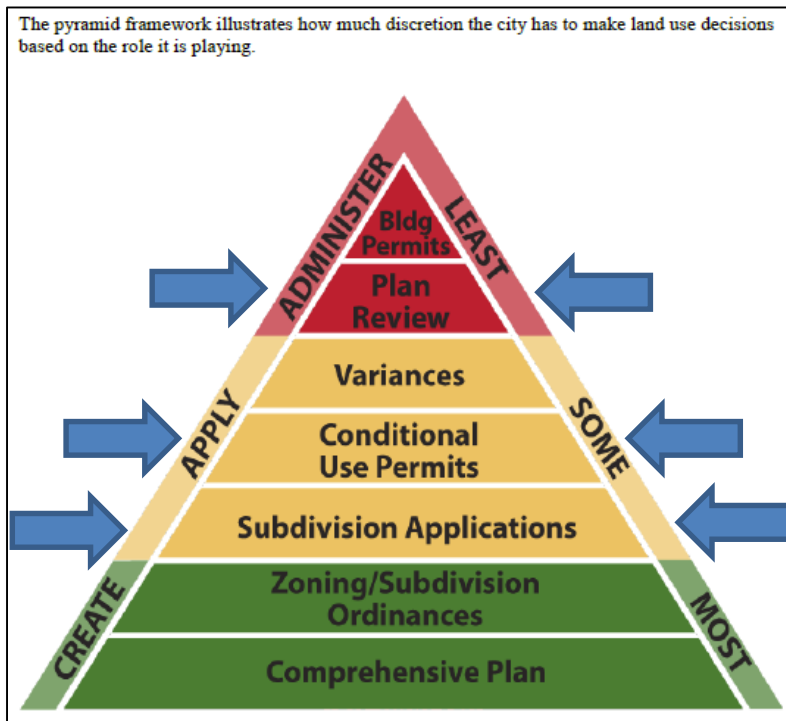


**CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE**

DATE	1/2/2015	PROJECT ADDRESS	7222 SUNWOOD DR NW
PROJECT. TITLE	CASEY'S GENERAL STORE		
ESCROW #	114465		
DEPARTMENT:	Community Development: Planning Division (Comprehensive Plan and Zoning Code)		
TECHNICAL REVIEWER:	Name: Tim Gladhill, Community Development Director Phone: 763-433-9826 Email: tgladhill@cityoframsey.com		

General: The purpose of this file is to provide site plan review for a planned 4,068 square foot convenience gas retail user, known as Casey's General Store. The request includes multiple components: 1) Minor Subdivision, 2) Site Plan, and 3) Conditional Use Permit for Sign Plan.



Plat. The City is in receipt of a proposed Plat entitled 'CASEY'S ADDITION'. It appears that this name is available for use in Anoka County. Please ensure that you have the Plat checked by the Anoka County Surveyor prior to printing final mylars.

The entitlement section of the Final Plat Sheet will need to be revised prior to execution. I will work with you and the City Attorney as to form and language to revise on the Final Plat Sheet prior to forwarding to the City Council.

Please also supply the City with a legal description of the remainder of the Property, as that area is not included with the Plat.

Site Plan: [City Code Section 117-122](#) requires that any construction of buildings within the District will be subject to the site plan review process as outlined in [City Code Section 117-54](#).

The proposed building will consist of a 4,068 square foot retail building and fuel pump canopy for eight (8) fuel pumps. An architectural sitting wall will be constructed adjacent to the public sidewalk along Sunwood Drive, consistent with the same wall constructed along the north side of Sunwood Drive.

Comprehensive Plan: The Property is designated as Mixed Use (The COR) in the [Comprehensive Plan](#). This category generally includes a variety and mix of uses throughout the 322 acre master-planned community. The proposed use appears to be consistent with this designation.

Zoning: The Property is located within the COR-3 Zoning Sub-District, which is guided by [City Code Section 117-118](#). The intent of the overall COR Zoning District is to create a focal point in the community that embodies the principles of transit-oriented and mixed-use development. The COR District envisions a distinctly different development pattern, with a more urban structure of streets and blocks, than the suburban and rural patterns that have shaped the community to date. The COR area is comprised of a number of distinct subdistricts intended to define the type and intensity of uses, location of amenities, and overall character of development. The COR District incorporates the COR Development Plan and Design Framework by reference to provide necessary building and site design features that are essential to a pedestrian environment.

