

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

<b>DATE</b>	JULY 25, 2018	<b>PROJECT ADDRESS</b>	8390 HIGHWAY 10 NW
<b>PROJECT. TITLE</b>	LAZYDAYS RV FINAL PLAT, PRELIMINARY PLAT, SITE PLAN REVIEW		
<b>ESCROW #</b>	116453		
<b>DEPARTMENT:</b>	Community Development: Planning Division (Zoning Code)		
<b>TECHNICAL REVIEWER:</b>	Name: PeggySue Imihy, Planning Intern Phone: 763-576-4314 Email: Pimihy@CityOfRamsey.com		

**Preliminary and Final Plat Review**

**General.** The purpose of this file is to review the official Preliminary Plat, Final Plat, and Site Plan applications made by LazyDays RV. The associated plans were prepared by CivilSite Group and are dated July 9, 2018. The applicant is requesting approval for one (1) commercial lot and one (1) outlot.

This case is being reviewed per [City Code Section 117-115](#) entitled B-2 Highway Business District, and [Chapter 117, Article III](#) entitled Subdivisions.

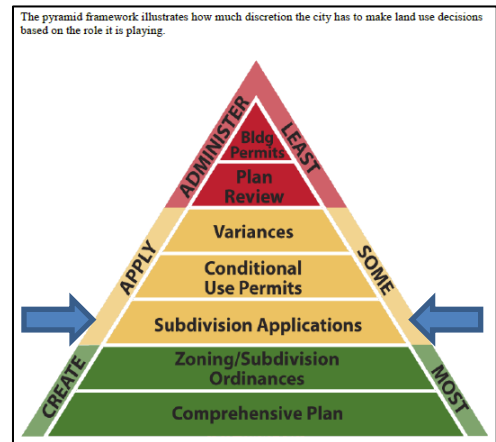
**Staff provides the following comments for general review of applications:**

**Land Use and Zoning.** The Property is guided as Commercial in the Comprehensive Plan and is zoned B-2 Highway Business District. This district is intended to provide for and limit the establishment of motor vehicle oriented or dependent and convenience type, high intensity commercial and service activities characteristically located along major traffic carriers, sewer and water. The proposed use is not consistent with this land use guidance, however it is part of an expansion of an existing legal, non-conforming use.

**Lot Dimensions.** The minimum lot size in the B-2 Highway Business District is 1/2 acre. The minimum lot width is 100 feet, measured at the building setback line, and the minimum lot depth is 150 feet. The proposed lot meets the requirements.

**Setbacks and Dimensional Standards.**

B-2 Highway Business District	
Required	Proposed
Minimum Lot Width: 100 feet	~500 feet
Minimum Lot Depth: 150 feet	446 feet
Front Yard Setback: 35 feet	114 feet
Side Yard Setback : 10 feet	71 feet
Rear Yard Setback: 35 feet	184 feet
Required Buffer Zone (South): 40 feet	40 feet
Parking and Pavement from Street ROW: 20 feet	20 feet
Building Height: 35 feet	30 feet



Setback from Riverdale Drive: 60 feet (from centerline of ROW) plus applicable setback	157 feet
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**Landscaping.** Please refer to the landscaping and streetscape improvements technical memo dated July 12<sup>th</sup>, 2018.

**Streets and Access.** The Preliminary and Final Plat show the creation of two new access points off of Riverdale Drive NW.

**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 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.

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### Site Plan Review

**General.** The purpose of this portion of the review is to assess the submitted site plan application for Lazydays RV. The associated plans were prepared by CivilSite Group and are dated July 9, 2018.

**Surfacing:** The Applicant is proposing a completely bituminous parking lot which is an acceptable material within the B-2 district.

**Waste Storage:** Elevations provided show the trash enclosure to have an exterior finish of manufactured stone and EIFS that would match the primary structure as is required by the Design Framework, and Ramsey City Code.

**Fencing:** The Applicant is not proposing any fencing at this time.

**Lighting:** The plan set provided by CivilSite Group shows two (8) lighting fixtures. City Code requires that lighting used to illuminate an off-street parking area be arranged to deflect light away from adjacent residential districts or public streets. The photometric plan indicates that no illumination will spread beyond the bounds of the site which is in compliance with City Code. The Applicant has provided shop drawings (shown to the left) of the proposed lighting fixtures which show that they are downcast in design and adhere to the City Code requirements for lighting fixture design.

**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. The plans provided show parking stalls and drive aisles which adhere to those dimensional requirements. The City's Zoning Ordinance requires that for motor vehicle, implement, and recreation equipment service and repair facilities there must be three spaces for each enclosed bay and one space for each full time employee. The plan set shows 20 service bays and 97 parking spots and 2 handicapped parking spots. The Applicant plans to employ approximately 30 staff members. Staff believes this is an adequate amount of parking.

**Sidewalks:** Boulevards shall be six (6) feet in width and shall be clearly labeled on plan sheets. Sidewalks shall also be six (6) feet in width and be clearly labeled on plan sheets.

**Landscaping:** Please refer to the landscaping and streetscape improvements technical memo dated July 12<sup>th</sup>, 2018.

**Utility Plan:** The Applicant has provided a utility plan that is not complete as it does not provide detail regarding the proposed septic system. Given that the use of a septic system in this location would require a variance to City Code, the lack of a detailed utility plan has rendered this application incomplete. City Staff is supportive of approving the Preliminary Plat and Final Plat with the condition that the connection to City Sanitary Sewer and Water is made.

**Hazardous Waste Disposal:** The Applicant has not supplied detailed plans for how to address the disposal of hazardous waste which will be created from the service bays. If a private septic system is used, the Applicant must address how where hazardous waste will be stored as it cannot be put into the septic system. If the connection to City Sanitary Sewer and Water is made, the installation of a flammable waste trap can be used and waste from the service bays can be drained into the City Sanitary Sewer. The City Building Department believes this would be a compelling reason for the Subject Property to be connected to City Sanitary Sewer and Water.

**Fire Suppression:** The Applicant has not identified a Fire Suppression System for the proposed building on the Subject Property. The City Fire Department has reviewed the case and has noted that The Applicant will need to work with a Fire Protection Engineer to identify what type of Fire Suppression system would be needed as well as what sized tanks and fire pumps will be required. These tanks will need to be buried underground to prevent from freezing and cannot be paved or driven over, room for these tanks is not indicated on the Site Plan.