

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	MAY 12, 2017 REVISED: JUNE 16, 2017	PROJECT ADDRESS	TBD
PROJECT. TITLE	ESTATES OF SILVER OAKS 2 ND ADDITION		
ESCROW #	115698		
DEPARTMENT:	Community Development: Planning Division (Landscape Plan & Environmental Resources)		
TECHNICAL REVIEWER:	Name: Chris Anderson, City Planner Phone: 763-433-9817 Email: canderson@cityoframsey.com		

The project is located east of St. Francis Blvd (TH 47) and north of 162nd Lane. The property is approximately 5.86 acres in size, with a majority of that area dominated by moderate quality oak forest per the City’s Natural Resources Inventory (NRI). Based on the submitted Tree Plan, approximately half of this wooded area will be retained, although many of the preserved trees are actually ash, boxelder, American elm and Siberian elm. Unfortunately, based on the existing access (Lithium Street), there are not really any viable options to preserve a greater number of the more desirable red and bur oaks on the property.



As noted, there is a large population of oak trees on the site and precautions need to be taken to minimize the potential of introducing oak wilt. Even outside the high risk timeframe for oak wilt, an Oak Wilt Management Plan should be prepared to outline what steps will be taken to control and/or limit the spread or introduction of oak wilt. While that is noted on the plan, the note should be revised to state that the management plan shall be submitted to the City for review.

Approximately fifty-three percent (53%) of the existing significant tree inches will be preserved on site. Although essentially all of these trees are located on what will become Lot 5, Block 2, the Tree Plan does comply with the Tree Preservation Ordinance.

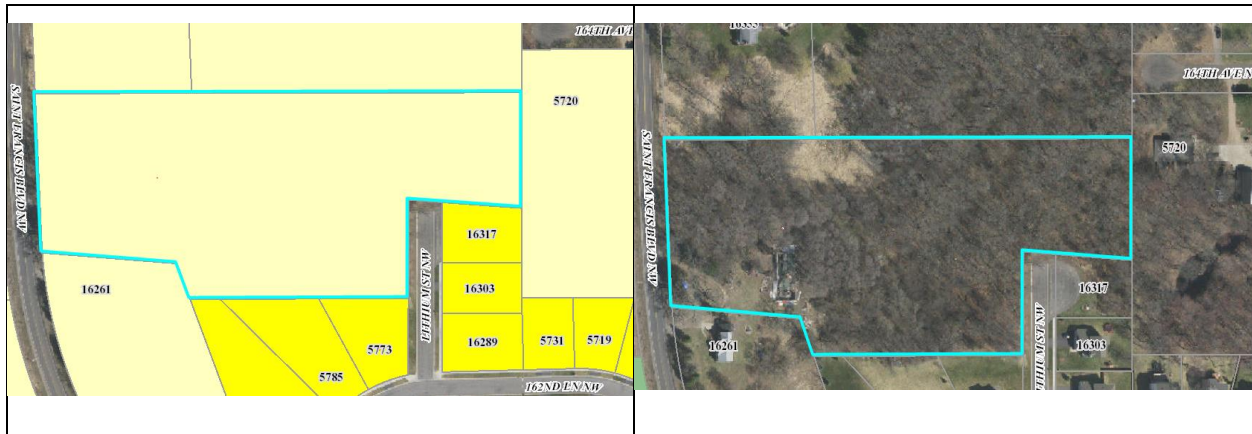
We offer the following comments regarding the Tree Preservation Plan, prepared by Roshell Engineering, LLC and dated May 4, 2017, revised May 31, 2017:

General Comments

- Staff would like to work with the developer to have at least one deciduous tree installed in the boulevard area in front of each home.
- Note that each lot, including boulevards, shall be improved with four (4) inches of topsoil meeting the City’s topsoil specification across all areas not covered with impervious

surfacing. Copies of the load tickets shall be provided to the City and a topsoil inspection shall be completed prior to installation of any landscaping.

Density Transitioning



The proposed subdivision includes a request for Comprehensive Plan Amendment and a Zoning Amendment to re-guide the land to Low Density Residential and to rezone the land to R-1 Residential (MUSA). The property is adjacent to lands to the north, south (portion), and east that are zoned R-1 Residential (Rural Developing) and thus, the development is subject to the City's Density Transitioning requirements outlined in [City Code Section 117-110](#).

As proposed, Lot 5, Block 2 appears to comply with the 'matching of densities' option. Furthermore, the northern boundary of Lot 3, Block 1 and Lot 4, Block 2 abut an undeveloped, heavily wooded parcel and transitioning would not appear necessary. However, density transitioning is required along the rear lot line of Lots 1-3, Block 1.

As proposed, these lots do not match the adjacent neighborhood density and, per the Tree Plan, all the trees on Lots 1-3, Block 1 will be removed. Thus, additional landscaping is necessary to achieve the transitioning requirements. There is 300 linear feet of property abutting the Rural Developing parcel to the east; therefore, an additional twenty-four (24) overstory trees, twenty-four (24) evergreen trees, and twenty-four (24) understory trees must be added to the Landscape Plan along the rear boundaries of Lots 1-3, Block 1. Note that these plantings need to be encumbered with a Landscape Easement or be within land held in common ownership to avoid their future removal.

Sheet G1:

- Show the trees being removed on this plan sheet.
- Revise the note regarding an arborist developing a plan to protect existing oak trees from oak wilt to state that the plan shall be submitted to the City for review.
- Extend proposed concrete sidewalk to the northern boundary of Plat.

Review File: Estates of Silver Oaks 2nd Addition

Preliminary Plat: Landscaping

May 12, 2017; revised June 16, 2016

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Sheet L1:

- Revise the note regarding an arborist developing a plan to protect existing oak trees from oak wilt to state that the plan shall be submitted to the City for review.
- Evergreen trees (Black Hills Spruce) shall be located at least ten (10) feet from the sidewalk or back of curb (measured from the edge of braching).
- Extend proposed concrete sidewalk to the northern boundary of Plat.
- Add the density transitioning plantings as discussed above.

Sheet T1:

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