

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

DATE	JULY 28, 2017	PROJECT ADDRESS	168 TH LANE NW, EAST OF KAMACITE STREET
PROJECT. TITLE	COLE ADDITION		
ESCROW #	115739		
DEPARTMENT:	Engineering		
TECHNICAL REVIEWER:	Name: Leonard Linton Phone: 763 433-9834 Email: llinton@ci.ramsey.mn.us		

We offer the following comments regarding the request for variance to the full cul-de-sac requirements for this plat.

Engineering does not support the variance. City Code does permit temporary cul-de-sacs. The City did permit temporary cul-de-sacs by policy in the past. Temporary cul-de-sacs imply the road will be extended in the future. There are several temporary cul-de-sacs that have been in place for over 15 years with no indications that the adjacent land will develop in the near future.

The road must be built with a permanent, full size cul-de-sac. If the road is extended in the future, the pavement beyond the normal curb lines can be removed and restored to match the adjacent yards.

While this may impact the number of buildable lots, there is not guarantee by the City that a certain number of lots can be developed on any parcel. The minimum lot size was added to code to ensure that there is adequate separation between the home and any wetlands or ponds on the site.