

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

<b>DATE</b>	DECEMBER 14, 2017	<b>PROJECT ADDRESS</b>	NOWTHEN BLVD EAST OF 170 <sup>TH</sup> AVE
<b>PROJECT. TITLE</b>	RAMSEY ELEMENTARY SCHOOL		
<b>ESCROW #</b>	115884		
<b>DEPARTMENT:</b>	Community Development: Planning Division (Zoning Code)		
<b>TECHNICAL REVIEWER:</b>	Name: Chris Anderson, City Planner Phone: 763-433-9817 Email: <a href="mailto:canderson@cityoframsey.com">canderson@cityoframsey.com</a>		

The City is in receipt of a Site Plan for a proposed new elementary school to be located on Nowthen Blvd (CSAH 5), directly east of 170<sup>th</sup> Ave NW. The Site Plan submittal consists of seventeen (17) sheets, prepared by ATS & R and dated December 8, 2017. We offer the following comments:

**Sheet C1.00**

- There is a required 16.5 foot setback from wetlands and stormwater ponds, which shall also be encumbered with drainage and utility easement.

**Sheet L1.11**

- Shrub size must be at least twenty-four (24) inches in height or width, depending on growth characteristics of individual plant species. Revise Plant Schedule to specify minimum size.
- Replace Ribes alpinum (alpine currant) with an a different species. Ribes is the alternate host for the disease known as White Pine Blister Rust; with white pine also being planted, a shrub not within the Ribes genus should be used.
- Include the parking landscape requirements (1 tree per every 10 parking stalls). Note that the proposed landscaping satisfies the total landscape requirements (including the parking standards), but this should be included I the Tree Calculation section to avoid any confusion.
- Where seed mix is indicated on the plan, add the symbol to indicate the limits of seed mix (e.g. it is labeled directly west of service area but the correlating symbol in the legend isn't shown).

**Sheet L1.13**

- Amend the Tree Planting Details to include the following
  - Mulch shall not be in direct contact with tree trunk.
  - Only prune out dead, broken, or misshapen branches at time of planting.
  - Planting depth shall be such that the first set of primary roots are at finished grade.

**General.** The Site Plan proposes an elementary school along with vehicle parking, bus corral, playground and ball fields. The project will require a Zoning Amendment to rezone the land from R-1 Residential (MUSA) to Public/Quasi-Public; however, the standards of the B-1 Business district are being used for review purposes.

The majority of the property is classified as 'planted or cultivated vegetation' as it has been actively farmed. There are two small pockets of natural areas that were identified in the Natural Resources Inventory (NRI). One is considered a Non-Native plant community, which is considered to be a semi-natural area but does not qualify for a natural quality ranking. The second is an oak woodland-brushland, which has a moderate ranking. Both of these areas are in the far north portion of the property and will be untouched.



**Wetlands.** There are several rather small wetlands on the property. Each is subject to a 16.5 foot setback that needs to be encumbered with drainage and utility easement. These wetlands were too small to be included in the Wetland Inventory the City had completed about ten (10) years ago. However, there do not appear to be any proposed impacts to the wetlands.

**Landscaping.** It appears that the combination of proposed trees and shrubs meets/exceeds the required plantings. The size of the trees is acceptable; shrubs must be at least twenty-four (24) inches in size at time of installation. Furthermore, *Ribes alpinum* (alpine currant) is the alternate host for White Pine Blister Rust. Since white pine is also proposed, an alternative shrub should be used (avoid the *Ribes* genus altogether). The Plant Schedule should be revised accordingly. Finally, while the use of a seed mix is acceptable, more specific information is requested about what Seed Mix #1 is.

**Irrigation.** The project is proposing a dual source system for irrigation. Much of the perimeter of the site, including the ball fields and open play area, will be irrigated by drawing water from the stormwater pond. The areas closer to the building will be irrigated via groundwater (through the municipal water system). The plans indicate that soil moisture sensors will be utilized to help limit irrigation to when it is really needed.

**Tree Inventory.** A tree inventory will not be required for this project. The only significant trees on the property are well beyond the limits of construction for the project and therefore, there should not be any impact to the trees.