

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

<b>DATE</b>	APRIL 17, 2018	<b>PROJECT ADDRESS</b>	NORTH AND SOUTH OF ARMSTRONG STREET AND WEST OF TIGER STREET NW
<b>PROJECT. TITLE</b>	RUM RIVER PRAIRIE: FINAL PLAT		
<b>ESCROW #</b>	115968		
<b>DEPARTMENT:</b>	Community Development: Planning Division		
<b>TECHNICAL REVIEWER:</b>	Name: Eric Maass, Consultant Planner Phone: 763-576-4306 Email: <a href="mailto:EMaass@wsbeng.com">EMaass@wsbeng.com</a>		

**Final Plat Submittal Review**

The proposed subdivision would create twenty-five (25) new single family residential lots in the R-1 Residential (Rural Developing) District.

We offer the following comments regarding the revised Final Plat submittal for Rum River Prairie as it relates to the City’s Zoning Code. The plan set consists of fifteen (15) sheets and were prepared by LHB.

**Staff provides the following comments that require revision:**

**Final Plat:**

1. Identify and show public road easement over southwest corner of Lot 1 Block 4.
2. Update drainage and utility easements over all lots to be consistent with the updated Rum River Prairie Preliminary Plat.

**Staff provides the following comments for general review of applications:**

**General.** The Final Plat 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-five (25) 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 169<sup>th</sup> Avenue, one (1) lot would gain access off of Tiger Street NW, and the final two (2) lots would gain access off of Baugh Street, which is an existing public street.

**Lot Sizes.** The minimum lot size in the R-1 Rural Developing District is 2.5 acres with a minimum lot width of 200 feet, measured at the building setback line. The lots being proposed range in size from 1.37 acres to 3.7 acres in size with all but one of the lots being 2.5 acres or greater in size. A variance to the lot area requirement was approved by the Planning Commission for Lot 1 Block 4 of the proposed plat as the proposed lot requiring a variance is similar in size and nature to surrounding parcels in that the proposed property is 1.37 acres and the surrounding properties are 1.03 acres, 1.37 acres, and 0.91 acres in size. One of the lots would require a variance to the lot size standard (Lot 1, Block 4) as it is only 1.37 acres in size. At the time of Sketch Plan review, the Planning Commission has expressed support for this since this land is separated from the rest of the project by existing roadways (Armstrong Boulevard and Tiger Street).

**Streets and Access.** The Applicant is proposing to construct a new roadway shown as 169<sup>th</sup> Avenue as well as constructing a cul-de-sac road shown as 169<sup>th</sup> Ct NW. Each of the proposed roadways are shown at a width of 32 feet with a 66 foot right-of-way. Staff has provided Anoka County with the proposed development and requested feedback regarding the intersection of Tiger Street NW and Armstrong Boulevard NW.

**Landscaping:** Details regarding the review of the landscaping and tree preservation plan will be provided in a separate memo.

**Trails.** The Applicant has revised plans to show a trail corridor on the north/east side of Armstrong Boulevard within the existing County Road right-of-way. The construction of the trail will require coordination with Anoka County. Construction of the trail along Armstrong Boulevard within existing right of way is consistent with previous sections of the trail. In some areas additional easement was required due to lot configuration; however, given the extent of the existing right of way within the project area, additional easement has not been identified by Staff as being necessary.

**Grading and Drainage Plans.** Please see Engineering Comments with regard to grading and drainage. Note that a separate Review Memo from the Engineering Department will be provided as an addendum to this review.

**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.

**CITY OF RAMSEY LAND USE APPLICATION**  
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<b>DATE</b>	JANUARY 25, 2018; REVISED: APRIL 17, 2018	<b>PROJECT ADDRESS</b>	NORTH AND SOUTH OF ARMSTRONG STREET AND WEST OF TIGER STREET NW
<b>PROJECT. TITLE</b>	RUM RIVER PRAIRIE FINAL PLAT		
<b>ESCROW #</b>	115968		
<b>DEPARTMENT:</b>	Community Development: Planning Division (Zoning Code)		
<b>TECHNICAL REVIEWER:</b>	Name: Chris Anderson, City Planner Phone: 763-433-9817 Email: <a href="mailto:canderson@cityoframsey.com">canderson@cityoframsey.com</a>		

The proposed subdivision would create twenty-five (25) new single family residential lots in the R-1 Residential (Rural Developing) District. Minimum lot size is 2.5 acres and the homes will be serviced with private wells and septic systems.

We offer the following comments on the seventeen (17) page plan set prepared by LHB.

**Sheet T1**

- Tree save fencing must be installed no closer than the dripline of a tree or group of trees to be preserved (not next to the tree trunk) to protect the critical root zone. Add note stating such to this Sheet.
- Adjustments are required to location of silt fence as there are portions that run right through a tree or group of trees.
- Turn on inventory numbers so that the correlation between Sheets T1 and T2-T3 can be seen.

**Sheet G1-G3**

- Update the tree save fencing on these sheets in accordance with the comments noted above regarding Sheet T1 and L1.
- None of the Grading Sheets show the trees that are to be removed. This feature needs to be turned on so that field staff can verify compliance with