

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

DATE	6/8/17	PROJECT ADDRESS	SOUTH OF ALPINE DRIVE AND EAST OF PUMA STREET
PROJECT. TITLE	NORTHFORK MEADOWS (SKETCH PLAN)		
PROJECT #	17-126		
DEPARTMENT:	Community Development – Planning Division		
TECHNICAL REVIEWER:	Name: Eric Maass, Planning Consultant Phone: 763-433-4306 Email: EMAass@wsbeng.com		

We offer the following comments regarding your land use application. This sketch plan phase is a conceptual review that focuses on layout and general development standards, but not detailed grading, stormwater, and utility review.

Comprehensive Plan

Action Item: Comprehensive Plan Amendment required to change areas of Low Density Residential to Medium Density Residential

As currently proposed the concept would not meet the requirements of the existing land use designation of “Low Density Residential”. It would fall more in line with the “Medium Density Residential” land use designation. The Comprehensive Plan defines Medium Density Residential as areas that are within the MUSA and intended to receive medium density housing including lower density multi-family housing and higher density single-family housing. Average density will be 6 units per acre [Zoning Code allows for range of 3 – 6 units per acre].

The fact that the project requires an amendment to the Comprehensive Plan and Planned Unit Development affords the City certain discretion in approving/not approving the project.

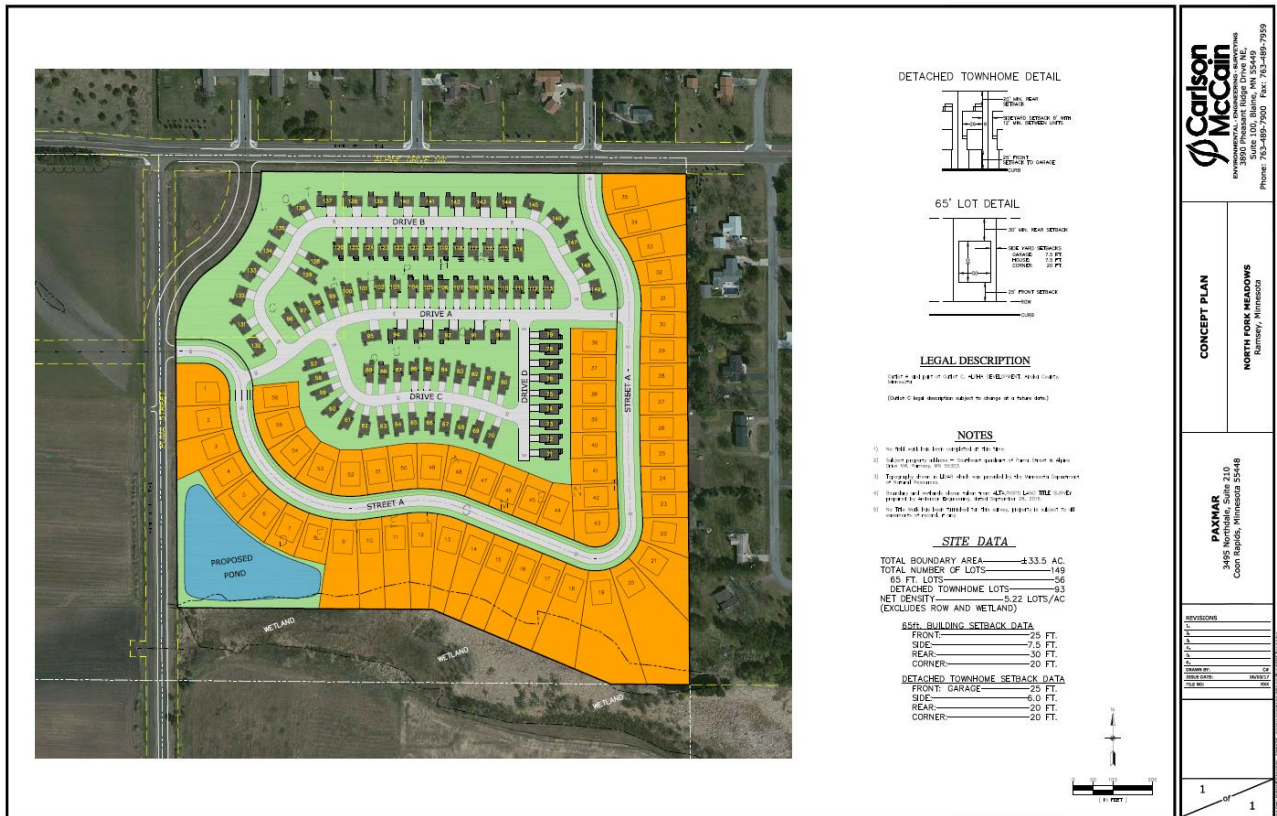
Permitted Uses

Action Item: Zoning Amendment required to be consistent with Comprehensive Plan Amendment noted above.

