

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

<b>DATE</b>	JANUARY 3, 2017	<b>PROJECT ADDRESS</b>	ZEOLITE STREET/BUNKER LAKE BOULEVARD
<b>PROJECT. TITLE</b>	VISTAS AT NORTH COMMONS		
<b>PROJECT #</b>	16-90		
<b>DEPARTMENT:</b>	Community Development: Planning Division (Zoning Code)		
<b>TECHNICAL REVIEWER:</b>	Name: Tim Gladhill, Community Development Director Phone: (763) 433-9826 Email: <a href="mailto:tgladhill@cityoframsey.com">tgladhill@cityoframsey.com</a>		

We offer the following comments regarding the plan set prepared by Westwood Professional Services, LLC dated December 20, 2016.

**Land Use and Zoning:** The project area is generally located in the COR-4a Neighborhood District, which is intended to allow for a full range of housing types. The District requires a minimum net density of four (4) units per acre and a maximum of 10 units per acre. The Preliminary Site Plan indicates a net density of approximately three (3) units per acre. The Density shall require the issuance of a Variance, schedule for the same evening as Preliminary Plat Review.

**Lot Sizes:** There is no minimum lot size requirement in this sub-district

The COR4-a Zoning District requires the following lot standards. The proposed plat complies with these requirements.

Minimum lot size	None
Minimum lot width	20 feet
Minimum lot depth	80 feet

The COR4-a Zoning District requires the following setbacks. The proposed plan complies with these requirements, with the exception of lot depth, which is being handled as part of this case. .

Front yard	0 to 25 feet as measured from building front to edge of sidewalk;
Side yard	None, unless required by building code;
Rear yard	None, unless required by building code.

**Sidewalks.** The Zoning Code for The COR requires sidewalks to be installed on both sides of public streets. The proposed plat does not include sidewalks on Xenolith, 147<sup>th</sup> Terrace, or Willemite Street. Previous Planning Commission and City Council was to allow the plat to move forward without these sidewalks due to the lack of depth of lots, with the issuance of a Variance.

**Development Fees:** Development Fees will be due with the Plat including, but not limited to, Park Dedication, Trail Development, Municipal Water Trunk, Municipal Sanitary Sewer Trunk, 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.

**Building Elevations:** Elevations of the proposed homes were submitted. Individual homes must meet the minimum design standards of The COR District.

Review File: Vistas at North Commons: Preliminary Plat

January 3, 2017

Page 2 of 2

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

**Civil Engineering Review.** Approval of the Plat will be contingent upon final review by the City Engineer.

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

<b>DATE</b>	DECEMBER 16, 2016	<b>PROJECT ADDRESS</b>	TBD
<b>PROJECT. TITLE</b>	RTC 12 <sup>TH</sup> ADDITION		
<b>ESCROW #</b>	115385		
<b>DEPARTMENT:</b>	Community Development: Planning Division (Landscape Plan & Environmental Resources)		
<b>TECHNICAL REVIEWER:</b>	Name: Chris Anderson, City Planner Phone: 763-433-9817 Email: <a href="mailto:canderson@cityoframsey.com">canderson@cityoframsey.com</a>		

We offer the following comments regarding the Landscape Plan prepared by Westwood Professional Services, Inc. and dated December 2, 2016:

- Proposed species are generally acceptable; however, it is recommended that additional shrub species be incorporated into the Final Plant Schedule (overall number is acceptable, just need more diversity). Ideally, no one species/genus should comprise more than twenty-five percent (25%) of the total number of plantings.
- Street trees must be provided in the boulevard space along Zeolite Street, Town Center Drive, and 147<sup>th</sup> Lane.
- Boulevard plantings shall be spaced at thirty-five (35) feet on center with spacing deviations possible due to vision clearance triangle avoidance and driveway, hydrant, and/or street light locations (it appears that proposed spacing is closer to 50-60 feet on center). Any deviations from the thirty-five (35) foot spacing requirement shall receive approval by the City prior to installation of tree(s). The plans must be revised to incorporate this language and with the adjusted spacing (this may result in the need for additional street tree plantings).
- The tree species shown in the approved Final Plant Schedule shall be the species installed. This will ensure a more consistent appearance and eliminate any chance of an unapproved species from being planted.
- Branching of boulevard trees shall begin no lower than six (6) feet above ground.
- No plantings shall be located within the vision clearance triangle as defined within [City Code Section 117-348](#).
- Boulevard and sidewalk widths shall each be six (6) feet.
- The boulevard area must be improved with topsoil and sod.
- The project is subject to the City's topsoil requirement, which states that all disturbed areas not otherwise improved with walkways, driveway, home and other impervious surfacing, shall receive four (4) inches of topsoil meeting the City's topsoil specification, ***including boulevard areas***. A topsoil inspection is required prior to landscaping being installed and copies of the load tickets are required as well. This is

reviewed at time of Building Permit Application and request for Certificate of Occupancy.

