

Lynn and Bryon Cole
Ramsey, MN

APPLICATION FOR SKETCH PLAN
FOR THE COLE ADDITION

May 25, 2017

INTRODUCTION

On behalf of Bryon and Lynn Cole, Landform is pleased to submit this application for sketch plan review to subdivide three existing lots into eight lots, including one for the existing single family home. The property is northwest of the intersection of 168th Avenue Northwest and Garnet Street Northwest. (PID #s 10-32-25-32-0005, 10-32-25-32-0006 and 10-32-25-31-0002). All three parcels are owned by Bryon and Lynn Cole, who have a tentative agreement with a builder to purchase all lots and proceed with construction this summer. We are excited about the proposed improvements to the site, and request your immediate review.

SKETCH PLAN

Section 117-588 of the Subdivision Ordinance requires a sketch plan review at Planning Commission for major plats. The property is 2.7 acres and includes a single-family home and two accessory buildings. The two western parcels are existing Outlots created in the Brookfield First Addition Plat. All parcels are guided Low Density Residential in the 2030 Comprehensive Plan and zoned R-1 MUSA (Residential, Metropolitan Urban Service Area). The proposed improvements include the extension of 168th Lane Northwest to allow access to six of the seven the newly created lots. The plan includes removal of the existing temporary cul-de-sac and construction of a new temporary cul-de-sac until the lot to the east is developed. The seventh new lot will be served off of 168th Avenue Northwest alongside the existing home.

In 2007, the continuation of the Brookfield plat was contemplated on the Cole's property. An agreement between the developer at the time, and the Coles was made to configure the alignment of 168th Lane and supporting utilities, such that they would be conducive to the development now proposed. The storm sewer design to the west was also modified to include the runoff generated on Cole's property once developed. The outlots in their current configuration were specifically sized to optimize the proposed development shown. Subsequent to that agreement, the Coles purchased the outlots, and are now fee owners of that property in anticipation of this application. It is the applicants' belief that the concept proposed was well thought through and coordinated since 2007, and respectfully request a timely review of the sketch plan, preliminary, and final plat applications such that the Coles can proceed with their development, ten years in the making.

Lot Standards and Setbacks

The site plan for the proposed subdivision complies with the bulk standards of the R-1, MUSA Zoning District. The proposed site plan meets the 30-foot front and rear setbacks and the 10-foot side yard setback for living spaces and the 6-foot side yard setback for garages. The plan shows 10-foot front and rear easements and 5-foot side yard easements. All lots meet the minimum lot area of 10,800 square feet and the 80-foot lot width requirement in the R-1 MUSA Zoning District. Each newly created lot complies with the 35 percent maximum building coverage limitation.

Access

The proposed subdivision is bordered by 168th Avenue Northwest along the existing south property line and existing residential developments along all other property lines. The plan is proposing access to six of the new lots by the extension of 168th Lane Northwest. The existing home and Lot 4, Block 2 will be accessed from 168th Avenue Northwest.

Tree Preservation

Section 117-327 of the City Code requires a tree preservation plan prior to any development. Residential developments are required to maintain 40 percent of the inches of existing significant tree Diameter at Breast Height (DBH). The site includes 861 inches of existing inches of trees. The plans indicate 157 inches to be exempt from the removal threshold calculation as permitted by Section 117-327 (g) 2 of the City Code, which allows significant trees removed for water quality treatment ponds, public trails and sidewalks and arterial and collector streets, or that are considered invasive species to be exempt from the removal threshold calculation.

The plan indicates removal of 601 of the 861 inches of tree inches. Of the 601 inches removed, 157 inches are exempt. The final tree preservation plan shows removal of 63 percent inches of trees. The plan proposes reforestation, as permitted by Section 117-327 (g) (1) of the Zoning Ordinance to account for the 22 inches of trees exceeding the maximum removal requirements. The 22 excess inches removed required 28 inches of trees to be planted (replacement at a rate of 1.25 inch for each inch of tree removed). The landscaping plan includes 32 inches of new tree that will account for the 28 inches of tree required for restitution as permitted by Section 117-327 (j) (11) d. of the Zoning Ordinance.

Park Dedication and Trails

The applicant is requesting to provide a cash payment in lieu of land dedication as permitted by Section 117-614 (j) 6 of the Subdivision Ordinance. The 2030 Comprehensive Plan does not show any proposed trails planned for this site.

Landscaping

The site plan shows two overstory trees per dwelling unit as required by Section 117-111 of the City Code.

Parking and Loading Requirements

The plan includes driveways and garages to provide parking for future residents. The R-1 Zoning District does not state any standards for parking and loading requirements for single-family homes.

SUMMARY

We are looking forward to hearing your feedback on the proposed sketch plan for the property located at 6951 168th Avenue Northwest in Ramsey, Minnesota. We respectfully request our sketch plan be heard by the Planning Commission *prior to* the scheduled July 13th Planning Commission meeting.

The applicant expects to make full application for Preliminary and Final Plat on June 1, with the hope of being heard by Planning Commission and Council at their July Meetings. This schedule allows us to meet the schedule anticipated by the buyer and get underway this summer.

Thank you for your consideration and we look forward to any questions or comments you may have through your review.

CONTACT INFORMATION

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