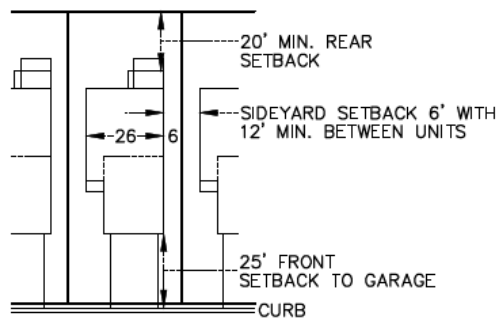
The sketch plan as presented generally fits under the standards of the R-2 Residential District (this district implements the Medium Density Residential (MDR) designation of the Comprehensive Plan. The intent of the R-2 Residential District is to accommodate multiple dwellings at a density of three to seven dwelling units per acre and multiple-dwelling complexes within the 2020 MUSA. All lots created by subdivision located within the 2020 MUSA shall be serviced by sanitary sewer and municipal water. However, there are multiple residential types

within the proposed project that make it difficult to apply one single zoning district to the project. Please note that one of the City's goal is to provide a variety of housing options for people at all life stages and income levels to encourage existing and future residents to stay in Ramsey throughout their lives and to achieve a balanced housing supply. One strategy identified in the Comprehensive Plan to achieve this is to continue to develop more affordable single family housing such as small-lot single family homes. The two (2) different types of housing proposed within the project include:

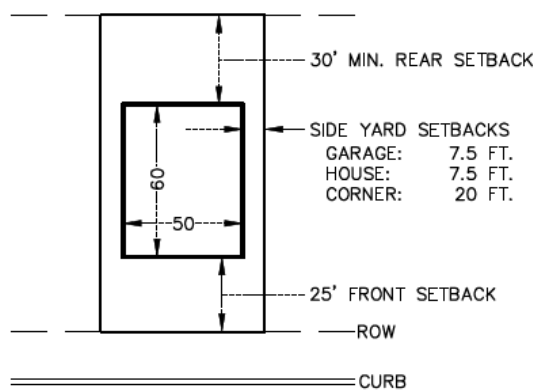
1. 65-foot-wide detached single family lots
2. Detached townhome lots



DETACHED TOWNHOME DETAIL



65' LOT DETAIL



Traditional Single-Family/Small-Lot Single Family Lots (65 foot width)

Detached single-family lots are traditionally guided by the R-1 Residential District. However, the minimum lot width is 80 feet. The City has on multiple occasions allowed this style of development through the PUD process. Most recently, this was utilized for the Villages of Sunfish Lake Development (mid-2000s). These proposed 65 foot wide single family units do not meet the specific definition of detached townhomes in the R-2 Residential District. If a public benefit can be identified, a Planned Unit Development (PUD) zoning may be an appropriate tool

Layout

The following design standards are required for the various housing types proposed within the development. Please note that due to the variety of housing types, it is difficult to apply a single-set of layout standards to the project.

Single Family Detached (R-1)

Miscellaneous Standards	Single Family Lots
Lot size	10,800 square feet
Maximum density (net)	3.0
Lot width	80 feet / corner lot 90 feet
Front yard setback	30 feet
Side yard setback (uninhabitable)	6 feet
Side yards setback (habitable)	10 feet
Rear yard setback	30 feet
Maximum lot coverage	35%
Maximum building height (measured from mean ground level to mean gable)	35 feet
Accessory structure setback (measured from the development boundary line)	30 feet

The known deficiencies are identified by yellow highlighting. The Applicant indicated on the sketch plan a net density of the overall proposed development to be 5.22 lots per acre.

Detached Townhome Units (R-2 Residential)

Miscellaneous Standards	Attached and Detached Townhomes
Lot size	None
Minimum density (net)	3.0
Maximum density (net)	7.0
Lot width	None
Building setback from public street ROW	25 feet
Building setback from private street ROW	25 feet
Building setback from exterior development boundary line	30 feet (25 feet detached)
Minimum separation between buildings, including any appurtenances thereto (i.e., patios, decks)	20 feet (15 feet detached)
Maximum lot coverage for all principal and accessory buildings (excludes impervious or prepared surface)	35%
Maximum building height (measured from mean ground level to mean ground gable)	35 feet
Accessory structure setbacks:	
Front	30 feet or same as principal structure, whichever is greater
Rear	5 feet
Side	6 feet
Side corner	30 feet
Open space required	40% general open space 10% of which must be identifiable community space

The known deficiencies are identified by yellow highlighting. The Applicant indicated side yard setbacks of 6 feet, which when combined with an adjoining lot would only show 12 feet of separation.

Street Widths and Design

The sketch plan proposes both public and private streets within the development. The public streets are shown to have a right-of-way width of 60 feet (actual road width unknown) and the private streets are shown at a total width of 28 feet. The proposed street widths for private roads meet the requirements of the R-2 zoning district with parking permitted on one side of the street. It is unclear if the public roads meet city standards as the road widths were not explicitly identified.