

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

<b>DATE</b>	JULY 27, 2017	<b>PROJECT ADDRESS</b>	CORNER OF CENTER STREET NW AND 146 <sup>TH</sup> AVENUE NW
<b>PROJECT. TITLE</b>	FINAL PLAT 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>		

**Final Plat Review**

**General.** The purpose of this file is to review the official 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.

**Necessary Plan Revisions.**

1. Revision of the Final Plat sheet so that it identifies the City of Ramsey as the recorder of the plat.

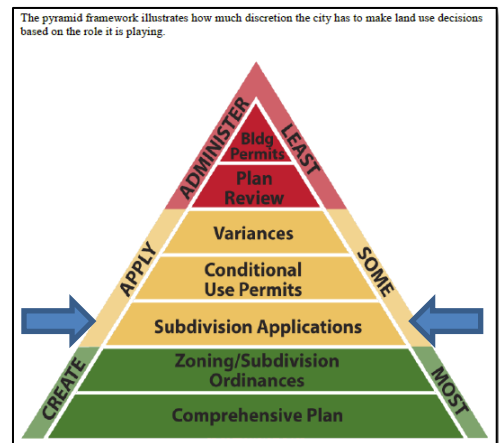
**Staff provides the following comments for general review of applications:**

**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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### Site Plan Review

#### **Necessary Plan Revisions:**

1. Elevations revised to provide a change in material over the entrance of the building.
2. Plans revised to show the relocation of the trash enclosure to the southern edge of the western most row of parking so that it is adjacent to the principal structure. The enclosure materials will be revised to match the materials of the principal structure.
3. The parking table indicates 3 handicap parking stalls but only 2 handicap stalls are shown. This discrepancy will need to be clarified.

**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 either a change in color of the cement lap siding, or the extension of the brick material to the roof line.

**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 Applicant has indicated that they will revise the plans so that the trash enclosure materials match the materials of the principal structure. They will also relocate the trash enclosure to the south end of the western row of parking so that the enclosure is as close to the principal structure as possible.

**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 and the principal structure is residential in nature and as a result staff is comfortable with the proposed compact stalls. *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.*

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**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.

**CITY OF RAMSEY LAND USE APPLICATION  
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<b>DATE</b>	JUNE 27, 2017	<b>PROJECT ADDRESS</b>	146 <sup>TH</sup> AVENUE AND TRAPROCK STREET
<b>PROJECT. TITLE</b>	GREENWAY TERRACE - AEON		
<b>ESCROW #</b>			
<b>DEPARTMENT:</b>	Engineering		
<b>TECHNICAL REVIEWER:</b>	Name: Leonard Linton Phone: 763 433-9834 Email: llinton@ci.ramsey.mn.us		

We offer the following comments regarding the Sketch Plan and Sketch Site Plan submittal for Greenway Terrace - Aeon. The plans were prepared by Urbanworks Architecture, BKBM Engineers, Damon Farber Associates and James R. Hill, Inc. This review was limited to the Civil Plans prepared by BKBM Engineers and James R. Hill, Inc.

We offer the following comments on these sheets:

**Preliminary Plat Sheets:**

1. No comments.

**C100 Demolition, Grading, Drainage, and Erosion Control Plan:**

1. A legend showing the symbols and line types used is required on each sheet.
2. The symbol under keyed note 5 on Traprock street must be identified.
3. The proposed grading and drainage do not stand out on this sheet. Consider adding sheets organized by Demolition, Grading, Utilities, and Paving so that the key features stand out from the background.
4. Provide elevations at the top and bottom of the proposed retaining walls.
5. Maximum slope is 4 H: 1 V.
6. Identify the hatched area in the northwest corner of the parking lot.
7. Identify the parallel dashed lines extending onto the adjacent parcel.

**Notes:**

1. The City does the inspection for the Lower Rum River Watershed Management Organization. The City will inspect the silt fence prior to commencement of any construction activities.
2. A Construction Stormwater Permit from the MPCA will be required.
3. Logs of erosion control inspections will be emailed to the City weekly. A complete set will be submitted to the City prior to granting Certificate of Occupancy.
4. Amend the note on daily street sweeping to include "within 3 hours of notification from City that sweeping is required."