The COR-3 Workplace Subdistrict is intended to accommodate medical and technology-related office and research uses, as well as other office uses and ancillary retail and service uses designed to support and serve employees and office visitors. Uses with high concentrations of employees are most desirable.

The proposed use appears to provide an ancillary service use to support the broader goals of the subdistrict. Additionally, the Design Framework and Zoning Code further specifically allow for convenience gas.

Dimensional Standards. There are two (2) components that drive site dimensional standards for development within The COR: 1) Design Framework and 2) Development Plan. The Design Framework contains a traditional matrix of minimum or maximum bulk standards. In order to address the unique nature of The COR and provide additional flexibility in design approach, a hybrid form-based code is established. The proposed layout is consistent with the approved Development Plan and the 'set back' design is further allowed through text of the Zoning Code. The Development Plan allows for the traditional 'set back' design instead of the 'build to' design seen throughout much of The COR. Nodes at intersections with County Roads lend well to convenience retail to support other parts of The COR. Additionally, setting the building back away from the corner at Sunwood Drive and Ramsey Boulevard improves sight lines for motorists. Finally, the Design Framework maintains a degree of 'build to' by requiring an architectural wall along Sunwood Drive to minimize the focus of the surface parking lot and screen automobile headlights from Sunwood Drive.

Architectural Standards. Architectural Review for The COR is guided by the Design Framework. An emphasis is placed on high-quality architectural design and materials. The proposed building appears to consist of all brick, with no EIFS. The design approach is acceptable to the Design Framework.

Note: please revise plan sheets to eliminate any inconsistency with design approach. Some plan sheets indicate a portion of the building being constructed with EIFS. Please clarify the actual design approach.

The Trash Enclosure is planned to be located just to the west of the building and separated from the building by a drive lane/loading area. The Site Plan indicates that the trash enclosure shall be constructed of a brick/block enclosure, except for those areas with gates for entry.

Plans should be revised to show a block enclosure to match the existing building. The Details Section currently show a chain-link fence design with vinyl slats for screening. Use of chain link fence for a trash enclosure is unacceptable to the Design Framework.

Lighting Standards. Any lighting used to illuminate an off-street parking area, sign, or structure shall be arranged to deflect light away from an adjoining residential district or public street. Bulbs emitting an excess of 3,000 lumens (150 watts) shall be so directed that the bulb is not visible from off of the property where such light source is located. The Site Plan includes details on proposed lighting design and photometric information for individual light sources.

Please include an overall Photometric Plan of the site as part of the Application for Building Permit.

Parking: The Site Plan indicates eighteen (18) parking stalls in addition to sixteen spaces for fuel pumping within the fuel pump island. Parking Stalls in front of the trash enclosure do not need to be marked/striped unless desired by the Owner. The Site Plan appears to have more than adequate parking, and may be slightly reduced if desired by the Owner.

Signs. The Site Plan includes a plan for permanent signage to include two (2) permanent ground signs (one [1] per road frontage) and several wall/fuel pump island signs. The COR places a high degree of focus of sign design as to not detract from the high quality of architecture of buildings. The City often utilizes the Conditional Use Permit process to allow the Planning Commission and City Council the opportunity to review sign plans parallel to site plan review, as opposed to a Staff administrative review. Due to the size of the two (2) ground signs, a Conditional Use Permit is required to be issued.

The existing real estate contract between the City (current owner/seller) and Casey's Retail Company, LLC (buyer) includes a contingency that the City shall approve two (2) ground signs, but does not include any other detail about size or design. Final design and review of permanent signs must be in accordance with City Code. Please also note City regulations regarding temporary signs for future consideration.

Landscape and Streetscape Plan. The Site Plan is devoid of a full Landscape Plan as required for Site Plan Review and outlined in the application packet. The Landscape Plan must include planting locations and planting detail of trees and shrubs within the streetscape section for Sunwood Drive as outlined in the approved Real Estate Contract. Additionally, the Landscape Plan must include details on sidewalk construction to ensure consistency in design with the remainder of the Sunwood Drive. These details include, but are not limited to, sidewalk scoring and brushing, perimeter pavers in planting beds, and style of mulch utilized, as these improvements will be within City right of way.

