

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

DATE	5/26/17	PROJECT ADDRESS	TBD
PROJECT. TITLE	PEARSON PLACE (SKETCH PLAN)		
PROJECT #	17-106		
DEPARTMENT:	Community Development – Planning Division		
TECHNICAL REVIEWER:	Name: Chris Anderson, City Planner Phone: 763-433-9817 Email: canderson@cityoframsey.com		

We offer the following comments regarding your Sketch Plan application, which consists of two (2) sheets prepared by Otto Associates and dated May 4, 2017. This sketch plan phase is a conceptual review that focuses on layout and general development standards, but not detailed grading, stormwater, and utility review, which will occur with future steps (Preliminary Plat and Final Plat).

General Information

The project site is located in the R-1 Residential (MUSA) zoning district, as well as the Mississippi River Critical Corridor Area (MRCCA) Overlay District. The MN DNR just recently completed a rulemaking process that amended various standards in the MRRCA. However, they have yet to provide the necessary guidance to municipalities as to how to proceed with updating local Zoning Codes. Until that guidance is received, municipalities are ‘stuck’ with outdated MRCCA standards. Staff has had discussions with the MN DNR and they have indicated that a Planned Unit Development (PUD) would be an appropriate zoning tool to utilize to address deviations from the current MRCCA standards as they appear to actually comply with the new MRRCA standards.

Comprehensive Plan

The development site is guided as Low Density Residential in the Comprehensive Plan. The Comprehensive Plan defines Low Density Residential as areas that are within the MUSA and would average three (3) units per acre. The development site is within the MUSA and the proposed average density will be 1.3 units per acre [Zoning Code allows for up to 3 units per acre].

The Low Density Residential designation requires that urban services be available for development. However, the entire Bower’s Drive neighborhood, while also guided as Low Density Residential, is served by private septic systems and individual wells. The Sketch Plan proposes that the twelve (12) new lots also have private services. The proposal also indicates there will be a request for a Zoning Amendment to process this development as a Planned Unit Development. That designation, if approved by City Council, would allow for certain deviations from the underlying Zoning District standards, including the use of private utilities, with a defined public benefit.

The Sketch Plan is providing a fifty (50) foot wide outlot behind the existing lots on the north side of Bowers Drive to serve as a buffer from future development of the agricultural land. This was a result of comments received from the neighborhood during multiple workshops last year and is being proposed as that public benefit.

Mississippi River Critical Corridor Area Overlay District

The development site is located within the Mississippi River Critical Corridor Area (MRCCA) Overlay District. This statutory designation applies to the entire stretch of the Mississippi River through the City of Ramsey. The MN DNR has recently completed a rulemaking process in which revisions to the existing standards have been completed and approved by an Administrative Law Judge. Regarding lot size and other bulk standards, the updated MRCCA rules for non-riparian lots no longer contain more restrictive standards. In fact, they simply defer to the underlying zoning district standards per the local zoning code.

While the rulemaking process is complete, the MN DNR has not yet provided municipalities with the required guidance on how to update our local zoning code. Until guidance is received, the City cannot move forward with updating our zoning code. Furthermore, it is our desire, if feasible, to address those updates as part of the City’s broader Comprehensive Plan Update process and implementation.

Zoning Designation

Action Item: Zoning Amendment required for consideration as a Planned Unit Development. Staff recommends utilizing a Planned Unit Development (PUD) to bridge the gap between the new MRCCA rules and updating the City’s zoning code.

The project is being generally reviewed under the standards of the existing MRCCA Overlay District and the R-1 Residential District (this district implements the Low Density Residential (LDR) designation of the Comprehensive Plan). The intent of the R-1 Residential District is to accommodate single-family dwellings at a density up to three (3) dwelling units per acre. Through a PUD, deviation from certain standards is possible, including the use of private utilities rather than municipal services. This is consistent and compatible with the existing Bowers Drive neighborhood.

R-1 Residential (MUSA) Bulk Standards

Miscellaneous Standards	Existing MRRCA Standards	New MRRCA Standards	MUSA	Proposed (via PUD)
Lot size	2.5 acres	Underlying Zoning District	10,800 square feet	43,560 square feet (1 acre)
Density (net)	Not Addressed	Not Addressed	Up to 3.0 units per acre	1.3 units per acre

Lot width	200 feet	Underlying Zoning District	80 feet (measured at front yard setback)	80 feet*
Front yard setback	40 feet	Underlying Zoning District	30 feet	40 feet
Side yard setback (uninhabitable)	10 feet	Underlying Zoning District	6 feet	10 feet
Side yard setback (habitable)	10 feet	Underlying Zoning District	10 feet	10 feet
Side yard setback for corner lots**	Not Addressed	Underlying Zoning District	30 feet	Not shown
Rear yard setback	35 feet	Underlying Zoning District	30 feet	30 feet
Maximum lot coverage	30%	Underlying Zoning District	35%	Not shown
Maximum building height (measured from mean ground level to mean gable)	35 feet	Underlying Zoning District	35 feet	Not shown

* Lot 1 Block 1 shows 57 feet at the front lot line, but it appears that it *may* meet the minimum standard of 80 feet at the building setback line.

