

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	7.1.15	PROJECT ADDRESS	16520 GERMANIUM ST NW
PROJECT TITLE	REQUEST FOR VARIANCE TO MINIMUM LOT SIZE		
ESCROW #	114711		
DEPARTMENT:	PLANNING DIVISION		
TECHNICAL REVIEWER:	NAME: CHRIS ANDERSON PHONE: 763-433-9817 EMAIL: CANDERSON@CITYOFRAMSEY.COM		

We are in receipt of your application for Variance to deviate from the minimum required lot size to facilitate a lot split to create one (1) new buildable lot. We offer the following comments regarding your application:

General: The Variance, if granted, would allow the property located at 16520 Germanium St NW (the “Subject Property”), to be subdivided to create one (1) new buildable lot that would be deficient of the required two and a half (2.5) acre size threshold. The Subject Property is approximately 4.4 acres in size and there is an existing home on it. If the Variance is approved, the owner would still need to apply for a Minor Plat to officially subdivide the Subject Property.

Zoning: The Subject Property is located in the R-1 Residential (Rural Developing) Zoning District. Single-family detached dwellings are a permitted use in this district. The Property is surrounded by other R-1 Residential (Rural Developing) parcels on the north, south and east and abuts the Rum River Hills Golf Course to the west. The Subject Property is also located within the Scenic River Overlay District.

Lot Size Requirements: The minimum required lot area in the R-1 Residential (Rural Developing) district is 2.5 acres and the minimum required lot width is 200 feet. The minimum lot size for non-riparian lots within the Scenic River Overlay District is also 2.5 acres. However, lot width at the building line in this overlay district is required to be at least 300 feet. As part of the Sketch Plan submittal, the minimum lot size, frontages and lot width at building line shall be indicated.

Setbacks, Building Coverage, and Other Bulk Standards: The Subject Property is about 4.4 acres in size. The requested Variance would result in one (1) parcel that is 2.5 acres and the second parcel being about 1.9 acres in size. If the lot were split, the existing home would comply with the required side yard setback from the newly created boundary line. It appears that the proposed new lot will be able to satisfy the lot frontage requirement and could accommodate a new home that meets all required setbacks.

The minimum required setbacks are as follows:

- Front: 40 feet
- Rear: 40 feet
- Side: 10 feet

If a Variance to lot size is approved, as part of the next steps, the Sketch Plan should indicate the minimum required setback boundaries on the newly created lot to ensure that a new home can comply with the required setbacks.

Wetlands: Per the National Wetlands Inventory (NWI), it appears that there are wetlands on the Subject Property. City Staff understand that the Anoka Conservation District (ACD) has conducted a site visit and has identified an area approximately 0.65 acres in size that may be upland; however, an official wetland delineation would be needed to determine the actual boundary of a wetland(s). Should the Variance be approved, City Staff will be recommending that said approval be contingent upon completion of a wetland delineation (subject to review by the Lower Rum River Water Management Organization, LRRWMO).

Floodplains: There does appear to be a floodplain across a portion of the Subject Property, portions of which are considered Floodway where no structures are permitted. While the area identified by the ACD as possible upland appears to align with land outside the designated floodplain, the determination would be needed as part of any subdivision review, should the Variance be approved. The 100-year flood elevation is approximately 861 feet.

Easements: In reviewing the property file, it appears that in 1985/1986, a pond was dug and a drainage ditch was re-routed. The work did receive the necessary approvals, however, a new drainage and utility easement was supposed to be provided over the re-routed ditch. City Staff has not been able to verify whether that easement was ever developed or executed. As part of this Variance request, City Staff is recommending that the Property Owner either provide evidence of recording of this easement or that possible approval of the Variance be contingent upon this easement be provided.