*Review File: Greenway Terrace - Aeon*

*Sketch Plan*

*Engineering Review*

*June 27, 2017*

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5. Erosion Control Note 10. Change 14 days to 7 days. This site is within 1 mile of the Mississippi River and stricter requirements apply.
6. Grading Note 10. The as-builts shall be submitted in paper and AUTOCAD format.
7. Landscaping will require placement of premium topsoil as specified in City Code.

**C200 Utility Plan:**

1. Infiltration is not permitted on this site. Remove detail 2/C200.
2. Additional sheets will be required: Detail sheet, SWPPP sheets (must conform to the Construction Stormwater Permit requirements including listing the designers training information and erosion control material type and quantity to be used on the project).

**Stormwater Summary:**

1. This site is in the COR which has regional ponds for rate control and water quality improvement. The site is also in a municipal well head protection area so infiltration is not permitted. The site will have to pay into the City infiltration mitigation fund. The engineer must prepare an estimate for the cost of constructing an infiltration basin sized for the site. The estimate is submitted to the City for review. The City will then recommend accepting the estimate or provide comments on needed revisions. The agreed amount will be included in the Development Agreement.

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

<b>DATE</b>	JUNE 16, 2017	<b>PROJECT ADDRESS</b>	TBD
<b>PROJECT. TITLE</b>	GREENWAY TERRACE		
<b>ESCROW #</b>	115750		
<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>		

The project is located within The COR, which has specific design standards relating to streetscape improvements, including sidewalk widths, boulevard widths, and boulevard plantings, which are outlined in Table 6 of the Sub-District Framework – COR4 Neighborhood in The COR Design Framework. Furthermore, the Design Framework also addresses street furniture, which is outlined in the Master Streetscape Plan.

We offer the following comments regarding the Landscape Plan, prepared by Urban Works and dated June 1, 2017, and the Civil Plans, prepared by BKBM and also dated June 1, 2017, as it relates to The COR Design Framework:

**Sheet LA100:**

- All proposed signage requires a separate Permanent Sign Permit.

**Sheet L060:**

- Clarify whether in-ground irrigation will be installed for the interior site landscaping. Note that in-ground irrigation, if installed, shall include one or more water efficient technologies, such as a smart controller, soil moisture sensors, ET sensors, etc.
- Irrigation shall be provided for the streetscape plantings. Plans shall be prepared and submitted for review of this in-ground irrigation system.
- Add Landscape Note specifying that all areas, including boulevards, 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.
- Boulevards shall be at least six (6) feet in width and shall be clearly labeled on plan sheets.
- Sidewalks shall be six (6) feet in width and shall be clearly labeled on plan sheets. It appears that the sidewalk widths need to be adjusted.
- Sidewalks shall have alternating brush strokes per panel (see City specification).
- Boulevard trees shall have branching beginning no lower than six (6) feet above grade.
- Add a Landscape Note that states the City requires a pre-planting meeting to review expectations for all street tree installations.

- Add note stating that any deviation from the approved Final Plat Schedule shall require approval of the City prior to installation.
- Update Plant Schedule to indicate that shrubs shall be at least twenty-four (24) inches in height or width, depending on species characteristics, at the time of planting.
- Landscaping, including the streetscape plantings, requires a two (2) year warranty and that note must be added to the plan set.

**Sheet L500**

- Update the Tree Planting in Softscape Detail to specify that the wire basket, burlap, and rope shall be removed after planting hole has been partially backfilled.

**Sheet C300**

- Boulevards shall be at least six (6) feet in width and shall be clearly labeled on plan sheets.
- Sidewalks shall be six (6) feet in width and shall be clearly labeled on plan sheets. It appears that the sidewalk widths need to be adjusted.
- Sidewalks shall have alternating brush strokes per panel (see City specification).