

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

<b>DATE</b>	JANUARY 25, 2018 REVISED: MARCH 8, 2018	<b>PROJECT ADDRESS</b>	6601 MCKINLEY ST NW
<b>PROJECT. TITLE</b>	18-100: ACE SOLID WASTE SKETCH PLAN AND ZONING AMENDMENT		
<b>ESCROW #</b>	116117		
<b>DEPARTMENT:</b>	Community Development: Planning Division (Zoning Code)		
<b>TECHNICAL REVIEWER:</b>	Name: Chris Anderson Phone: 763-433-9817 Email: <a href="mailto:canderson@cityoframsey.com">canderson@cityoframsey.com</a>		

**General:** The purpose of this file is to review a request for a Zoning Amendment, Easement Vacation, and Final Plat related to a proposed subdivision to combine two (2) lots into one and to rezone a portion of the property from E-1 to E-2 for a consistent, single zoning district for the newly created parcel. While there are no proposed improvements associated with this request currently, it is Staff's understanding that this is being done in anticipation of a future building expansion with additional parking area. Please note that prior to any future improvements being installed, plans must be submitted for review and approval by the City.

The following revisions and/or clarifications are required on the Final Plat submittal, prepared by Wenck Associates and dated February 6, 2018. Note that ~~strikethrough text~~ represents corrections completed from Sketch Plan review while *italicized text* still requires revisions.

**Final Plat**

- ~~All underlying drainage and utility easements should be vacated with new drainage and utility easements dedicated with the Final Plat.~~
- ~~The existing thirty three (33) foot wide street easement (Doc. No. 1998782.003) should be vacated and that area dedicated as right of way on the Final Plat.~~
- ~~Application, plus applicable fee (\$300), shall be submitted, to process the vacation of all existing drainage and utility easements on Parcels 1 & 2 and the street easement described above.~~
- ~~The Final Plat shall dedicate new drainage and utility easements that are ten (10) feet in width along all property boundaries adjacent to right of way and unplatted lands per [City Code Section 177-614\(f\)](#).~~
- ~~The existing stormwater ponds may also need to be encumbered with drainage and utility easements that extend at least sixteen and a half feet (16.5') beyond the designated normal water level elevation of the pond. Input from the Engineering Department is still needed to confirm this though.~~
- ~~Many of the boundary line bearings (shown in degrees, minutes, seconds) do not appear to match the legal description provided on either sheet or a previously recorded Certificate of Survey (dated December 28, 2006). Please review the legal description and bearings and correct discrepancies.~~
- *Verify the legal description on the Plat sheet. It references Lot 1, Block 1, GATEWAY NORTH INDUSTRIAL PARK PLAT 2 rather than Lot 1 Block 4.*

**Zoning Amendment**

There is currently a split zoning on the two parcels, one is zoned E-1 Employment District (Parcel 1) and the other is zoned E-2 Employment District (Parcel 2). The submittal includes a request to rezone Parcel 2 to E-2 Employment so that, upon completion of the subdivision, there is a single zoning designation for the new parcel. Staff has no objection to the requested Zoning Amendment as it will still be consistent with the zoning of the surrounding area properties.

The Planning Commission held a Public Hearing regarding the Zoning Amendment at their February meeting and recommended approval. The Ordinance will be introduced at the March 13, 2018 City Council meeting and most likely considered for adoption by the City Council at their March 27, 2018 meeting.

**Easement Vacation**

As part of the Final Plat submittal, a request was made to vacate all underlying, existing drainage and utility easements on Lot 1, Block 4 Gateway North Industrial Park Plat 2, as well as a street, trail and utility easement (Doc. No. 1998782.003) on this same lot. The drainage and utility easements will be rededicated to the public with the recording of the Final Plat (with the exception of the easement along the common boundary line between the two parcels). Additionally, the Final Plat includes the dedication of a public way (right-of-way), a width of thirty-three (33) feet (matching that of the current street easement), for 141<sup>st</sup> Ave. Staff supports this approach. Staff has forwarded the information to the various small utilities (phone, cable, gas, and electricity) for comment and verification that there are no existing utilities within this easement area.