

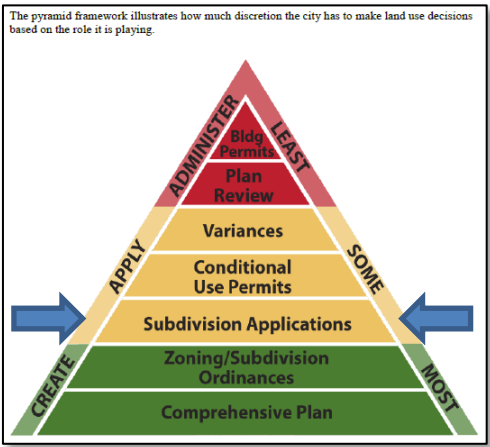
**CITY OF RAMSEY LAND USE APPLICATION  
TECHNICAL REVIEW FILE**

<b>DATE</b>	7/27/2017	<b>PROJECT ADDRESS</b>	SE CORNER OF 143 <sup>RD</sup> AND JASPAR
<b>PROJECT. TITLE</b>	16-69: JASPAR INDUSTRIAL PARK		
<b>ESCROW #</b>			
<b>DEPARTMENT:</b>	Community Development: Planning Division (Comprehensive Plan and Zoning Code)		
<b>TECHNICAL REVIEWER:</b>	Name: Breanne Rothstein, Planning Consultant Phone: (763)231-4863 Email: <a href="mailto:brothstein@wsbeng.com">brothstein@wsbeng.com</a>		

**General:** The purpose of this file is to review a Preliminary Plat for Jaspar Business Park and Site Plan for a 52,088 square foot, multi-tenant/incubator manufacturing and services building located on the southeast corner of 143<sup>rd</sup> Avenue and Jaspar Street and east of the current public works facility. The Developer, Sharp & Associates, has proposed a three lot subdivision with one buildable lot for the proposed building and two outlots (one of which is potentially to site the future public works facility). The site is currently being used for the stockpiling of landscaping material.

This case is being reviewed per and [Chapter 117, Article III](#) entitled Subdivisions and Chapter 117, Division 2, Section 117-54 entitled Site Plan Review.

**Comprehensive Plan/Zoning:** The Property is currently guided for Business Park and is zoned for E-2: Employment. Both districts call for industrial development such as warehousing, offices, showrooms, manufacturing, and light or heavy industrial that provides good paying jobs, high quality development, and opportunities for the growth of existing businesses. The proposed subdivision and building are consistent with the comprehensive plan guidance and the zoning district.



**Dimensional Standards for the E-2 Employment District:** The following standards apply to subdivisions in the E-2 Employment District. It appears that the subdivision and site plan meet all applicable bulk standards.

Standard	Requirement
Minimum Lot Width	200'
Minimum Lot Depth	NA
Minimum Front Yard Setback	35 feet
Minimum Rear Yard Setback	25 feet
Minimum Side Yard Setback	25 feet
Building Height	65 feet
Maximum Lot Coverage	45 percent

**Streets/Access.** No new streets are proposed as part of the subdivision. All access for the lots will be gained from existing streets. The plat proposes to one access from the north at 143<sup>rd</sup> Avenue, which is satisfactory to staff.

**Utilities/Wells.** All new lots created by this subdivision will be served by city sewer and water, and plans have been submitted indicating the extensions. No well locations are shown as the property is proposed to be connected to city utilities. All standards easements have been taken on Lot 1 of Jaspar Industrial Park, as well as easements for the proposed surface water management area on the southern portion of Lot 1. All other easements for the Outlots will be taken prior to building on the lots, at the time of re-subdivision.

**Development Fees.** The Developer will be required to pay development fees consistent with the City’s approved schedule of Rates and Charges.

<u>Fee</u>	<u>Amount</u>	<u># of Units</u>	<u>Total</u>
Park Dedication	\$4,200 / acre	4.74	\$19,908.00
Trail Development	\$1,200/acre	4.74	\$5,688.00
Water Trunk	\$6,131 / acre	4.74	\$29,060.94
Water Lateral	\$6,497 / acre	4.74	\$30,796.00
Sanitary Sewer Trunk	\$3,411 / acre	4.74	\$16,168.14
Sanitary Sewer Lateral	\$7,486 / acre	4.74	\$35,484.00
Stormwater Management	\$4,714/acre	4.74	\$22,344.00

**Sidewalks/Trail.** No sidewalk or trail is proposed along 143<sup>rd</sup> Avenue or Jaspar Street as part of this subdivision. This area is not part of a plan for sidewalks and/or trail.

**Natural Resource Inventory (NRI).** The NRI indicates that the land included in this proposed development is not located in an area considered to be either an exceptional, high, moderate, or low area of natural quality. In addition the area is not a part of the Anoka County Greenway Corridor or indicated by the National Wetland Inventory (NWI) to contain any wetlands.

**Landscaping.** Please refer to the landscaping technical memo dated July 14<sup>th</sup>, 2017 for comments pertaining to the proposed landscaping plan.

Trees shall be installed with the first set of primary roots at finished grade level, shall include a two (2) to four (4) inch layer of mulch to the dripline of the tree (and not be piled against the tree trunk), and shall have the upper 1/3 of the burlap and twine/wire removed if using balled and burlap stock. Minimum planting sizes must be 2.5 inches in diameter for deciduous trees and 6 feet in height for coniferous trees.

**Topsoil.** Each individual lot shall have four (4) inches of topsoil meeting the City’s topsoil specification applied to all disturbed areas not improved with impervious surfacing. It is strongly encouraged to limit land disturbance on each lot to limit the quantity of topsoil required. 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 for each individual lot.

**Lighting.** Currently the development does not propose any new streetlighting, only lighting on the building faces for security purposes. It is not anticipated that street lights are needed along 143<sup>rd</sup> or Jaspar at this time.

**Building Elevations.** Proposed building elevations have been submitted, and appear to meet city code standards for building materials, colors, and architectural detail.

**Parking/loading areas.** Per the city code, 88 stalls of parking are required, and 112 stalls have been provided. The site plan indicates two loading areas that could accommodate a 50 foot trailer.

**Septic/Drainfield.** The current plan proposes connection to city utility services as such, no septic systems or drainfields are proposed.

**Other comments.** The road name is spelled Jaspar, and it is recommended that the subdivision and industrial building name use the correct spelling of Jaspar on the final plat and building name.

**Recommendation.** City Staff is recommending that the Planning Commission approve the Preliminary Plat for Jaspar Industrial Park and Site Plan approval for the Jaspar Industrial Building and direct the Developer to proceed to the preparation of a Final Plat, with the considerations listed in this staff report, contingent upon review and approval of the civil engineering plan by the City Engineer prior to review by the City Council.

**Next Steps.** A key decision will occur at Preliminary Plat and Site Plan Review, in which the layout and number of lots will be approved as well as the layout and details regarding the proposed building, subject to approving final construction plans/building permits and Final Plat documents. The City will review items including, but not limited to, Grading Plan, Utility Plan, Landscape Plan, and Street Light Plan. You will be required to enter into a Development Agreement with the City to ensure the timely construction of required improvements. The Development Agreement will also require a financial surety in the amount of 125% of the cost of required improvements. The financial surety shall be in the form of a Letter of Credit or cash escrow only. The Development Agreement will also require an Engineering Inspection Fee of 5% of the cost of required improvements. The escrow must be in the form of a cash escrow. The City will prepare a draft Development Agreement for your review. This will occur as part of approval of the Final Plat.