

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	1.2.15	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 and Preliminary Plat application for a minor subdivision to create one (1) buildable lot. The Sketch Plan and Preliminary Plat consists of one (1) sheet prepared by E. G. Rud & Sons, Inc. dated December 5, 2014. 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. 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 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 and Preliminary Plat, with the potential exception of the front yard setback. The proposed home location as shown in the current Sketch Plan is approximately fifty-two (52) feet from the proposed front property line of the Property. However, a portion of the Property is encumbered not only with a temporary cul de sac easement, but also with a portion of the cul de sac itself. As drawn, the proposed home would be setback twenty-five (25) feet from the edge of the existing cul de sac and only about thirteen (13) feet from the temporary cul de sac easement.

Road right of way will need to be dedicated to the public (as discussed more under Access and Streets) and the front setback would be measured from that boundary. Based on the current Sketch Plan as drawn, it appears that this would result in a reduced front yard setback, which would require a variance (see the Sketch Plan prepared by E. G. Rud & Sons, Inc. and dated August 6, 2014; Staff may be supportive of a slight deviation from the required thirty [30] foot setback as it is our understanding that you are attempting to line up the proposed home with the home to the north as much as possible

Please submit an application for a variance to the required front yard setback as well as an updated Preliminary Plat that includes dedication of the right-of-way. This will also require updating the area computations and setback information.

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Access and Streets: The Property proposes to gain access from Feldspar Street. The Property is currently encumbered by an easement for the purpose of an existing temporary cul-de-sac. When BROOKFIELD 1ST ADDITION was originally approved, it was anticipated that the parcel to the south, located at 16821 Garnet Street (the "Adjacent Parcel"), may desire to develop as a single-family development in the future. Since Feldspar Street terminated at the southern portion of the plat, adequate turn around provisions were required. As this was originally intended to be a temporary scenario, an easement with a radius of fifty-five (55) feet was accepted. 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 Feldspar Street were extended to the south, thus eliminating the need for the cul-de-sac in the current location. There was no guarantee that Feldspar Street would be extended to the south, and the developer understood that risk, so the City allowed the Property to be subdivided as an outlot rather than a buildable lot.

Based on input from the owner of the Adjacent Property at the August Public Hearing, combined with your desire to plat the Property into a buildable lot, the general sense is that this results in a more 'permanent' cul de sac and thus, the plat should provide dedicated road right-of-way.

The Final Plat will need to dedicate permanent right of way to encumber the existing cul-de-sac plus an additional fifteen (15) feet to accommodate snow storage (only within the boundaries of the Property), similar to the sketch plan prepared by E. G. Rud & Sons, Inc. and dated August 6, 2014.

It appears that both the design standards (right-of-way width) and construction standards (only base course, no wear course) of the existing cul de sac are or will be slightly deficient of the minimum standards (per City Code Sections 117-614 and 117-615).

A variance will be needed to address these deviations from design and construction standards.

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 Permit from the MPCA.

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. At the time Brookfield 1st Addition was approved, the parcel to the south of the Property was zoned R-1 Residential (Rural Developing) and density transitioning was required and specified in the Development Agreement. However, as an outlot, the Property was not considered buildable (would need to be replatted) and thus, plantings were not originally installed. While the zoning of the Adjacent Parcel has since been amended to R-1 Residential (MUSA), which matches the zoning of the Property, density transitioning shall still be provided consistent with the original intent. The submitted

Sketch Plan does indicate ten (10) coniferous trees planted 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.

At the time of Final Plat submittal, a detailed Landscape Plan (including species, root type, size and planting detail) and Landscape Easement description (including restrictions/conditions) shall be provided for review and approval by the City. The Landscape Easement will need to be recorded against the Property.

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 lot lines, and encumber any 100-year flood zone for all existing and proposed surface waters and wetlands. The Sketch Plan does provide a forty-five (45) foot drainage and utility easement in the rear of the property encumbering the existing berm, which does address a concern that had previously been raised.

The existing drainage and utility easements on Outlot F will need to be vacated through an Application for Easement Vacation.

Utilities: Municipal Water and Sanitary Sewer have been extended to the Property. 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.

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. Additionally, the existing sidewalk along Feldspar St, which currently terminates at or near the north boundary of the proposed plat, would be extended in front of the Property should Feldspar St ever be extended. The Development Agreement, which will be prepared as part of the Final Plat review process, will have language addressing both of these points.

As the cul de sac was initially intended to be temporary, the 'wing' was only constructed with the base course of asphalt. There is concern that the heavy equipment used in the construction of the home may damage this portion of asphalt. Thus, to ensure that the cul de sac 'wing' post construction is in the same condition as its pre-construction state, either an escrow (returned after construction is complete AND cul de sac wing inspected by City Staff to confirm no damage) should be provided and/or there will be language in the Development Agreement that would require its replacement if damaged through the construction process prior to issuance of a Certificate of Occupancy.