Please submit the required Landscape Plan for review. This plan must be submitted and reviewed by City Staff before the request is submitted to the City Council to consider final approval.

The City would desire that a temporary bituminous trail be constructed from the entrance to Casey's General Store to the intersection of Sunwood Drive and Peridot Street. This use is likely to become a destination for adjacent residential, commercial, and institutional uses within walking distance of the development. As a primary focus of The COR is pedestrian safety, it will be important to provide pedestrian crossings at safe locations, rather than unmarked, mid-block connections across multiple lanes of traffic. The temporary section of the trail does not need to meet the minimum streetscape standards, as ultimate development of the vacant parcel is not yet known.

Please revise the Site Plan to address the comments above.

The City would like to have a discussion on the ultimate maintenance responsibility of the landscaping within the streetscape. The City would like to discuss if Casey's General Store is willing to assist the City in maintaining this landscaping and trash receptacles long-term as part of the regular operations of Casey's General Store, as a well maintained streetscape will improve the aesthetics of Casey's General Store. The City is flexible on this discussion topic.

Recommendation. City Staff does recommend approval of the request, with amendments as outlined in this file. Please see the Planning Commission Agenda Item for specific actions being taken for approval.

Next Steps. Following Planning Commission Review, the Site Plan will be forwarded to City Council for consideration. Before the request is scheduled for review by the City Council, many of the items noted above must be addressed. Please contact me to set up a time to review which items shall be completed prior to review by the City Council.

There are multiple site plan and real estate related items that shall be addressed prior to closing.

Review File: Casey's General Store (7222 Sunwood Dr NW)

Site Plan Review: Comprehensive Plan and Zoning Code

January 2, 2015

Page 4 of 4

- 1) Permanent Sign Easement in favor of the City
- 2) Cross Access Easement in favor of Casey's Retail Company
- 3) Private Utility Easement in favor of Casey's Retail Company (depending on final sanitary sewer connection)

Finally, please continue to work with the City's Economic Development Manager as it relates to real estate transaction and property title information to ensure that the Surveyor's Notes on the Site Plan match appropriate title-work.

Please ensure that you are submitting all necessary permits and licenses outside of the City's jurisdiction. Of key importance at this stage in review is an application to the Lower Rum River Watershed Management Organization (LRRWMO) and Anoka County Surveyor Check (plat). At this stage, please begin to coordinate with the City's Building Division to arrange Plan Review for Building Permit.

Prior to any construction commencing on the site, please arrange for a Pre-Construction Meeting with our Engineering Division. Please contact Bruce Westby at 763-433-9825 to arrange the details of this meeting.

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	JANUARY 2, 2015	PROJECT ADDRESS	7222 SUNWOOD DRIVE NW
PROJECT. TITLE	CASEY'S STORE PRELIMINARY PLAN REVIEW		
ESCROW #	114465		
DEPARTMENT:	Engineering		
TECHNICAL REVIEWER:	Name: Leonard Linton Phone: 763 433-9834 Email: llinton@cityoframsey.com		

We offer the following comments regarding updated plans dated December 3, 2014 prepared by Design Tree Engineering in association with Casey's Construction Division. This review covers the 7 sheets related to the site work.

Staff offers the following comments:

Add a legend to all sheets showing the linetypes and symbols used on that sheet.

Sheet ALTA/ACSM Land Title Survey

1. City Code requires extending the survey to 100 feet beyond the property lines on all sides of the project. The survey must be extended 100 ft west of the access driveway and 100 feet south of the southern boundary.

Sheet AL-101

1. Add removal notes for construction of new driveway. Existing curb must be saw cut full depth. Existing bituminous must be saw cut full depth 1 foot from face of curb to be removed. Bituminous wear course must be milled 1 1/2" deep by 12" wide parallel to bituminous removal prior to replacement. Refer to City standard detail.
2. Provide bituminous curb along west edge of driveway.
3. Provide access easements over outlot.
4. Provide encroachment agreement for curb placed in outlot.
5. Install streetscape to match north side of Sunwood drive.
6. Install temporary bituminous trail from west side of access drive to Peridot Street.
7. Identify entity to connect to Sunwood Drive (Note 'G').

