

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	DECEMBER 30, 2016	PROJECT ADDRESS	WEST OF GERMANIUM ST NW, SOUTH OF TROTT BROOK
PROJECT. TITLE	BROOKVIEW ESTATES SKETCH PLAN		
ESCROW #			
DEPARTMENT:	Community Development: Planning Division (Zoning Code)		
TECHNICAL REVIEWER:	Name: Eric Maass, Consultant Planner Phone: (763) 576-4306 Email: EMaass@wsbeng.com		

Sketch Plan Sheet – Items that need addressing prior to possible application for Preliminary Plat.

- Need to add property owner and address to sheet.
- Show lot width measurement for each proposed lot. Lot width measurement to be shown at the building setback line. Note that each lot is required to have a minimum lot width of 200 feet.
- Wetlands – A wetland delineation will need to be completed. A setback of 16.5 feet will need to be provided around any identified wetlands. At the time of Preliminary Plat application, an exhibit should be included that clearly indicates the minimum required setback and accompanying easement encumbrance related to any identified wetlands. Note that area within the wetland setback should also be encumbered by the easement.
- Applicant will be required to complete the below table to indicate the requested deviation from the base R-1 Residential (Rural Developing) zoning requirements:

Required	Proposed (Minimum)
Front yard: 40 feet	
Side yard uninhabitable: 10 feet	
Side yard habitable: 10 feet	
Side yard corner lot: 40 feet	
Rear yard: 40 feet	
Minimum lot width*: 200 feet	
Lot depth**: 100 feet with a minimum width of 60 feet	
Wetland: 16.5 feet	

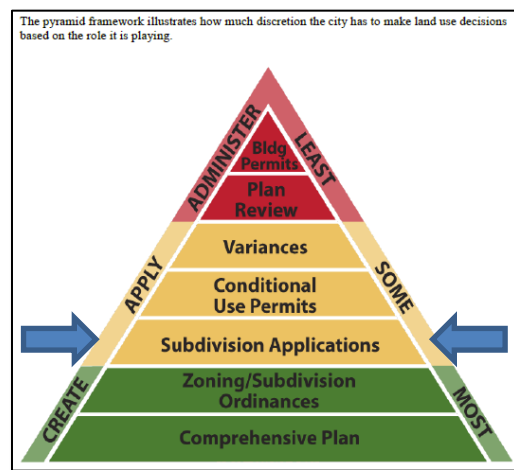
- Indicate total development acreage, acreage within proposed right-of-way, and proposed density of the development.
- Indicate location of both primary and secondary septic system locations.
- This project will trigger review by the Lower Rum River Watershed Management Organization (LRRWMO) for both the wetland delineation and also the stormwater calculations due to more than one acre being disturbed. The application packet to be submitted to the LRRWMO must be submitted and reviewed first by the City prior to it being submitted to the LRRWMO.
- Provide names for proposed roadways.
- Labeling – include “Block” where Blocks 1 and 2 are identified. Block 1 is signified twice.
- Pedestrian trails – an access easement should be explored with the intention of providing public access to the 14 acres proposed to be deeded to the City as Outlot A as it is intended that a trail will be developed along the entirety of the Trott Brook.
- Steep Slopes – Lots 5 and 6 of Block 1 encroach upon existing steep slopes. The Applicant should consider revising Lots 5 and 6 of Block 1 so that the rear of the lots stay roughly between the 890 and 900 contours.

We offer the following comments regarding the Sketch Plan submittal for Brookview Estates as it relates to the City's Zoning Code. Sketch Plan submittal consists of one (1) sheet, prepared by LHB, Inc.

General. The Sketch Plan proposes re-platting Outlot A, Meadowbrook into eleven (11) single family residential lots. All eleven (11) of the new lots would be accessed by roadway extensions stemming from Germanium St NW.

Land Use and Zoning. Outlot A, Meadowbrook is guided for Rural Development in the Comprehensive Plan and is zoned R-1 Residential (Rural Developing). The intent of the Rural Developing land use designation is to allow for the construction of single family dwellings to be serviced with private utilities (septic system and well).

The Sketch Plan, as proposed, will require a Zoning Amendment to allow for the smaller lot sizes. The Applicant has requested a Zoning Amendment to a Planned Unit Development (PUD) zoning.



Lot Sizes. The minimum lot size for the R-1 Residential (Rural Developing) District is two and a half (2.5) acres with a minimum lot width of 200 feet (at the building setback line). Note that lot width is measured at the property line abutting a street at the minimum setback line of the applicable zoning district. The Applicant has requested a rezoning to a Planned Unit Development (PUD), which allows for the City to consider approving lots that deviate from the base zoning requirements. City Staff must be able to identify the degree of proposed deviation from the base zoning requirements and as such the Applicant will need to provide lot width for each proposed property.

With a Preliminary Plat, the Applicant will need to revise the plan sheet to show lot width dimensions for each proposed lot.

