

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

DATE	10/20/17	PROJECT ADDRESS	TBD
PROJECT TITLE	PEARSON PLACE – FINAL PLAT AND ZONING AMENDMENT		
PROJECT #	16-31		
DEPARTMENT:	Community Development – Planning Division		
TECHNICAL REVIEWER:	Name: Chris Anderson, City Planner Phone: 763-433-9817 Email: canderson@cityoframsey.com		

We offer the following comments regarding your Final Plat submittal, which consists of nine total (9) sheets (Sheets C1-C6, and FP1 and FP2, prepared by Otto Associates and dated September 15, 2017, and Sheet L1, prepared by Bolton & Menk, also dated September 15, 2017).

The following revisions to the plan set are required:

Sheet C2:

- Add match line and note to each sheet where the plan continues.
- Add spot elevations to show that two percent (2%) is attained for yard slopes.
- Amend note in legend to specify that minimum culvert size permitted is fifteen (15) inches.
- Add note that specifies pad shall be graded as shown on plans during mass grading of project. Grading responsibility may not be passed on to lot buyers.
- Lowest floor elevation must be at least two (2) feet above the 100-year elevation of stormwater pond, at or above 859.9 feet.
- Minimum required lot grade is two percent (2%); revise the table and revise the grading plan.
- A 16.5 foot setback from the normal water level elevation of a stormwater pond is required and must be encumbered with a drainage and utility easement. Adjust the drainage and utility easement boundary as needed or add measurement and note that verifies easement boundary complies with this standard.
- Update legend to contain all lines and symbols used on page. Note that this applies to ALL sheets.

Sheet C3:

- Add match line and note to each sheet where the plan continues.
- Add tree save fencing to sheet on Lot 11, Block 2, between the primary and alternate septic field locations and the tree line.
- Specify the sheet where the detail(s) for the North American Green SC250 TRM can be found.
- Amend note in legend to specify that minimum culvert size permitted is fifteen (15) inches.
- Add spot elevations within ditch to demonstrate how drainage is achieved. Note that minimum ditch slope permitted is two percent (2%).
- Lowest floor elevation must be at least two (2) feet above the 100-year elevation of stormwater pond, at or above 859.9 feet.
- Minimum required lot grade is two percent (2%); revise the table and revise the grading plan.

- Add note that specifies pad shall be graded as shown on plans during mass grading of project. Grading responsibility may not be passed on to lot buyers.
- Provide a profile for the storm sewer.
- For readability purposes, break lines under text and move text so that it is not overlapping.
- A 16.5 foot setback from the normal water level elevation of a stormwater pond is required and must be encumbered with a drainage and utility easement. Adjust the drainage and utility easement boundary as needed or add measurement and note that verifies easement boundary complies with this standard.
- Update legend to contain all lines and symbols used on page. Note that this applies to ALL sheets.

Sheet C4:

- Specify the sheet(s) where the detail(s) for the various products can be found.
- CAT 7 blanket is not identified in the MnDOT 2017 Specifications. A detailed description of this product must be added to the plan set.
- For readability purposes, break lines under text and move text so that it is not overlapping.
- Add tree save fencing to sheet on Lot 11, Block 2, between the primary and alternate septic field locations and the tree line.
- Seed mix 34-262 is identified as a wet prairie mix; however, the groundwater is ten (10) feet below the bottom of the infiltration basin. Verify that this seed mix will work in this area.
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Sheet C5:

- Add column to the BMP table indicating the sheet where is BMP is installed.
- Under construction sequencing, add note stating “Have silt fence inspected by City prior to commencing work”.
- Add note that the City must approve the Notice of Termination before it is submitted.
- Email a copy of each inspection record to the City immediately after an inspection. Submit a full log of the inspections to the City prior to project closeout.
- Under pollution prevention, revise sentence regarding truck washout and degreasing to more clearly communicate what is/in not permitted. No external washing of trucks or engine degreasing can occur on site, given the proximity to the Mississippi River.
- Under Sediment Control Practices, add note: “The contractor shall have a sweeper on site or available within three (3) hours after notice from the City that sweeping is required to remove debris from the street.”

Sheet C6:

- Add detail for CAT 7 Blanket.
- Add detail for SC250 TRM.

Sheet L1:

- Add note that states that driveway location to comply with Tree Preservation Plan. Homebuilder cannot remove trees that are shown to be preserved for any purpose (including to accommodate the driveway or house pad location).

General Information

The project site is located in the R-1 Residential (MUSA) zoning district, as well as the Mississippi River Critical Corridor Area (MRCCA) Overlay District. The MN DNR just recently completed a rulemaking process that amended various standards in the MRRCA. However, they have yet to provide the necessary

guidance to municipalities as to how to proceed with updating local Zoning Codes. Until that guidance is received, municipalities are ‘stuck’ with outdated MRCCA standards. Staff has had discussions with the MN DNR and they have indicated that a Planned Unit Development (PUD) would be an acceptable zoning tool to utilize to address deviations from the current MRCCA standards as they appear to actually comply with the new MRCCA standards.

The project proposes to subdivide the land into fourteen residential lots and three (3) outlots; however, only twelve (12) of the residential lots are new, buildable lots (the other two have existing homes on them).

Comprehensive Plan

The development site is guided as Low Density Residential in the Comprehensive Plan. The Comprehensive Plan defines Low Density Residential as areas that are within the MUSA and would average three (3) units per acre. The development site is within the MUSA and the proposed average density will be 1.3 units per acre [Zoning Code allows for up to 3 units per acre].

The Low Density Residential designation requires that urban services be available for development. However, the entire Bower’s Drive neighborhood, while also guided as Low Density Residential, is served by private septic systems and individual wells. The Sketch Plan and now the Preliminary Plat proposes that the twelve (12) new lots also be served by private services. The proposal also includes a request for a Zoning Amendment to process this development as a Planned Unit Development. That designation, if approved by City Council, would allow for certain deviations from the underlying Zoning District standards, including the use of private utilities, with a defined public benefit.