Sheet C1.0 Details

1. Revise Standard Manhole/ Catchbasin Detail as follows:
 - a. Add note: Minimum of 2 and maximum of 6 concrete adjusting rings with mortar.
 - b. Remove note about metal shims.

Sheet C1.1 Erosion Control Details

1. Revise details to show silt fence fabric on upslope side of stakes and bottom of fabric placed in 'U' shaped trench backfilled with soil. Refer to City standard detail.

2. Rock construction entrances are ineffective with the soils found in the City of Ramsey. This detail shall be replaced with a note on the plans requiring sweeping of the streets within 3 hours of notification by City Staff.

Sheet C2.0 Grading

1. Show bituminous curb along west side of access driveway.
2. Label existing Contours.
3. Show existing and proposed spot elevations at connection to Sunwood Drive and along south and west sides of site.

Sheet 3.0 Utility Plan

1. Install Oil/Water Separator Manholes upstream of underground stormwater structure.
2. Provide maintenance agreement for Oil/Water Separator Manholes and underground stormwater structure.
3. Obtain Anoka County Highway permit for work in Ramsey Boulevard ROW.
4. Use Inserta Tee device to connect to existing sanitary sewer line. Use trench boxes to protect existing curb. Existing curb and roadway cannot be removed when installing sanitary sewer or watermain.
5. Copper water pipe shall be used between curb stop and existing line.
6. Remove and replace all sidewalk between northern edge of sanitary sewer trench and southern edge of water trench.
7. Use RCP between STMH1 and existing Catch Basin.
8. Adjust existing Catch Basin casting to match flow line. Remove and replace 10 lf of concrete curb adjacent to casting.

Sheet 3.0 Utility Plan

1. All disturbed areas must be restored with Premium Topsoil per City Code.

Permits

1. Data on the underground storage is shown on the grading plan. Routing information must be provided for the site. This shall include drainage areas, normal water levels and overflow elevations for the 1", 2 yr., 10 yr. and 100 yr. events.
2. The SWPPP Template for Small Construction Sites is incomplete.
 - a. Section II Receiving waters must be updated to include the Mississippi River. Runoff from the site enters the regional ponding system which discharges to the Mississippi River.
 - b. Section II, part e mentions an attached map. This map was not in the information provided to the City.
 - c. Section VI, part c requires submittal of design parameters as noted in no. 1 above.

