

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

<b>DATE</b>	06/19/2018	<b>PROJECT SITE</b>	PID: 28-32-25-14-0094  AREA SOUTH OF BUNKER LAKE BLVD NW AND WEST OF RAMSEY BLVD NW
<b>PROJECT TITLE</b>	COTTAGES AT THE COR (CASE OF CENTRA HOMES), PRELIMINARY PLAT REVIEW		
<b>ESCROW #</b>	116168		
<b>DEPARTMENT:</b>	Community Development: Planning Division (Zoning Code)		
<b>TECHNICAL REVIEWER:</b>	Name: Chloe McGuire, City Planner Phone: (763) 433-9821 Email: <a href="mailto:CMcGuire@ci.ramsey.mn.us">CMcGuire@ci.ramsey.mn.us</a>		

**Preliminary Plat Plan Review**

We offer the following comments regarding the Preliminary Plat submittal for Cottages at the COR as it relates to the City's Zoning Code.

**Summary of revisions needed on Preliminary Plat:**

1. Provide written proof from Anoka County authorizing work within the County right-of-way.
2. Total project site acreage must be noted on preliminary plat sheet.
3. Staff recommends additional parallel parking spaces for visitors along Olivine St NW.
4. Total site acreage must be added to Existing Conditions sheet.
5. Drainage and utility easements: 10 foot easements shown on outside property lines. 10 foot easements shown along 146<sup>th</sup> Lane NW, Bunker Lake Blvd, and Ramsey Blvd NW. 5 foot drainage and utility easements on internal property lines are desired, but they may be smaller if proposed home eaves fall into these easements.
6. Sign private streets with 'No Parking' signs; provide sign along Olivine St NW with 'No Outlet' sign.
7. Anoka County must provide written permission to work within County right-of-way.

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

**General:** The Preliminary Plat is located at PID 28-32-25-14-0094, generally south of Bunker Lake Blvd and West of Ramsey Blvd NW. Centra Homes, LLC is purchasing the property from the City of Ramsey for the residential subdivision. Site contains private, association-maintained roads, and slab-on-grade townhomes.

**Zoning:** The Preliminary Plat is being reviewed under the COR 4B (Neighborhood District) regulations.

**Setbacks and Dimensional Standards.**

COR 4B (Neighborhood) Development Standards	
Required	Proposed
Build To Lines:	
Front Yard: 30 feet (Arterial Street- Bunker, Ramsey): 30 feet	20 feet
Front Yard: 30 feet (all other streets): 20 feet	20 feet

Side Yard: N/A	N/A
Rear Yard: N/A	N/A
Minimum lot size: N/A	N/A
Minimum lot width: 20 feet	30 feet
Minimum lot depth: 80 feet	90+ (Bunker) 100 (Ramsey) 110 (146 <sup>th</sup> )
Minimum Driveway Length: 25 feet	25 feet
Allowable Density: 4 – 15 DU/Acre	9.3 DU/Acre
Wetland/Stormwater Pond: 16.5 feet	N/A
Sidewalk Width: 10 feet	<b>5 - 9 feet</b>

**Density:** COR 4B allows for 4 to 15 units/acre. The proposed density is approximately 9.3 units per acre. (40 units on 4.29 acres)

**Architectural Standards:**

- 1. Location of Main Entrance:** Building must include a front porch or covered balcony/patio at all main entrances that face a street. Main entrance must face the street.
- 2. Porches:** Porches must be covered by a solid roof, no more than 12 feet above the floor of the porch. Minimum porch size is 6 by 6 feet. The covered area provided by the porch must be at least 48 square feet and a minimum of 8 feet wide.
- 3. Building Height:** Between 1 and 4 stories allowed. Proposed are 2 story homes.

**Floodplains:** There are no floodplains in the project area.

**Wetlands:** Site contains no wetlands.

**Landscaping:** See landscape and environmental resources for specific comments about landscaping and tree removal.

**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 Preliminary Plat shows three private, internal roads including the extension of Olivine Street, 146<sup>th</sup> Lane NW running east-west, and Olivine Terrace NW running north-south. 146<sup>th</sup> Lane NW must connect with private street existing on City Property.

**Sidewalks:** Sidewalk will be required along the south side of Bunker Lake Blvd and the west side of Ramsey Blvd NW adjacent to the site. Sidewalk may match existing sidewalk size but may not be smaller than existing sidewalks.

**Utilities and Municipal Services:** All new lots will be serviced with municipal utilities.

**Grading and Drainage Plans:** The area is part of the 10-year well capture zone, which means there is no infiltration onsite. The applicant must contribute to the Infiltration Mitigation Fund.

**Parks and Trails:** Staff recommended a trail from Ramsey Blvd to Olivine Street NW through Outlot C. The trail is shown as a straight trail – staff would recommend if Outlot C remains unimproved to landscape this area and create additional park space for residents with a meandering trail.

**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. 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.