

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	6/9/17	PROJECT ADDRESS	10-32-25-31-0002, 10-32-25-32-0006, 10-32-25-32-0005
PROJECT. TITLE	COLE ADDITION, SKETCH PLAN REVIEW		
ESCROW #			
DEPARTMENT:	Community Development: Planning Division (Zoning Code)		
TECHNICAL REVIEWER:	Name: Alec Henderson, Planning Intern Phone: (763) 576-4314 Email: AHenderson@ci.ramsey.mn.us		

Sketch Plan Review

We offer the following comments regarding the Sketch Plan submittal for Cole Addition as it relates to the City's Zoning Code. The Sketch plan submittal consists of seven (7) sheets, prepared by LANDFORM dated May 23, 2017.

Planning Staff provides the following comments that require revision for the Preliminary Plat:

Revisions of Sketch Plan Needed for Preliminary Plat

1. Needs legend on each sheet of used symbols.

Sheet C0.1

1. Correct sheet label to match sheet index

Sheet C2.1

1. Legend needed
2. Sidewalk should be provided along the north side of 168th Lane to the new cul-de-sac bulb. The City is willing to discuss cost for the portion of sidewalk outside the boundary of the Property (between Kamacite Street the existing concrete sidewalk).
3. Cul-de-sac to be built to minimum design standards.

Sheet C3.1

1. Need to show tree save fencing and should differentiate line type from silt fence.
2. North east EOF- no easement, can't run water through there.

Sheet C4.1

1. Is existing home connected to utilities? Show stubs.

Staff provides the following comments for general review of applications:

General. The Sketch Plan proposes to re-plat the following legally described land into eight (8) lots:

PID #s: 10-32-25-320005, 10-32-25-32-0006 and 10-32-25-31-0002).

The proposed subdivision is bordered by 168th Avenue NW along the existing south property line and existing residential developments along all other property lines. The plan is proposing access to six (6) of the new lots by the extension of 168th Lane NW. The existing home and Lot 4, Block 2 will retain access on 168th Avenue NW.

The Sketch Plan is being reviewed under the R-1 Residential (MUSA) standards.

Lot Sizes. The minimum lot size in the R-1 Residential (MUSA) District is 10,800 square feet with a minimum lot width of 80 feet (90 feet for corner lots), measured at the building setback line. City ordinance now also requires that each lot have an area sixty (60) feet wide by one hundred (100) feet deep not encumbered by wetland, wetland setback area, floodway, or other unbuildable areas. 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.

MUSA	
Required	Proposed
Front yard: 30 feet	30 feet
Side yard uninhabitable: 6 feet	6 feet
Side yard habitable: 10 feet	10 feet
Side yard corner lot: 30 feet	N/A
Rear yard: 30 feet	30 feet
Minimum lot width*: 80 feet/corner lot 90 feet	80 feet
Lot depth**: 100 feet with a minimum width of 60 feet	Not shown
Wetland/Stormwater Pond: 16.5 feet	Not shown

**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.*

Density: The R-1 Residential regulations for the MUSA area allows a net density of up to 3 units per acre (excluding wetlands and major road rights-of-way). The proposed density is calculated to be 3 units per acre.

Floodplains. There are no floodplains in the project area.

Wetlands: There do not appear to be any wetlands on the Property.

Landscaping: Each lot is required to have two (2) front yard trees installed. The plan currently does not show new proposed trees, but the plan narrative indicates that 27.25 inches of newly planted trees are required due to the number of significant tree inches being removed (exceeds threshold). 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 is subject to the City’s topsoil requirement.

The Tree Inventory and Protection Plan show the total number of (DBH) inches removed and total number of (DHB) inches saved.

There are no oaks present in the tree inventory.

Density Transitioning: As proposed, the development is not subject to the density transitioning standards based on the zoning of the adjacent properties.

Streets and Access: The proposed Sketch Plan shows the extension of 168th Lane NW into a temporary cul-de-sac. The cul-de-sac shall be built to comply with the minimum design standards in City Code. The proposed subdivision is bordered by 168th Avenue NW along the existing south property line and existing residential developments along all other property lines. The plan is proposing access to six (6) of the new lots by the extension of 168th Lane NW, which would comply with allowable cul-de-sac length. Lots 4 and 5, Block 2 will be accessed from 168th Avenue Northwest.

Sidewalks: Sidewalk will be required along the north side of 168th Lane NW to the new cul-de-sac bulb. A portion of this sidewalk would extend beyond the boundaries of the Plat to connect back to Kamacite St NW. The City is open to discussing cost allocations for that portion of sidewalk.

Utilities and Municipal Services: All new lots will be serviced with municipal utilities. The plans must show the existing utility stubs for the existing house and clearly show that the existing home will connect to municipal utilities as part of this project.

Grading and Drainage Plans: A permit from the LRRWMO will be required. There is a significant drainage easement over a portion of the Property that is proposed to be vacated. While a memorandum has been prepared outlining how this drainage will be accounted for, Staff has not had sufficient time to review that data in great detail. Addressing this drainage issue will need to be resolved for this project to move forward.

The lower floor of each home must follow LRRWMO rules. Lowest floor must be at least three (3) feet above the water table, two (2) feet above the 100-year event, and one (1) foot above emergency overflow. Distance from ground water must be verified. See engineering review for more detailed grading and drainage comments.

Development Fees: Development Fees will be due with the Plat including, but not limited to, Park Dedication, Trail Development, Storm water Management, Trunk Water and Trunk Sanitary Sewer, and Lateral Benefit Charges for Sewer and Water (only applicable for Lots 4-5, Block 2). These fees are collected at the time the Final Plat is recorded and at the rate in effect when the final plat is recorded.

Development Agreement: An executed Development Agreement will be required prior to releasing the plat for recording. An engineer's estimate for public improvements will be required with the submitted final plat

Miscellaneous: Temporary construction easements will be needed from the property owners of the lots where the existing cul-de-sac will be removed. See engineering review for more detailed comments.