NEENAH R-3246 CASTING
 MINIMUM OF 2 AND
 MAXIMUM OF 6
 REINFORCED CONCRETE
 ADJUSTING RINGS

PLACE FULL MORTAR BED
 BETWEEN RINGS, AND
 INSTALL WATER TIGHT WRAP
 AROUND CASTING AND RINGS

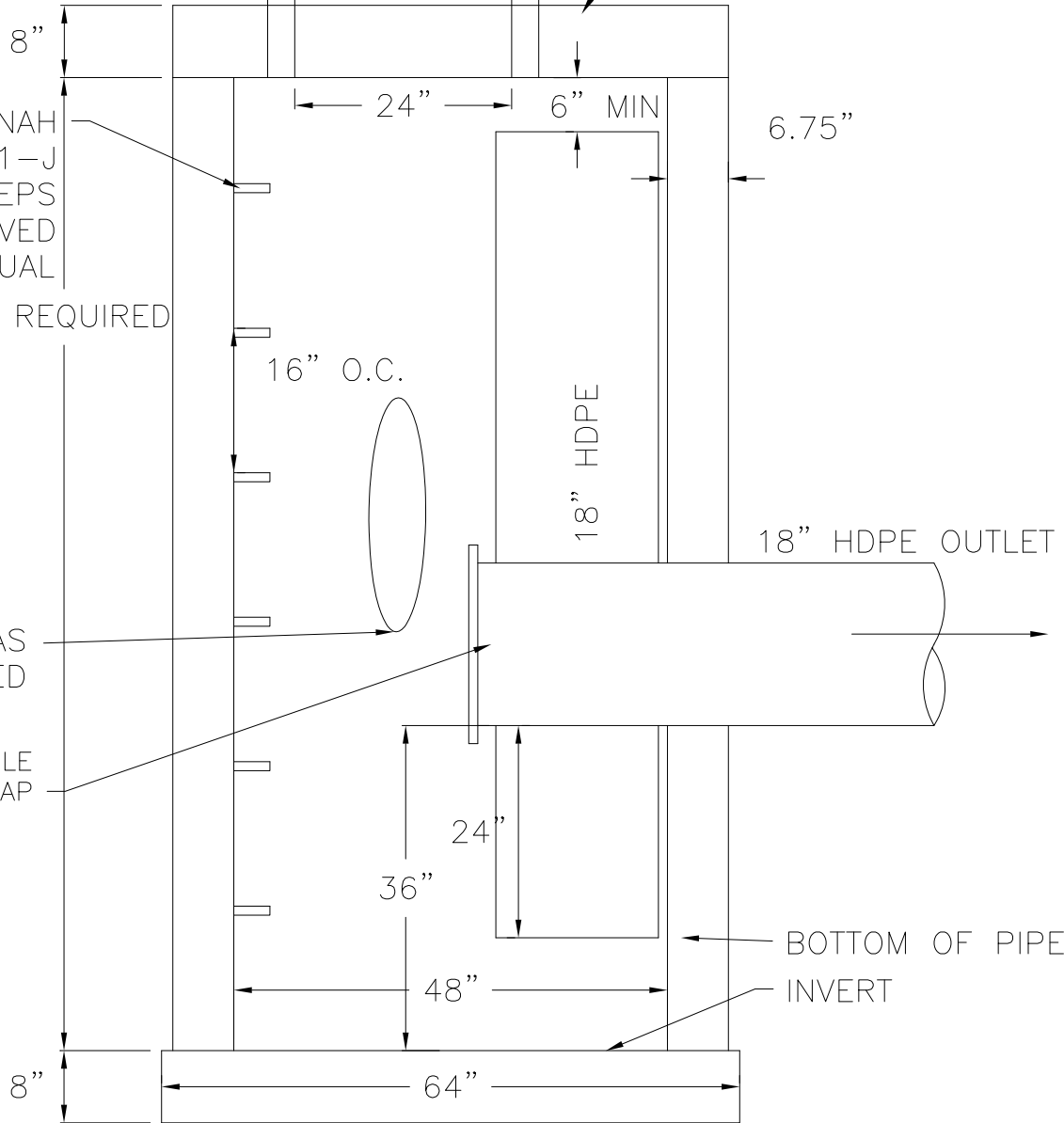
REINFORCED CONCRETE
 COVER CONFORMING TO
 ASTM C478

NEENAH
 R-1981-J
 MANHOLE STEPS
 OR APPROVED
 EQUAL
 AS REQUIRED

INLETS AS
 REQUIRED

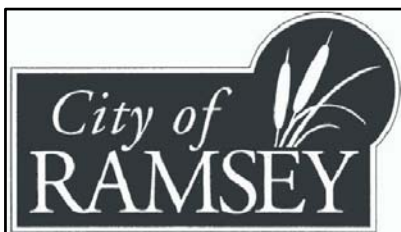
REMOVABLE
 MAINTENANCE