Setbacks and Dimensional Standards. The Sketch Plan appears to deviate from the minimum lot size and minimum lot width standards for certain lots. At this time, Staff has not been informed of any other potential deviations to setbacks or dimensional standards and has therefore completed portions of table below. The Applicant shall, as part of the Preliminary Plat submittal, complete or amend the following table:

Required	Proposed (Minimum)
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 Size: 2.5 acres	Applicant to provide
Minimum lot width*: 200 feet	Applicant to provide
Lot depth**: 100 feet with a minimum width of 60 feet	100 feet with a minimum width of 60 feet
Wetland: 16.5 feet	16.5 feet
Density: 1 unit per 2.5 acres	Applicant to provide

*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.

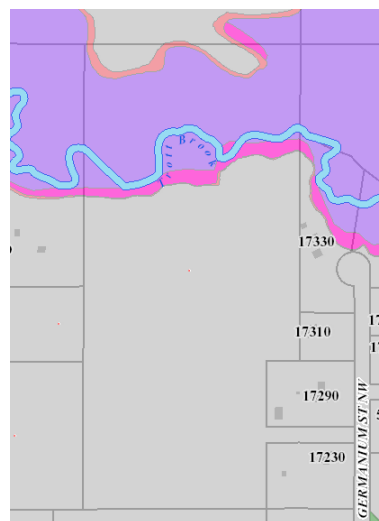
Wetlands. A wetland delineation will need to be completed for the property. Any wetlands identified will need to be encumbered with drainage and utility easements on the Preliminary and Final Plats. The project will be subject to review by the Lower Rum River Watershed Management Organization (LRRWMO) regarding both the wetland delineation as well as stormwater calculations. Note that City Code now requires a sixteen and a half foot (16.5') setback from a wetland edge and that setback area be encumbered with drainage and utility easement. *At the time of Preliminary Plat application, an exhibit should be included that clearly indicates the minimum required setback and accompanying easement encumbrance.*

Trott Brook. A portion of the lots will back up to Trott Brook, which is a tributary of the Rum River. The Scenic River Overlay District requires only a 100 foot setback from the OWH of the Trott Brook and has controlled vegetative cutting standards as well. As proposed, the Lots would be no closer than 150 feet from the Trott Brook. The Sketch Plan has been sent to the MN DNR for review and comment.

Floodplains. There are floodplains within the boundaries of the project area, including both Floodway and Floodfringe. There shall be no fill placed within the Floodway (purple shading).

As proposed, the lots are laid out in such a fashion that each of the home sites is located in the upland area of the property.

Density. The regulations for the Rural Developing area allow for a gross density of no more than one (1) unit per two and a half (2.5) acres. It appears that the property totals 38.41 acres and that 14.31 acres of that is shown as Outlot A, which would leave 24.10 acres as area to be developed as lots or public improvements. Based on eleven (11) lots (and associated improvements) over 24.10 acres, a density of 2.19 units/acre would be achieved. This is in conflict with the 2.5 units/acre maximum that is required but may be approved via the Planned Unit Development process.



The Area Computations needs to be provided/verified by the Applicant. The application for a Planned Unit Development (PUD), if approved, would allow for the greater density as proposed.

Private Utilities. It is assumed that each lot is proposed to be serviced by individual well and septic. The Applicant will need to show the proposed locations for both the primary and secondary septic locations for each proposed lot. Proposed locations must be in compliance with the Critical River Overlay District standards. Depending on the soils type(s) within the project area, soil borings may be needed to ensure that each lot can accommodate a septic system.

Landscaping. Each lot is required to have two (2) front yard trees installed. Deciduous trees shall be at least one (1) inch in diameter and coniferous trees shall be at least five (5) feet in height. Each lot will also be subject to the City's topsoil requirement for all areas where the soil is disturbed and this note should be included on the Landscape Plan at the time of Preliminary Plat application submittal. The topsoil shall meet the City's topsoil specification.

Tree Inventory. A tree inventory, prepared by an ISA Certified Arborist, shall be submitted at the time of Preliminary Plat application. The inventory shall include all oak trees and evergreens that are four (4) inches or greater in size and all other deciduous trees that are eight (8) inches or greater in size (together, considered to be the significant trees on site). At least forty percent (40%) of the diameter inches of significant trees on site shall be retained. The inventory shall clearly indicate the species, diameter, condition, and whether a tree will be preserved or removed. If a tree is to be removed, the inventory shall also indicate why (e.g. stormwater

pond, sidewalk, trail, etc.) as trees removed for certain required improvements are not counted toward the removal threshold.

Streets and Access. The Sketch Plan indicates that the lots will be serviced by a single access point from Germanium Street and will result in two cul-de-sacs. The Preliminary Plat should identify the proposed street names. Cul-de-sac length is limited to a maximum of 600 feet; the proposed length of the cul-de-sac(s) is in excess of that limitation.

As proposed, a variance to cul-de-sac length would be necessary.

Grading and Drainage Plans. Grading and drainage plans will need to be prepared as part of the Preliminary and Final Plat submittals. A permit from the LRRWMO will be required.

Development Fees. 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.

Development Agreement: An executed Development Agreement will be required prior to releasing the plat for recording.