The submittal again includes a fifty (50) foot wide outlot behind the existing lots on the north side of Bowers Drive that would serve as a buffer from future development of the agricultural land. This was a result of comments received from the neighborhood during multiple workshops last year and is being proposed as that public benefit. However, it is not clear is who will ultimately own Outlot A. *Please provide clarification as to the ultimate owner of this outlot.*

Mississippi River Critical Corridor Area Overlay District

The development site is located within the Mississippi River Critical Corridor Area (MRCCA) Overlay District. This statutory designation applies to the entire stretch of the Mississippi River through the City of Ramsey. The MN DNR has recently completed a rulemaking process in which revisions to the existing standards have been completed and approved by an Administrative Law Judge. Regarding lot size and other bulk standards, the updated MRCCA rules for non-riparian lots no longer contain more restrictive standards. In fact, they simply defer to the underlying zoning district standards per the local zoning code.

While the rulemaking process is complete, the MN DNR has not yet provided municipalities with the required guidance on how to update our local zoning code. Until guidance is received, the City cannot move forward with updating our zoning code. Furthermore, it is our desire, if feasible, to address those updates as part of the City’s broader Comprehensive Plan Update process and implementation, which will not be completed until sometime in 2018.

Zoning Designation

The project is being generally reviewed under the standards of the existing MRCCA Overlay District and the R-1 Residential District (this district implements the Low Density Residential (LDR) designation of the Comprehensive Plan). The intent of the R-1 Residential District is to accommodate single-family dwellings at a density up to three (3) dwelling units per acre. Through a PUD, deviation from certain standards is possible, including the use of private utilities rather than municipal services. This is consistent and compatible with the existing Bowers Drive neighborhood.

R-1 Residential (MUSA) Bulk Standards

Miscellaneous Standards	Existing MRRCA Standards	New MRRCA Standards	MUSA	Proposed (via PUD)
Lot size	2.5 acres	Underlying Zoning District	10,800 square feet	43,560 square feet (1 acre)
Density (net)	Not Addressed	Not Addressed	Up to 3.0 units per acre	1.3 units per acre
Lot width	200 feet	Underlying Zoning District	80 feet (measured at front yard setback)	80 feet*
Front yard setback	40 feet	Underlying Zoning District	30 feet	40 feet
Miscellaneous Standards	Existing MRRCA Standards	New MRRCA Standards	MUSA	Proposed (via PUD)
Side yard setback (uninhabitable)	10 feet	Underlying Zoning District	6 feet	10 feet
Side yard setback (habitable)	10 feet	Underlying Zoning District	10 feet	10 feet
Side yard setback for corner lots**	Not Addressed	Underlying Zoning District	30 feet	40 feet
Rear yard setback	35 feet	Underlying Zoning District	30 feet	30 feet
Maximum lot coverage	30%	Underlying Zoning District	35%	Not shown
Maximum building height (measured	35 feet	Underlying Zoning District	35 feet	Not shown

from mean ground level to mean gable)

* Lot 1 Block 1 shows 57 feet at the front lot line, but exceeds the standard of 80 feet at the building setback line.

** Will apply to Lot 1 Block 1 and Lot 1 Block 2 as the intent of Outlot C is for a future road.

As has been noted already, the development site is located within the 2020 MUSA boundary and thus, is required to be serviced with municipal sewer and water. However, the requested Zoning Amendment to designate the site as a PUD is a legal zoning tool that allows for the deviation to utilize private utilities (if approved by City Council). Please note that as configured, the future home owners will have limited use of the rear yards due to the locations of the primary and alternate septic systems. It would be helpful if that message could be conveyed to the buyers of these parcels.

Wetlands and Floodplains

The project site does not appear to contain any floodplain areas or wetlands.

Grading and Drainage

The project will be subject to the Lower Rum River Watershed Management Organization standards for managing stormwater, including both quantity and quality. Please see additional comments within the Engineering Review Memo regarding the grading and drainage plans.

Streets and Access

The new lots will be accessed via Bowers Drive. The Final Plat does include a sixty (60) foot wide outlot that can provide future access to the land north of the development site. This will eventually create a second point of access to Bowers Drive, which will assist with public safety response in the future. Will the current property owner retain ownership of Outlot C? Please provide clarification of who ultimately will own Outlot C.

Residents along Bowers Drive raised concerns about construction traffic and possible damage to the existing street at a public workshop in 2016. As has been discussed, a Financial Surety will be required to protect against potential damage to Bowers Drive as a result of construction activity. This will be specified within the Development Agreement.

Tree Preservation and Landscaping

A Tree Preservation and Landscape Plan has been submitted. All significant trees, defined as oaks and evergreens with a Diameter at Breast Height (DBH) of four (4) inches and all other deciduous trees with a DBH of eight (8) inches or greater, have been identified. That plan does include a

table identifying each significant tree, the species, DBH, condition, status (preserved or removed), and reason for removal.

Each lot is required to have two (2) front yard trees planted. Being within the MRCCA, Staff would strongly encourage the use of native trees to satisfy this requirement. Note that existing trees in the front yard(s), if included in the Tree Inventory and Preservation Plan and are identified in the Ramsey Tree Book as being either Acceptable or Preferred, can be used to satisfy the landscape requirements.

Development Fees and Agreement

Development Fees will be due with the Plat including, but not limited to, Park Dedication, Trail Development, and Stormwater Management. These fees are collected at the time the Final Plat is recorded and at the rate in effect when the plat is recorded. An executed Development Agreement will also be required prior to releasing the plat for recording.