 CAP

REINFORCED CONCRETE BASE SLAB CONFORMING
 TO ASTM C478 AND MNDOT STD. PLATE 4011



APPROVED

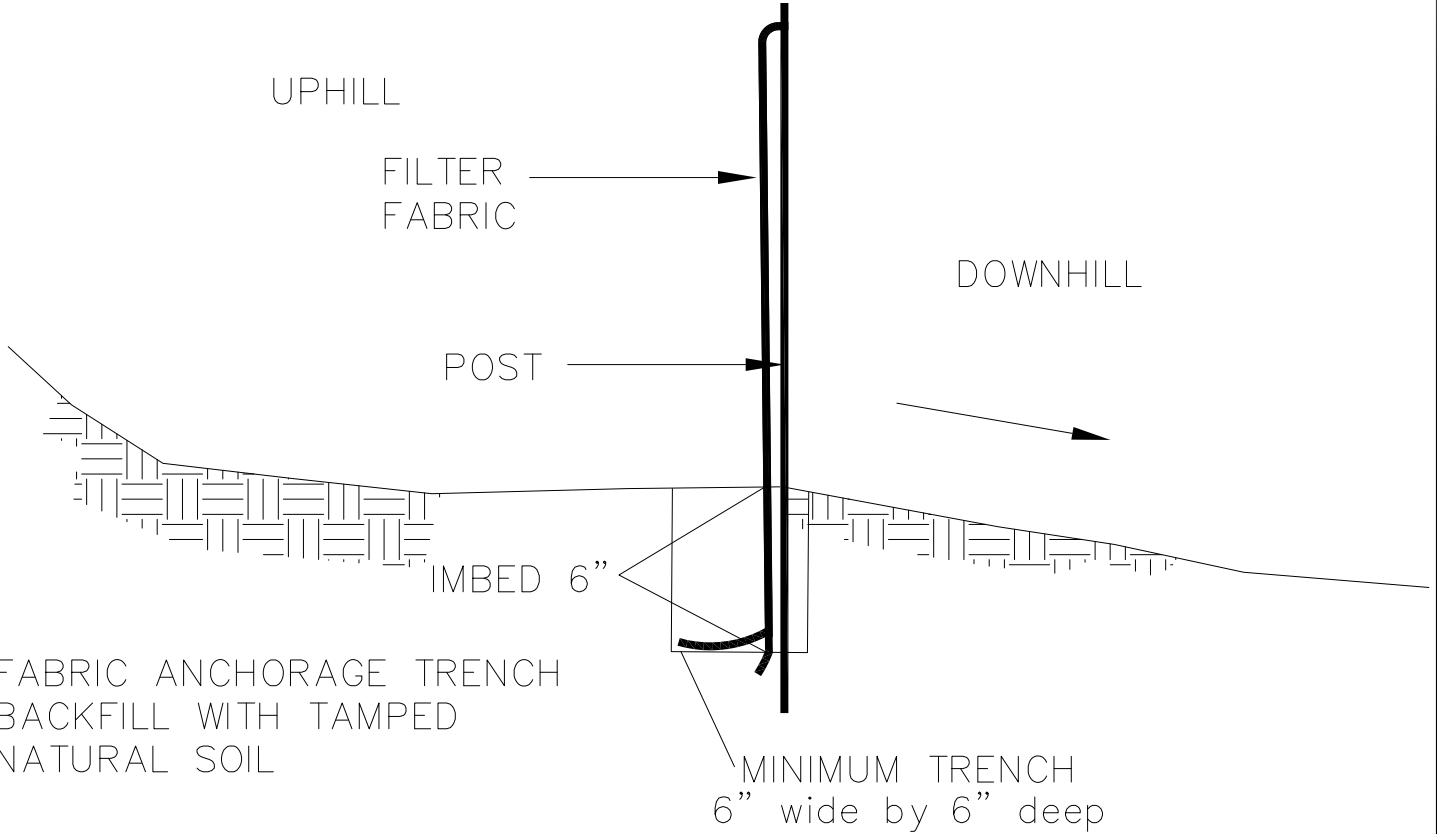
DATE
 01/15



STANDARD DETAILS
 OIL SKIMMER CATCH
 BASIN

CITY PLATE No.

STO-23

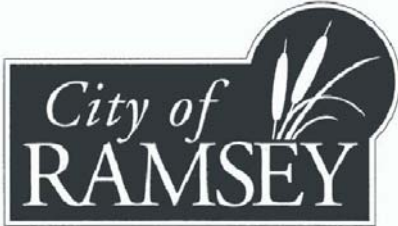


INSTALL AS PER FILTER FABRIC
MANUFACTURER'S
RECOMMENDATIONS

SILT FENCE DETAIL

NO SCALE

APPROVED
DATE
2-2005



STANDARD DETAILS
SILT FENCE

CITY PLATE No.

