

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	APRIL 17, 2018	PROJECT ADDRESS	CORNER OF CENTER STREET NW AND 146 TH AVENUE NW
PROJECT. TITLE	FINAL PLAT & REVISED SITE PLAN REVIEW		
ESCROW #	116093		
DEPARTMENT:	Community Development: Planning Division (Zoning Code)		
TECHNICAL REVIEWER:	Name: Eric Maass, Consultant Planner Phone: 763-576-4306 Email: EMaass@wsbeng.com		

Final Plat Review

General. The purpose of this file is to review the official Final Plat and applications made by Affinity at Ramsey, LLC. The applicant is requesting approval for one (1) residential lot and two (2) outlots. The development would consist of a 174 unit apartment complex that would be restricted to tenants age 55 and above. The associated plans were prepared by Alliant Engineering, Kaas Wilson Architects, Civil Site Group, and BKBM and are dated March 30, 2018.

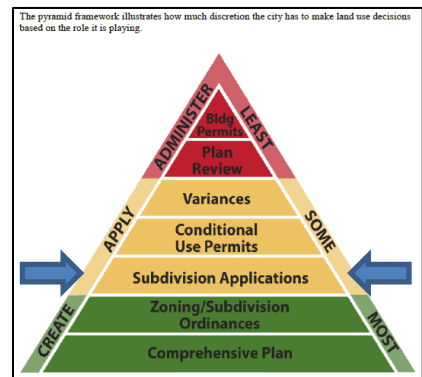
This case is being reviewed per [City Code Section 117-118](#) entitled The COR, and [Chapter 117, Article III](#) entitled Subdivisions.

Staff provides the following comments for general review of applications:

Land Use and Zoning. The Property is guided as Mixed Use in the Comprehensive Plan and is zoned The COR. The intent of the Mixed Use land use designation is to allow for the construction of a variety of uses including retail, commercial, entertainment, office, institutional, high density residential, transit hubs and park and recreation uses with access to municipal sewer and water. The proposed use is consistent with this land use guidance. The project is located within the COR 1 Mixed Use Core. This subdistrict is intended to be the most urban of all sub-districts in The COR. The compact and higher density blocks that define this subdistrict encourage a mix of uses, with a continuous built edge along street frontage. Innovative parking strategies support this mix, providing easy access to destination shopping, restaurant and entertainment venues. This district requires a minimum density of 15 units per acre. As proposed, the density achieved would be approximately 51.2 units per acre.

Streets and Utilities. The Applicant is working with the City’s engineering team as it relates to street development and associated utilities. West Town Center Drive and at least a portion of Ramsey Parkway will need to be constructed as a result of this project. A cost share of those improvements may be worked out between the City and the Applicant. Please refer to the Engineering tech review memo for specifics.

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.

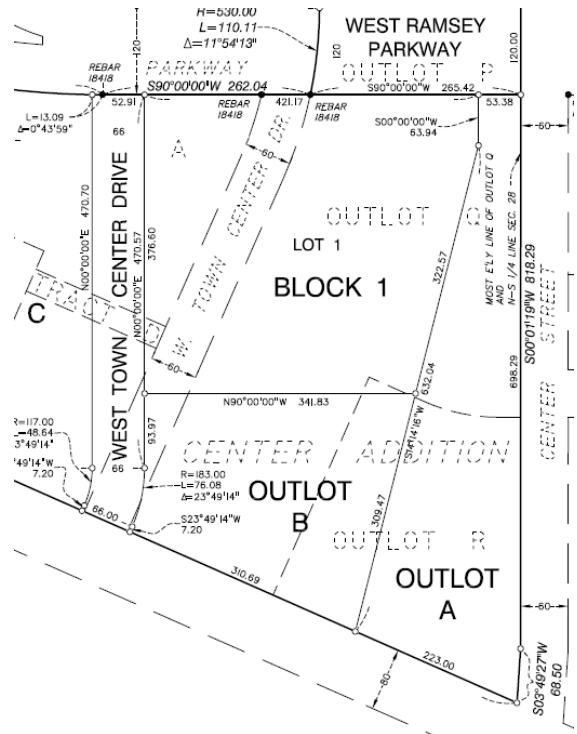


Lot Dimensions. There is no minimum lot size in the COR 1 Mixed Use Core subdistrict. The minimum lot width is 20 feet, measured at the building setback line, and the minimum lot depth is 80 feet. The proposed lot (Lot 1 Block 1) and two outlots (Outlot A and Outlot B) are depicted in the image to the right.

