

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

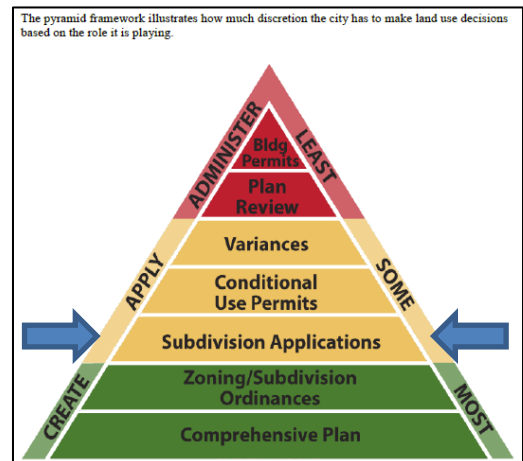
DATE	OCTOBER 27, 2017	PROJECT ADDRESS	NORTH AND SOUTH OF ARMSTRONG STREET AND WEST OF TIGER STREET NW
PROJECT TITLE	RUM RIVER PRAIRIE SKETCH PLAN		
ESCROW #			
DEPARTMENT:	Community Development: Planning Division (Zoning Code)		
TECHNICAL REVIEWER:	Name: Eric Maass, Consultant City Planner Phone: (763) 576-4306 Email: EMaass@wsbeng.com		

We offer the following comments regarding the Sketch Plan submittal for Rum River Prairie as it relates to the City’s Zoning Code. Sketch Plan submittal consists of one (1) sheet, prepared by LHB, Inc. and dated September 25, 2017, and was received by the City on October 2, 2017.

1. Primary and secondary septic system locations must be shown outside of all proposed drainage and utility easements as well as public right-of-way.
2. A standard drainage and utility easement shall be shown on all lots as well as provided over all stormwater ponds, wetlands, and the 16.5’ wetland setback area now required by City Code.
3. Preliminary Plat submittal will need to clearly label the sixteen and a half (16.5) foot wetland setback.
4. Lot width must be shown at the building setback (40 feet) for each lot. Staff suspects that the 5.0 acre and eastern most 2.5 acre lots off of the proposed cul-de-sac do not meet the 200 foot property width requirement and would require a variance.
5. Southern most lot accessing Baugh Street shown as 2.6 acres is shown as having a lot width of 198 feet where 200 feet is required. The lots will need to be adjusted to meet the 200 foot lot width requirement.
6. Add lot and block numbers to proposed lots.
7. Parks and Recreation Commission to discuss possible trail obligations or deferral (cash in lieu of construction).
8. The Applicant will need to have a noise study prepared and submitted as part of the Preliminary Plat application.

General. The Sketch Plan proposes re-platting two parcels, PID No. 07-32-25-14-0001 and 07-32-25-13-0001 (together, the “Subject Property”), one of which is bisected by Armstrong Boulevard, into twenty-four (24) single family residential lots. Four (4) of the lots would be accessed by a new public road off of Tiger Street NW, an additional eighteen (18) lots would gain access off of a proposed roadway identified as 169th Avenue, and the final two (2) lots would gain access off of Baugh Street, which is an existing public street.

Land Use and Zoning. The Subject Property is guided Rural Developing in the Comprehensive Plan and is zoned R-1 Rural Developing. The intent of the Rural Developing land use designation is to allow for the construction of single family



dwellings without access to municipal sewer and water and that would be serviced with private utilities (septic system and well).

Lot Sizes. The minimum lot size for the R-1 Residential District (Rural Developing) is two and a half (2.5) acres with a minimum lot width of 200 feet (at the building setback line). Note that lot width is measured at the property line abutting a street at the minimum setback line of the applicable zoning district.

Setbacks and Dimensional Standards.

Rural Developing	
Required	Proposed:
Front yard: 40 feet	40
Side yard uninhabitable: 10 feet	10
Side yard habitable: 10 feet	10
Side yard corner lot: 40 feet	40
Rear yard: 40 feet	40
Minimum lot width*: 200 feet	Several lots appear substandard of the 200 lot width.
Lot depth**: 100 feet with a minimum width of 60 feet	All lots appear to adhere to the requirement.
Wetland: 16.5 feet	16.5 feet

**Note: Minimum Lot Width is measured at front yard setback line, property must abut built street.*

*** Lot depth required is 100 feet for a width of 60 feet that is not encumbered by wetland, wetland setback area, floodway, or other unbuildable areas.*

Wetlands. There are wetlands on the Subject Property that will need to be delineated and encumbered with drainage and utility easements on the Preliminary and Final Plats. The project will be subject to review by the Lower Rum River Watershed Management Organization (LRRWMO) regarding both the wetland delineation as well as stormwater calculations. Note that City Code now requires a sixteen and a half foot (16.5') setback from a wetland edge and that the setback area be encumbered with drainage and utility easement. *At the time of Preliminary Plat application, an exhibit should be included that clearly indicates the minimum required setback and accompanying easement encumbrance.*

Density. The R-1 Residential regulations for the Rural Developing area allow for a gross density of one (1) unit per two and a half (2.5) acres. The proposed densities appear to comply with these standards.

Private Utilities. It is assumed that each lot is proposed to be serviced by individual well and septic. The Applicant will need to show the proposed locations for both the primary and secondary septic locations for each proposed lot. Depending on the soils type(s) within the project area, soil borings may be needed to ensure that each lot can accommodate a septic system.

Landscaping. Each lot is required to have two (2) front yard trees installed. These trees may be positioned in the boulevard area to serve as street trees (as spacing permits). Deciduous trees shall be at least one (1) inch in diameter and coniferous trees shall be at least five (5) feet in height. Each lot will also be subject to the City's topsoil requirement and this note should be included on the Landscape Plan at the time of Preliminary Plat application submittal.