ERO-3

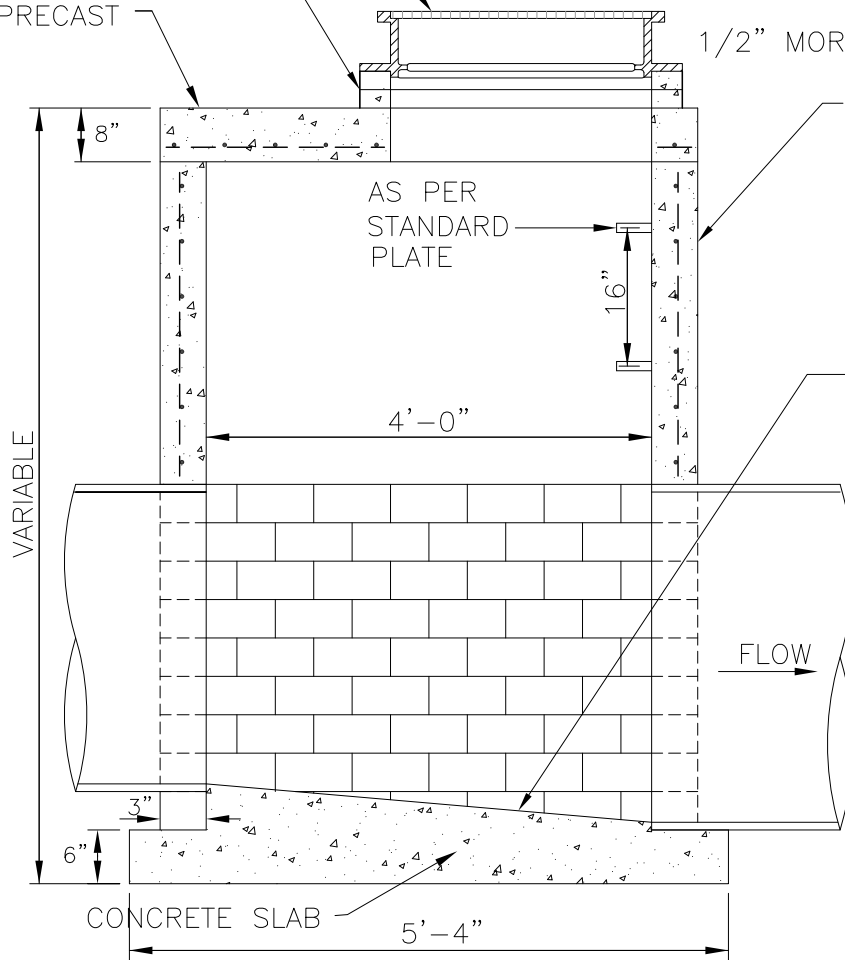
SEE SEW-2 & 3 FOR CASTING
 WRAP OUTSIDE OF RINGS
 WITH WATER TIGHT PRODUCT
 TYPE II PRECAST
 COVER

CONCRETE ADJUSTING RINGS
 MINIMUM 2"
 MAXIMUM 6"

1/2" MORTAR

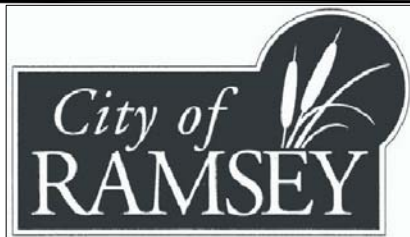
WALLS TO BE
 CONSTRUCTED EITHER OF
 PRECAST SECTIONS OR
 CONCRETE SEWER BLOCK.
 SEWER BLOCK SHALL BE
 PLASTERED ON BOTH
 INTERIOR AND EXTERIOR.

MANHOLE INVERT
 SHALL BE GROUTED TO
 PROVIDE SMOOTH FLOW
 FROM INLET TO
 OUTLET.



SLAB-TOP MANHOLE
 N.T.S.

