

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

<b>DATE</b>	JUNE 26, 2017	<b>PROJECT ADDRESS</b>	CORNER OF CENTER STREET NW AND 146 <sup>TH</sup> AVENUE NW
<b>PROJECT. TITLE</b>	SKETCH PLAN AND SITE PLAN REVIEW		
<b>ESCROW #</b>			
<b>DEPARTMENT:</b>	Community Development: Planning Division (Zoning Code)		
<b>TECHNICAL REVIEWER:</b>	Name: Eric Maass, Consultant Planner Phone: 763-576-4306 Email: <a href="mailto:EMaass@wsbeng.com">EMaass@wsbeng.com</a>		

**Sketch Plan and Sketch Site Plan Review**

**General.** The purpose of this file is to review the official Sketch Plan and Site Plan applications made by Aeon. The associated plans were prepared by BKBM Engineers, Urbanworks Architecture, and Damon Farber Associates and are dated June 1, 2017. The applicant is requesting approval for one (1) residential lot and one (1) outlot.

This case is being reviewed per [City Code Section 117-118](#) entitled The COR, and [Chapter 117, Article III](#) entitled Subdivisions.

**Staff provides the following comments for general review of applications:**

**Land Use and Zoning.** The Property is guided as Mixed Use in the Comprehensive Plan and is zoned The COR. The intent of the Mixed Use land use designation is to allow for the construction of a variety of uses including retail, commercial, entertainment, office, institutional, high density residential, transit hubs and park and recreation uses with access to municipal sewer and water. The proposed use is consistent with this land use guidance. The project is located within the COR 4C Neighborhood subdistrict. This subdistrict is intended to provide opportunities for a range of housing types from small lot single family to townhouse, to high density senior or rental apartment. This district requires a minimum density of 15 units per acre. As proposed, the density achieved would be 26.7 units per acre.

**Lot Dimensions.** There is no minimum lot size in The COR 4 Commercial subdistrict. The minimum lot width is 20 feet, measured at the building setback line, and the minimum lot depth is 80 feet. The proposed lot is 2.02 acres in size and the proposed outlot is 1.36 acres in size.

**Setbacks and Dimensional Standards.**

The COR4Subdistrict	
Required	Proposed
Minimum Lot Width: 20 feet	290 feet
Minimum Lot Depth: 80 feet	302 feet
Build to Line: 20 feet	19 feet 10 inches
Building Height: 1-4 stories	3 stories



**Streets and Access.** The second lift of both 146<sup>th</sup> Avenue NW and Traprock Street NW will need to be constructed. A cost share of those improvements will need to be worked out between the City and the Applicant.

**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 for the site improvements will be required prior to releasing the plat for recording. Staff will review the engineering estimates once submitted by the Applicant.

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### **Sketch Site Plan Review**

**General.** The purpose of this portion of the review is to assess the submitted site plan application for Greenway Terrace. The associated plans were prepared by UrbanWorks Architects, BKBM, and Damon Farber Associates and are dated June 1, 2017.

**Surfacing:** The Applicant is proposing a completely bituminous parking lot which is an acceptable material within The COR. The current plan shows a stub being constructed along the western edge of the parking area to service the second phase of the project that would include a second apartment building and associated improvements. Plans also show a concrete sidewalk along the interior of the project adjacent to the parking areas and structure as well as concrete sidewalks along 146<sup>th</sup> Avenue NW, Traprock Street NW, and East Ramsey Parkway.

**Building Architecture:** The proposed structure is three (3) stories in height and shows a mixture of proposed façade materials. Those materials include 6” white and 10” blue vinyl siding (*plan set indicates “TBD” on the color of the 10” siding*), as well as brick and masonry stone veneer. The Design Framework requires that residential uses in the COR 4 sub-district comply with the following:

1. Location of Main Entrance: The building must have a front porch or covered balcony/patio at all main entrances that face a street. The main entrance of each principal building must face the street. On corner lots, the main entrance may face either of the streets or be oriented to the corner. The South facing elevation shows a primary entrance which would be adjacent to East Ramsey Parkway and is greater than the required 9 foot minimum width.
2. Covered balconies/patio: The proposed balconies meet the required forty-eight (48) square feet and minimum eight (8) foot widths.
3. Roofs: The proposed roof does not show any dormers but does have multiple gabled ends which conforms to the City’s design framework. The overall roof is proposed at a 6:12 pitch which conforms to City requirements
4. Building Articulation: The front entrance along the south facing façade is currently shown to be the same cement lap siding as adjacent wall faces. The entryway should be articulated with a change in material.

**Waste Storage:** The architectural site plan indicates that the proposed trash enclosure would have a steel frame with cedar boards attached to it in a horizontal pattern. The waste storage area is shown on the west side of the proposed parking area away from the proposed building. The Design Framework indicates that trash and recycling areas shall be designed internal to the building. *The trash and recycling enclosure will need to be moved so that it is adjacent to the proposed principal structure and that the materials of the enclosure match the materials on the principal structure.*

**Fencing:** The Applicant is proposing a black vinyl coated aluminum fence along an interior dog run area adjacent to the proposed trash enclosure.

**Lighting:** The photometric lighting plan produced by Steen Engineering shows five (5) lighting fixtures within the interior of the proposed development. In addition, the lighting plan shows downcast lighting fixtures in conformance with City Code requirements. City Code requires that lighting used to illuminate any off-street parking area be arranged to deflect light away from adjacent residential districts or public streets. The photometric plan indicates that only minimal illumination will spread beyond the bounds of the project and illuminate the first few feet of 146<sup>th</sup> Avenue NW. The Applicant will be preparing a street lighting plan in accordance with the COR design frameworks lighting plan.

**Mobility/Parking:** City Code Section 117-356 addresses commercial development off-street parking requirements. That code indicates that for 90 degree parking stalls, that the stall widths be a minimum of 9 feet wide, that the stall depth be a minimum of 18 feet deep, and that the drive aisle between stalls be a minimum of 24 feet deep. The plans provided show 40 standards size parking stalls and 2 handicap parking stalls which adhere to the dimensional requirements. *Plans also show 18 parking stalls for compact vehicles which measure 9 feet wide by 16 feet deep which do not conform to City design standards.* The Design Framework for The COR indicate that a minimum of 1 parking spot per 1 dwelling unit and a maximum of 2 parking spots per dwelling unit be provided. The applicant is proposing a total of 60 parking stalls for a total of 54 units. All shown drive aisles adhere to the requirements. *The table on the cover sheet indicates that three (3) handicap parking stalls are to be provided, but the plan set only indicates two (2). A revision to the plan set will be necessary to clarify this discrepancy.*

The Applicant is showing three (3) bike racks within the boundaries of their development, two of which are towards the center of the property and on alongside East Ramsey Parkway. *The Applicant should verify that the location of the bike racks provide enough space that a bike can be locked to the rack without protruding into the public sidewalk.*

**Signage:** The plan set shows a monument sign adjacent to the access off of 146<sup>th</sup> Avenue NW which will require a separate review and sign permit. No additional information regarding the sign has been provided at this time.

**Landscaping and Streetscape.** A tech report regarding landscaping and streetscape requirements was produced and presented to the City's Environmental Policy Board (EPB). Staff and members of the EPB were generally supportive of the landscaping plan as presented with a few alterations to the plan set required where are detailed in the landscaping tech report dated June 16, 2017.