

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	JULY 28, 2017 REVISED 9/6/17	PROJECT ADDRESS	7009 175 TH AVE NW
PROJECT. TITLE	LAVERN ESTATES: SKETCH PLAN, ZONING AMENDMENT AND COMPREHENSIVE PLAN AMENDMENT REVIEW		
ESCROW #	115804		
DEPARTMENT:	Community Development: Planning Division (Zoning Code)		
TECHNICAL REVIEWER:	Name: Chris Anderson, City Planner ; Alec Henderson, Planning Intern Phone: (763) 433-9817 ; 763-576-4314 Email: canderson@cityoframsey.com , AHenderson@cityoframsey.com		

Sketch Plan Review

We offer the following comments regarding the Sketch Plan submittal for Lavern Estates as it relates to the City’s Zoning Code. The submittal consists of one (1) sheet, prepared by Carlson McCain dated October 3, 2016. The submittal also includes a request for a Zoning Amendment and Comprehensive Plan Amendment to rezone the property from R-1 Residential (MUSA) to R-1 Residential (Rural Developing) and to re-guide the land from Low Density Residential to Rural Developing. This review will be based on the standards for the R-1 Residential (Rural Developing) District.

Staff provides the following comments regarding the ~~Sketch~~ Final Plat Plan:

- ~~1. The western boundary of proposed Lot 2 Block 1 should be shifted further west to ensure that the existing driveway is entirely contained on Lot 2 but that it also meets the minimum driveway setback of five (5) feet and does not encroach into any drainage and utility easement.~~
- ~~2. Show the required 16.5 foot wetland setback area adjacent to all wetlands and ensure that this setback area is encumbered with drainage and utility easement.~~
3. The Easement exhibit should read “Shared Access Easement” and be recorded against *both* properties.

Staff provides the following comments for general review of applications:

General. The Sketch Plan proposes to re-plat the following legally described land into two (2) buildable lots:

The Northwest Quarter of the Southwest Quarter of Section 03, Township 32, Range 25, Anoka County, Minnesota, except the west 637 feet of the south 217.8 feet thereof, also except north 300 feet of the south 517.8 feet of the west 237 feet thereof, (as measured along west and south lines thereof), except road, subject to easement of record.

Zoning and Land Use. The property is currently zoned R-1 Residential (MUSA) and is guided for Low Density Residential. These designations were the result of the 2030 Comprehensive Plan. As part of this project, a Zoning Amendment and Comprehensive Plan Amendment have been requested to rezone to R-1 Residential (Rural Developing) and to re-guide the land as Rural Developing. Staff is not necessarily opposed to this request; however, if approved, it should be applied to all parcels with those same designations lying west of Nowthen Blvd and north of 175th Ave. The submittal did include responses to an advisory petition with some adjacent property owners supporting both of these aspects of the request.

Lot Sizes. The minimum lot size in the R-1 Residential (Rural Developing) District is 2.5 acres and the minimum lot width is 200 feet, measured at the building setback line. City ordinance now also requires that each lot have an area sixty (60) feet wide by one hundred (100) feet deep not encumbered by wetland, wetland setback area, floodway, or other unbuildable areas.

Setbacks and Dimensional Standards.

Rural Developing	
Required	Proposed
Front yard: 40 feet	40 feet
Side yard uninhabitable: 10 feet	10 feet
Side yard habitable: 10 feet	10 feet
Side yard corner lot: 40 feet	40 feet
Rear yard: 40 feet	40 feet
Minimum lot width*: 200 feet	200+ feet
Lot depth**: 100 feet with a minimum width of 60 feet	Not shown , Meets requirements
Wetland: 16.5 feet	Not specified , shown to be between 20 and 25 feet.

**Note: Minimum Lot Width is measured at front yard setback line, property must abut built street.*

*** Lot depth required is 100 feet for a width of 60 feet that is not encumbered by wetland, wetland setback area, floodway, or other unbuildable areas.*

Density. The R-1 Residential regulations for the Rural Developing area allows a net density of one (1) unit per 2.5 acres. The proposed density is calculated to be 0.06 units per acre.

Floodplains. Floodplain areas exist within the project area. These are categorized as General Floodplain or Undetermined A Zones, which means that the Base Flood Elevation (BFE) has not been modelled. It does appear that the floodplain boundary is similar to the wetland boundary. ~~however, without a BFE, that cannot be determined. Should be modeled by engineer as part of the plat.~~

Wetlands. There are wetlands on the property that will need to be delineated and encumbered with drainage and utility easements on the Final Plat. It appears that the Lower Rum River Watershed Management Organization (LRRWMO) has approved a wetland delineation regarding both wetland boundaries and types for the property. Note that City Code now requires a sixteen and a half foot (16.5') setback from a wetland edge and that the setback area is to be encumbered with drainage and utility easement. ~~Ensure that all wetland setback areas are entirely within proposed drainage and utility easements and show the 16.5 foot measurement on the plan sheet. Shows setbacks to be between 10 and 25 feet.~~

Lots. There is an existing home and outbuildings on the proposed Lot 2 that appear to meet all required setbacks. However, that data should be included on the Sketch Plan. ~~There is no house pad shown on~~

~~proposed Lot 1. If a home is not proposed to be built at this time on Lot 1, it may be more beneficial to plat that as an outlot until such time that further development is proposed. This would defer development fees due to such time that the outlot is replatted into a building parcel(s).~~

Landscaping. Each lot is required to have two (2) front yard trees installed. The plan currently does not show new proposed trees. Deciduous trees shall be at least one (1) inch in diameter and coniferous trees shall be at least five (5) feet in height. Each buildable lot is subject to the City's topsoil requirement. *Topsoil requirements only apply to those areas proposed to be disturbed by development.*

At this time, a Tree Inventory and Protection Plan is not required as it does not appear that any improvements are presently proposed. ~~At such time that Lot 1 (or if revised to an outlot) develops, a Tree Inventory and Preservation Plan will need to be prepared by an ISA-Certified Arborist and shall include the total number of (DBH) inches proposed to be removed and total number of (DHB) inches saved.~~

If stands of oak are present, tree clearing activities shall occur prior to April 15 or after July 15 to minimize the potential introduction of Oak Wilt to the site.

Density Transitioning. As proposed, the project would not be subject to density transitioning standards found in City Code [Section 117-110](#).

Streets and Access. At this time, no new streets have been proposed. Both lots would gain access from 175th Ave NW via a shared access easement.

Sidewalks/Trails. The Planned Transportation System within the 2030 Comprehensive Plan identifies a Proposed Trail along 175th Ave NW. As part of this project, this will need to be explored further.

Grading and Drainage Plans. It does not appear that any grading activity is proposed with this project. If more than one (1) acre of land will be disturbed, a permit from the LRRWMO will be required.

Development Fees. Development Fees will be due with the Plat one Lot 1 (Lot 2 would be exempt as there is already an existing dwelling on the property) including, but not limited to, Park Dedication, Trail Development, and Storm water Management. These fees are collected at the time the Final Plat is recorded and at the rate in effect when the final plat is recorded. ~~As noted previously, it may be more beneficial to plat Lot 1 as an outlot, which would defer the Development Fees due until such time that land is replatted into a buildable parcel(s).~~

Development Agreement: An executed Development Agreement will be required prior to releasing the plat for recording. An engineer's estimate for public improvements will be required with the submitted final plat

Tax Delinquent: ~~This parcel is on the tax delinquent list for 2017 property taxes. Tax delinquency must be solved before plat can be recorded.~~