APPROVED

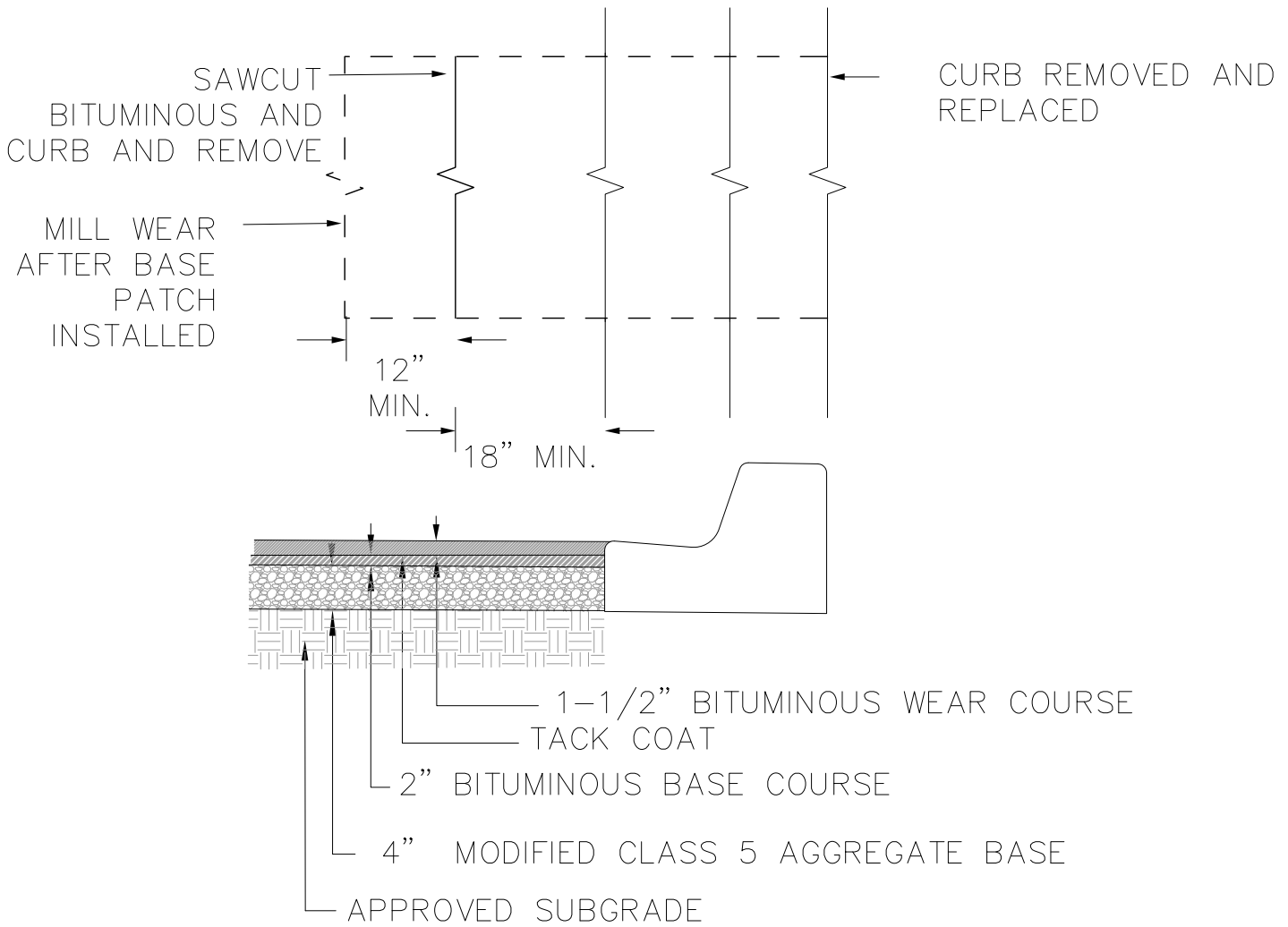


STANDARD DETAILS
 STANDARD DETAILS
 SLAB-TOP MANHOLE

CITY PLATE No.

SEW-6

DATE
 9-2011



NOTES:

1. BITUMINOUS SHALL BE SAWCUT AND REMOVED AFTER CURB IS REPLACED.
2. CLASS 5 AND BITUMINOUS COURSES SHALL BE MECHANICALLY COMPACTED.

TABLE A
MODIFIED CLASS 5
SPECIFICATIONS

% PASSING

1"	100
3/4"	90 - 100
3/8"	50 - 80
No.4	35 - 70
No.10	20 - 60
No.40	10 - 35
No.200	5 - 10

APPROVED

DATE

5-2012



STANDARD DETAILS
STREET PATCHING
STANDARDS

CITY PLATE No.

STR-25