

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	1.2.15 <i>REVISED 1.23.15</i>	PROJECT ADDRESS	16877 FELDSPAR ST NW
PROJECT. TITLE	BROOKFIELD 5 TH ADDITION		
ESCROW #	114231		
DEPARTMENT:	PLANNING DIVISION		
TECHNICAL REVIEWER:	NAME: CHRIS ANDERSON PHONE: 763-433-9817 EMAIL: CANDERSON@CITYOFRAMSEY.COM		

We are in receipt of your Sketch Plan, Preliminary Plat and Final Plat application for a minor subdivision to create one (1) buildable lot. The Preliminary Plat consists of one (1) sheet prepared by E.G. Rud & Sons, Inc. dated December 5, 2014 and the Final Plat consists of one (1) sheet prepared by E.G. Rud & Sons, Inc. dated January 19, 2015. We offer the following comments regarding your application:

General: The submitted minor subdivision proposes to plat approximately 0.31 acres to create one (1) buildable single-family lot. The proposed plat would not re-configure existing property lines other than to dedicate public road right-of-way. The proposed subdivision would convert an existing outlot to a buildable lot (the "Property"). The Property is generally located west of Nowthen Boulevard (CSAH 5), along Feldspar St.

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 surrounded by other R-1 Residential (MUSA) parcels.

Lot Size Requirements: The minimum required lot area is 10,800 square feet. The minimum required lot width is 80 feet. According to the revised Preliminary Plat and Final Plat, the proposed lot meets these minimum standards.

Setbacks, Building Coverage, and Other Bulk Standards. The revised Preliminary Plat, dated January 14, 2015, verifies that the proposed lot satisfies these required minimum standards.

Access and Streets: The Property proposes to gain access from Feldspar Street and the revised Preliminary Plat, dated January 14, 2015, and Final Plat dedicates public road right-of-way to encumber this portion of the cul-de-sac bulb. It does not appear that right-of-access was dedicated to the County of Anoka along CSAH 5 at the time of BROOKFIELD 1ST ADDITION, which should be addressed with this plat.

The Final Plat must be updated to reflect right of access being dedicated to the County of Anoka along CSAH 5.

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 revised Preliminary Plat, dated January 14, 2015, does include existing and proposed contours. The grading and drainage information is under review and is still subject to approval by City Staff. If additional grading/drainage information is needed, it will need to be provided and approved by the City prior to issuance of a Building Permit.

Landscaping. Two (2) front yard trees per dwelling unit are required at the time of construction of a dwelling unit. Additionally, four (4) inches of topsoil, consistent with standards outlined in City Code, shall be applied to all disturbed areas not improved with structures, walkways, driveways, etc.

Density Transitioning. The revised Preliminary Plat, dated January 14, 2015, includes ten (10) conifers shown in a staggered row along the south property line. The quantity of plantings is consistent with plantings provided on the lot directly west of the Property (closer to the home on the Adjacent Parcel) and thus, this seems reasonable. The plantings are also shown within a proposed Landscape Easement to protect against removal in the future.

A detailed Landscape Plan (including species, root type, size and planting detail) and Landscape Easement description, describing the restrictions and/or conditions within the easement, must be provided for review and approval by the City. Upon approval by the City, the Landscape Easement will need to be recorded against the Property (after recording of the Plat).

Easements: The Final Plat includes the drainage and utility easements that were dedicated as part of BROOKFIELD 1ST ADDITION as well as the standard ten (10) foot drainage and utility easement along the front property line and a forty-five (45) foot wide easement in rear encumbering the existing berm. The existing drainage and utility easements on Outlot F need to be vacated, which will be processed concurrently with the actions on the Preliminary and Final Plats.

The Final Plat shall be updated to remove all drainage and utility easements affiliated with BROOKFIELD FIRST ADDITION and only reflect the new drainage and utility easements being dedicated as part of this Plat.

Utilities: Municipal Water and Sanitary Sewer have been extended to the Property. The Applicant will be responsible for installation and/or extension of said utilities to service the proposed home and shall also be responsible for the applicable connection fees.

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 is attached.

Miscellaneous. Should this plat be approved, it would not preclude the future extension of Feldspar St. Thus, the cul de sac should be signed as a potential future through street. Also, since the cul de sac was initially intended to be temporary, the 'wing' was only constructed with a single lift of asphalt. To ensure the condition of the cul-de-sac post-construction is the same as the pre-construction condition, a surety, in the form of a Letter of Credit or Cash shall be provided to the City. The Development Agreement has language to address both of these items.