- The edge of existing streets (Zeolite, Town Center Drive, and 147<sup>th</sup> Lane) shall be shown on all sheets.
- The use of a seed mix rather than sod requires approval by the City Council. If a seed mix is to be used, potentially consider using mix #35-221 (Dry Prairie General) or #35-241 (Mesic Prairie General), both of which contain native species suitable along roadsides.
- Regardless of which seed mix is used, erosion control measures (e.g. erosion blankets) must be identified on the plan due to the slope along Bunker Lake Boulevard.
- The City requires a two (2) year maintenance surety on all tree/shrub plantings.
- Please revise Planting Details to specify that at least the top 1/3 of wire basket and burlap (on all B & B tree stock) shall be removed after the tree is placed in planting hole and partially backfilled with soil.
- There is a Slope Easement along Bunker Lake Boulevard indicating that there is a rather rapid grade change. *The Developer shall provide authorization from the Easement Holder that landscaping (trees/shrubs) is permissible within the easement.*
- Please provide clarification as to whether the seeded areas will be irrigated.

*Please submit a revised landscaping plan that addresses these matters (specific Sheet corrections are outlined below).*

**Tree Preservation:** This site is devoid of any significant tree cover and therefore, no tree preservation plan is necessary.

**NRI:** The site is classified as Urban with Little Vegetative Cover and does not include any significant or high quality natural areas.

## **Sheet Revisions**

### **Sheet 2**

- Revise street name from Town Center Drive to Center Street
- Show the existing road edge of both Zeolite Street and Center Street

### **Sheet 3**

- Revise street name from Town Center Drive to Center Street
- Show the existing road edge of both Zeolite Street and Center Street
- Revise proposed sidewalk and boulevard widths to six (6) feet.

### **Sheet 4**

- Revise street name from Town Center Drive to Center Street
- Show the existing road edge of both Zeolite Street and Center Street

### **Sheet 5**

- Revise street name from Town Center Drive to Center Street

- Show the existing road edge of both Zeolite Street and Center Street

#### **Sheet 7**

- Revise street name from Town Center Drive to Center Street
- Show the existing road edge of both Zeolite Street and Center Street
- Revise Final Planting Schedule so that no one species/genus comprises more than twenty-five percent (25%) of the plantings.
- Street trees must be provided along both Zeolite Street and Center Street at a spacing of not more than thirty-five (35) feet on center.
- Adjust spacing of all street trees so that they are no more than thirty-five (35) feet on center.
- Add note stating that any deviation from the approved Final Plant Schedule shall require approval of the City prior to installation.
- Add Landscape Note stating that branching of street trees shall begin no lower than six (6) feet above grade.
- Add the Vision Clearance Triangle to each intersection and ensure that no plantings occur within it.
- Boulevard and sidewalk widths shall be revised to show six (6) feet.
- Add Landscape Note stating that boulevard areas to be improved with topsoil meeting the City's specification and sod.
- Add Landscape Note specifying that all areas not otherwise improved with impervious surfaces shall receive four (4) inches of topsoil meeting the City's topsoil specification. Copies of the load tickets shall be provided to the City and a topsoil inspection shall be completed prior to installation of any landscaping.
- Use of seed mix rather than sod requires approval by City Council. A Landscape Note shall be added to specify the application method, rate (lbs/acre), and erosion control measures.
- Due to the slope
- Add a Landscape Note that states the City requires a pre-planting meeting to review expectations for all street tree installations.

#### **Sheet 8**

- Planting Notes to be revised to specify that City requires a two (2) year maintenance warranty on all plantings.
- Revised Planting Detail to specify that the top 1/3 of wire basket and burlap (for B & B root stock) shall be removed after being placed in planting hole and partially backfilling.
- Due to the slope area along Bunker Lake Boulevard, add a Slope Planting Detail.