Trails. The Planning Commission and Parks and Recreation Commission will review the sketch plan and provide feedback as it relates to possible trail obligations associated with the proposed development.

Tree Inventory. A tree inventory, prepared by an ISA Certified Arborist, shall be submitted at the time of Preliminary Plat application. The inventory shall include all oak trees and evergreens that are four (4) inches or

greater in size and all other deciduous trees that are eight (8) inches or greater in size (together, considered to be the significant trees on site). At least forty percent (40%) of the diameter inches of significant trees on site shall be retained. The inventory shall clearly indicate the species, diameter, condition, and whether a tree will be preserved or removed.

Streets and Access. The Sketch Plan indicates that 169th Avenue would be constructed to provide an east/west connection between Tiger Street and Baugh St and provide access to eighteen (18) of the proposed lots. Two (2) of the proposed lots would gain access from Baugh Street (existing). The remaining four (4) lots would be accessed by a new cul-de-sac extending off of Tiger Street on the north side of Armstrong Boulevard. Cul-de-sac length is limited to a maximum of 600 feet; the proposed length of the cul-de-sac is 325 feet.

Andrie Street cuts into the southwestern most portion of the sketch plan. The layout should reflect necessary right of way and actual lot size.

The sketch plan has been submitted to Anoka County for their review and comment as it relates to the intersection of Tiger Street and Armstrong Boulevard.

Staff is concerned about the amount of noise already created by Armstrong Boulevard and the effect it may have on the proposed lots along that roadway. The Applicant will need to have a noise study prepared and submitted as part of the Preliminary Plat application.

Grading and Drainage Plans. Grading and drainage plans will need to be prepared as part of the Preliminary and Final Plat submittals. A permit from the LRRWMO will be required. The Applicant will need to coordinate with the City's Engineering Department regarding the application materials prior to submittal to the LRRWMO.

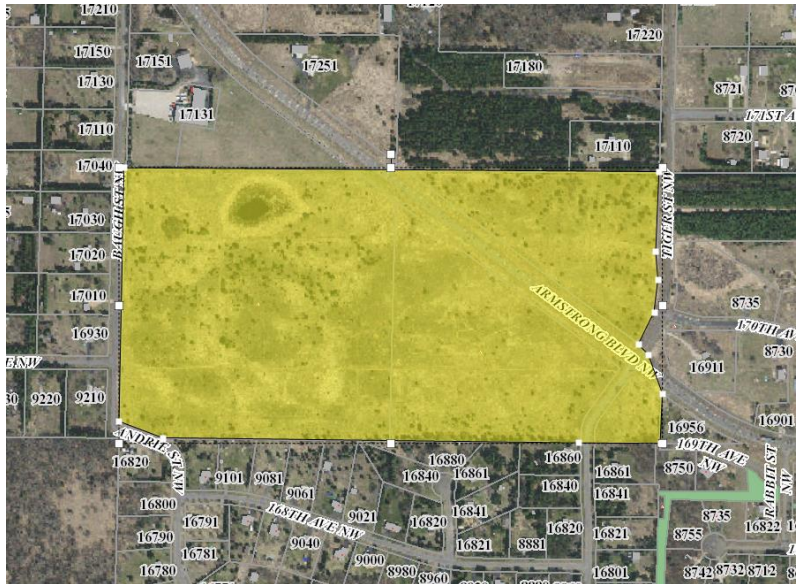
Development Fees. Development Fees will be due with the Plat including, but not limited to, Park Dedication, Trail Development, and Stormwater Management. These fees are collected at the time the Final Plat is recorded and at the rate in effect when the plat is recorded.

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

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TECHNICAL REVIEW FILE

DATE	OCTOBER 26, 2017	PROJECT ADDRESS	NORTH AND SOUTH OF ARMSTRONG STREET AND WEST OF TIGER STREET NW
PROJECT. TITLE	RUM RIVER PRAIRIE SKETCH PLAN		
ESCROW #			
DEPARTMENT:	Community Development: Planning Division (Zoning Code)		
TECHNICAL REVIEWER:	Name: Chris Anderson, City Planner Phone: 763-433-9817 Email: canderson@cityoframsey.com		

General. The Sketch Plan proposes re-platting a parcel which is bisected by Armstrong Boulevard (PID No. 07-32-25-14-0001) into twenty-four (24) single family residential lots. Four of the lots would be accessed by a new public road off of Tiger Street NW, an additional eighteen (18) lots would gain access off of a proposed roadway identified as 169th Avenue, and the final two (2) lots would gain access off of Baugh St which is an existing public street.



Wetlands. At the time of preliminary plat, the plat sheet will need to show the wetland setback requirement which is 16.5 feet from the edge of the delineated wetland. The wetland setback area in addition to the wetland itself will be required to be encumbered with a drainage & utility easement.

Landscaping. More detailed plans, including Landscape and Tree Preservation plans, will need to be developed and submitted in the coming months as part of a Preliminary Plat package. Landscaping requirements are subject to the requirements of City Code [Section 117-111](#). Land disturbed as a result of this project that is not otherwise improved with buildings and other impervious surfaces (e.g. driveway) will be subject to the City’s topsoil requirement. Copies of load tickets will be required as part of the topsoil inspection process.

Tree Inventory. A tree inventory, prepared by an ISA Certified Arborist, shall be submitted at the time of Preliminary Plat application. The inventory shall include all oak trees and evergreens that are four (4) inches or greater in size and all other deciduous trees that are eight (8) inches or greater in size (together, considered to be the significant trees on site). At least forty percent (40%) of the diameter inches of significant trees on site shall be retained. The inventory shall clearly indicate the species, diameter, condition, whether a tree will be preserved or removed, and indicate why a tree is being removed (may be eligible for credit).