

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

DATE	OCTOBER 6, 2017 REVISED NOVEMBER 21, 2017	PROJECT ADDRESS	TBD
PROJECT. TITLE	NORTH FORK MEADOWS (SKETCH PLAN AND ZONING AMENDMENT – PUD)		
ESCROW #	115697		
DEPARTMENT:	Community Development: Planning Division		
TECHNICAL REVIEWER:	Name: Tim Gladhill Phone: 763-433-9826 Email: tgldhill@cityoframsey.com		

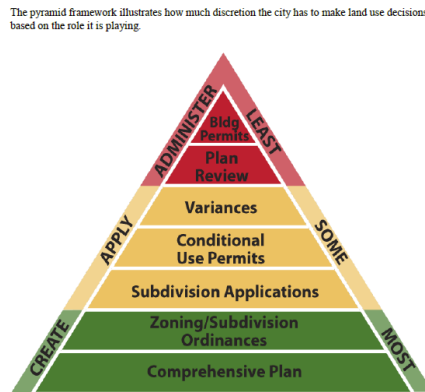
Revised Sketch Plan and Conditional Zoning Amendment Review

We offer the following comments regarding the revised plans submitted for North Fork Meadows as it relates to the City’s Zoning Code. The current submittal includes one (1) sheet prepared by Carlson McCain dated September 18, 2017.

It is noted that the current proposal has been revised from original concepts in order to comply with the City’s Comprehensive Plan (still requires a Zoning Amendment for design standards). This review memo focuses on the current Sketch Plan. The files for previous reviews are available upon request.

Level of Discretion

The proposed development includes a request for a Zoning Amendment to Planned Unit Development (PUD). This increases the level of discretion available to the City.



Source: League of Minnesota Cities

Comprehensive Plan

The project site is located in the Low Density Residential area. Areas guided Low Density Residential must have urban services before development can take place. These areas will average three (3) units per acre and contain single family, detached dwellings, but allows for densities up to four (4) units per acre.

Areas guided Low Density Residential must have urban services before development can take place. These areas will average three (3) units per acre and contain single family, detached dwellings.

Where Low Density Residential is directly adjacent to areas guided Rural Developing that contain 2.5-acre lots, strategies for density transitioning will be employed. This means that while an area of Low Density Residential may average three (3) units per acre, those lots directly adjacent to 2.5 acre lots will be closer in size to 2.5 acres in order to provide an effective transition that maintains the existing character of the neighborhood. Screening methods, such as landscaping must also be employed to transition between very low-density areas and urban lots. [Note: In this case, the existing neighborhood has lot sizes at approximately one (1) acres. The density-transitioning goal is to match this lot size, not 2.5 acres].

Zoning District

The project site is currently located within the R-1 Residential (MUSA) District. Standards for said district are found in City Code Section 117-111. The proposed development is deficient in lot width and lot depth. The Developer proposes to rectify this deficiency through a Zoning Amendment to Planned Unit Development (PUD).

The Developer is proposing to negotiate lot width and lot size requirements in exchange for the dedication of open space to complete the Lake Itasca Greenway. A requirement of the PUD is a clear public benefit above the minimum requirements of existing City Code. The public benefit cannot count towards other minimum requirements such as park dedication.

Standard	Minimum	Proposed
Lot size	10,800 square feet	7,475 square feet & 10,800 square feet
Density	3 units per acre/4 units per acre with PUD (net)	3.69 units/acre* (need to confirm)
Lot width	80 feet/corner lot 90 feet	65 feet
Front yard setback	30 feet	25 feet
Side yard setback uninhabitable	6 feet	7.5
Side yard setback habitable	10 feet	7.5
Side yard setback for corner lots	30 feet	20 feet
Rear yard setback	30 feet	30 feet
Maximum Building Height	35 feet	Unknown
Minimum Floor Area – Rambler with garage	912 square feet (main floor)	Unknown
Minimum Floor Area – Split Level with garage	720 square feet (total of main living areas)	Unknown
Two Story with garage	720 square feet (main floor)	Unknown

Areas of deficiency highlighted in blue.
 Standards needing clarification highlighted in orange.

Density Transitioning

Residential development transitioning is required for this project, as is it adjacent to an existing neighborhood within the R-1 Residential (Rural Developing) District. Density transitioning is guided by City Code Section 117-110. The project site is currently located within the R-1 Residential (MUSA) District, and is adjacent to an existing neighborhood in the R-1 Rural Developing District. Per Subd. (c)(2)(a)(2), transition is required. However, the City is able to negotiate the attainment level through the PUD process. The City shall have the authority to make a determination on the proper attainment level if determined necessary. There are three (3) options for density transitioning for this project.

1. Match Existing Lot Size
2. 35 foot wide buffer yard with a berm and following planting schedule per 100 feet
 - a. 4 overstory trees
 - b. 4 evergreen trees
 - c. 4 understory trees
3. 45 foot wide buffer yard without a berm and following planting schedule per 100 feet
 - a. 8 overstory trees
 - b. 8 evergreen trees
 - c. 8 understory trees

The Developer has chosen Option 3. This appears reasonable based on discussions with the adjacent neighborhood and utilization of the PUD.

Planned Unit Development

In order to provide maximum flexibility, PUDs are not required to meet typical zoning code standards when specifically approved as part of the PUD. As stated, a PUD requires a public benefit that has a nexus with the level of change. Standards for PUDs are found in City Code Section 117-123. The Developer is responsible for reviewing these standards and contacting Staff in writing if there is any clarification needed.

Conditional Rezoning Agreement

The Developer has requested that the Zoning Amendment be approved prior to Final Plat. In order to accomplish this goal, the Developer must enter into a Conditional Rezoning Agreement. City Code Section 117-123 (Planned Unit Development District) requires certain plan sheets similar to a Preliminary Plat. Those have not yet been provided by the Developer, whom desires to defer these requirements until after a Zoning Amendment is approved. This was raised as a concern during previous review. The Zoning Amendment will be conditioned upon substantial compliance with the Sketch Plan dated September 18, 2017.

The CRA shall include the following:

1. Agreement to lay out, develop and maintain the subject property as presented in the accompanying preliminary plat or site plan.
2. Provision to allow the city council to commence rezoning of the subject property to the previous zoning district if the preliminary plat or site plan is not adhered to. Said zoning change shall not be contested by the subject property owner or parties to CRA.
3. Additional standards may be included to protect the health, safety, and general welfare of surrounding land uses.

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It is noted that this scenario increases certain risks to the City (real and perceived). While the City has some concern with this approach, we feel this can be mitigated with the proper agreement. It is hereby noted that the City is not obligated to take this step, and can require that the Zoning Amendment run parallel with the Preliminary Plat.

Staff provides the following comments that require revision:

The following Sketch Plan requirements are missing from the submittal and must be included in future plan sets, or the Application shall be considered incomplete. These items must be shown on the plan set, not a separate document.

1. The Sketch Plan is deficient in sidewalks. Sidewalks must be added to future plan sets for review, or shall be considered incomplete.
2. Name and Address of Owner of Subject Property
3. Boundary Line Survey for Lake Itasca Greenway. This will need to be deeded to the City as a separate outlot.
4. Net Density calculations (subtracting wetlands)
5. Architectural Renderings of model homes to be utilized within the development.