** Will apply to Lot 1 Block 1 and Lot 1 Block 2 as the intent of Outlot C is for a future road.

As has been noted already, the development site is located within the 2020 MUSA boundary and thus, is required to be serviced with municipal sewer and water. However, the requested Zoning Amendment to designate the site as a PUD is a legal zoning tool that allows for the deviation to utilize private utilities (if approved by City Council).

The only potential deficiency to the above table is lot width for Lot 1 Block 1 and Lot 11 Block 2. It appears that at the building setback line there is sufficient width to comply with this standard.

Action Item: Include the lot width measurement at the front yard setback for Lot 1 Block 1 and Lot 11 Block 2.

Wetlands and Floodplains

The project site does not appear to contain any floodplain areas or wetlands.

Grading and Drainage

The project will be subject to the Lower Rum River Watershed Management Organization standards for managing stormwater, including both quantity and quality. In discussions with the Applicant, it is our understanding that ponding will be provided along the rear boundary of the proposed lots. At the time of preliminary plat submittal, grading and drainage plans, along with stormwater calculations, must be provided.

Streets and Access

The new lots will be accessed via Bowers Drive. The Sketch Plan does include a sixty (60) foot wide outlot that can provide future access to the land north/east of the development site. This will eventually create a second point of access to Bowers Drive, which will assist with public safety response in the future.

Residents along Bowers Drive raised concerns about construction traffic and possible damage to the existing street at a public workshop in 2016. This is a topic that will require continued discussions and exploration of how to mitigate these concerns.

Tree Preservation and Landscaping

At the time of preliminary plat submittal, a Tree Inventory and Preservation Plan will be required along with a Landscape Plan. All significant trees, defined as oaks and evergreens with a Diameter at Breast Height (DBH) of four (4) inches and all other deciduous trees with a DBH of eight (8) inches or greater, must be identified on the Tree Inventory and Preservation Plan. That plan should include a table that identifies each significant tree, the species, DBH, condition, status (preserved or removed), and reason for removal (e.g. stormwater pond, note that certain removals do not count toward the allowable removal threshold, which is why we ask for this information).

Each lot is required to have two (2) front yard trees planted. Being within the MRCCA, Staff would strongly encourage the use of native trees to satisfy this requirement. Note that existing trees in the front yard(s), if included in the Tree Inventory and Preservation Plan and are identified in the Ramsey Tree Book as being either Acceptable or Preferred, can be used to satisfy the landscape requirements.

Development Fees and Agreement

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

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

DATE	MAY 24, 2017	PROJECT ADDRESS	SOUTH END OF BOWERS DRIVE
PROJECT. TITLE	PEARSON PLACE		
ESCROW #	115701		
DEPARTMENT:	Engineering		
TECHNICAL REVIEWER:	Name: Leonard Linton Phone: 763 433-9834 Email: llinton@ci.ramsey.mn.us		

We offer the following comments regarding the Sketch Plan submittal for Pearson Place. The submittal consists of 2 sheets prepared by Otto Associates dated May 4, 2017.

We offer the following comments on these sheets:

Sheet 1:

1. No comments.

Sheet 2:

1. Soil borings will be needed for each of the primary and alternate septic areas. The septic areas should be laid out to allow access to the back yards without driving over the primary or alternate areas.
2. Soil borings will be needed for the house pad areas and proposed infiltration areas to document groundwater levels.
3. Proposed infiltration areas will need to be in drainage and utility easements.
4. This project is adjacent to a plat that was approved in 1949, prior to any stormwater regulations. Runoff from the project must be attenuated prior to reaching the existing street. This project will need to meet the Lower Rum River Watershed Management Organization requirements for volume control, water quality and rate control. The volume reduction requirement is infiltration of the first 1 inch of runoff from new impervious surfaces. Rated control is limiting developed runoff rates to the existing rates for the 2, 10 and 100 year storms. Water quality standards are met by providing wet detention equal to the 2.5 inch storm and removing 60% total phosphorus and 90% total suspended solids from the discharge.