Setbacks and Dimensional Standards.

The COR1 Subdistrict	
Required	
Minimum Lot Width:	20 feet
Minimum Lot Depth:	80 feet
Build to Line:	5 feet
Building Height:	1-4 stories

Development Agreement: An executed Development Agreement for the site improvements will be required prior to releasing the plat for recording. Staff will review the engineering estimates once submitted by the Applicant.



Revised Site Plan Review

Necessary Plan Revisions:

1. If the dumpster staging pad is going to be used to store a dumpster for any period of time it shall be full enclosed. Materials of the enclosure must match the materials of the principal structure.

General. The purpose of this file is to review the official Site Plan application made by Affinity at Ramsey, LLC. The applicant is requesting approval for one (1) residential lot and two (2) outlots. The development would consist of a 174 unit apartment complex that would be restricted to tenants age 55 and above.

Surfacing: The Applicant is proposing a completely bituminous parking lot which is an acceptable material within The COR. Plans also show a concrete sidewalk along the interior of the project adjacent to the parking areas and structure as well as concrete sidewalks along Ramsey Parkway, and West Town Center Drive.

Building Architecture: The proposed structure is four (4) stories in height and shows a mixture of proposed façade materials. Those materials include brick, stone sills, aluminum balconies, cement fiber board siding in three colors (evening blue, cobble stone, and arctic white) as well as ashlar pattern spec-brik. The COR1 Mixed Use Core architecture requirements state that overall building design is an important consideration, but emphasis on first floor façade treatments is essential to encourage street-level activity and enhance the pedestrian experience. Emphasis will be on great design along public street frontage.

Waste Storage: The Applicant is proposing to locate the trash enclosure inside of the building however a dumpster staging pad is shown on the plan set. The staging area may need to be enclosed if the intent of the staging pad is to store a trash dumpster. The enclosure must match the materials of the principal structure.

Fencing: The Applicant is proposing a fence and gate along an interior dog run area adjacent to the proposed building on the northwest corner. It appears based on rendered elevations that the fencing will be black metal fencing.

Lighting: The photometric lighting plan produced by Berd Electric shows twenty-three (23) lighting fixtures within the interior of the proposed development. In addition, the lighting plan shows downcast lighting fixtures in conformance with City Code requirements. City Code requires that lighting used to illuminate any off-street parking area be arranged to deflect light away from adjacent residential districts or public streets. The photometric plan indicates that only minimal illumination will spread beyond the bounds of the project and illuminate the first few feet of West Town Center Drive and the public plaza area to the east of the project area. The Applicant will be preparing a street lighting plan in accordance with the COR design frameworks lighting plan.

Mobility/Parking: City Code Section 117-356 addresses commercial development off-street parking requirements. That code indicates that for 90 degree parking stalls, that the stall widths be a minimum of 9 feet wide, that the stall depth be a minimum of 18 feet deep, and that the drive aisle between stalls be a minimum of 24 feet deep. All shown drive aisles appear to adhere to the requirements. The Design Framework for The COR indicate that a minimum of 1 parking spot per 1 dwelling unit and a maximum of 2 parking spots per dwelling unit be provided.

The plans provided show 63 exterior parking stalls and 175 interior parking stalls located within the first floor of the proposed structure for a total of 238 parking spaces. The Design Framework for The COR indicate that a minimum of 1 parking spot per 1 dwelling unit and a maximum of 2 parking spots per dwelling unit be provided. The applicant is proposing a total of 238 parking stalls for a total of 174 units which adheres to the COR Design Framework.

Signage: The plan set shows a monument sign adjacent to the access off of West Town Center Drive which will require a separate review and sign permit. The Applicant has provided information regarding the sign that includes the language on the signage as well as the overall design and dimensions. As proposed it appears to meet the requirements of the sign ordinance.

Landscaping and Streetscape. A tech report regarding landscaping and streetscape requirements was produced and presented to the City's Environmental Policy Board (EPB). Staff and members of the EPB were generally supportive of the landscaping plan as presented with a few alterations to the plan set required where are detailed in the landscaping tech report.