

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

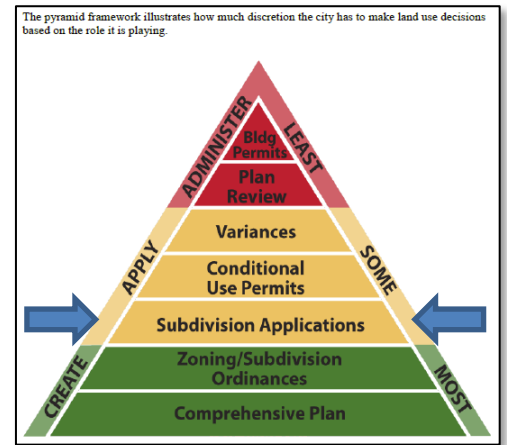
DATE	10/2/2018	PROJECT ADDRESS	6021 HWY 10
PROJECT TITLE	17-151: AUTO SALES AND SERVICE CUP @ 6021 HWY 10		
ESCROW #			
DEPARTMENT:	Community Development: Planning Division (Comprehensive Plan and Zoning Code)		
TECHNICAL REVIEWER:	Name: Eric Maass, Planning Consultant Email: EMaass@wsbeng.com		

General: The purpose of this file is to review an application and site plan for a proposed conditional use at 6021 Hwy 10. The Applicant, Roman Gadaskin has requested a conditional use permit for the automobile sales and service from the former ICO Gas Station building.

This case is being reviewed per [Chapter 117, Article II](#) entitled Zoning.

Comprehensive Plan/Zoning: The Comprehensive Plan guides the subject property for Commercial use and is zoned H-1 Highway 10 District. The proposed business is consistent with the Commercial use Comprehensive Plan guidance and the H-1: Highway 10 district as the proposed use is consistent with Motor vehicle sales and service which is listed as a Conditional Uses in the H-1 Highway 10 district.

Dimensional Standards for the H-1 Highway 10 District: The following standards apply to requested Conditional Use Permit in the H-1 Highway 10 District.



Standard	Requirement	Existing
Minimum Lot Size	0.5 Acres	2.05 Acres
Minimum Lot Width	100 feet	200 feet
Minimum Front Yard Setback	60 feet from centerline of road plus 35 feet.	95 feet
Minimum Rear Yard Setback	35 feet	315 feet
Minimum Side Yard Setback	10 feet	60 feet
Building Height	35 Feet	< 35 feet
Maximum Structure Area	35%	11.02% (for truck garat and car sales plus potential building expansion)
Parking and Pavement Setback from street ROW	20 feet	> 20 feet

No new structures are being requested to be approved at this time but the Applicant is proposing façade improvements to the currently existing former ICO gas station building.

Site Improvements. The H-1 Highway 10 District requires that open and outdoor storage areas shall be surface with concrete or blacktop and finished with continuous concrete curbing. Grading, drainage, and erosion control plans must be submitted and approved by the City Engineer.

Outdoor Storage. The Applicant has not requested any additional outside storage outside of cars to be parked for auto sales. No inoperable or damaged vehicles may be parked outside. The Applicant has proposed a service garage and any vehicles to be serviced would be parked within the building.

Landscaping. H-1 Highway 10 District requires 1 deciduous/coniferous trees per 50 lineal feet of site perimeter or 1 tree per 1,000 square feet of building footprint area, whichever is greater. City code also requires 1 shrub per 30 lineal feet of site

perimeter or 1 per 300 square feet of building footprint area, whichever is greater. The 1,300 lineal feet is the greater requirement of the two. As a result 26 deciduous/coniferous trees are required and 43 shrubs are required. These landscaping requirements are being reviewed based on the entire site requirements and in connection with the CUP application for Truck Garant from the same property. The required totals indicated below are reflective of the entire site and cover the requirements of both CUP's.

	Required
Deciduous/Coniferous Trees	26
Shrubs	43

Streets/Access. Access to the property would remain off of Hwy 10 with an access on both the west and east sides of the property. Presently there is a driveway access to this parcel from Anoka Technical College. Staff is recommending that a condition of approval be that the driveway access connecting Anoka Technical College be removed.

Utilities/Wells. Public utilities currently exist on site and are proposed to continue to be used. The site will likely require stormwater management to account for the increase impervious surface that will be added to the site as part of the proposed improvements. Stormwater easement may be required if the proposed infiltration basin is to be publicly maintained.

Development Fees. The Developer will be required to pay development fees consistent with the City's approved schedule of Rates and Charges. Actual rates and charges will be included in a future development agreement.

Lighting. The Applicant is not currently proposing the addition of any lighting to the site.

Building Elevations. The existing building is a metal building which is a soft yellow in color. The Applicant has not proposed any changes to the building elevations at this time. Metal exteriors are allowed in the H-1 Highway 10 zoning district.

Parking/loading areas. Per the city code, one parking stall is required for every 300 square feet of office space or one parking stall per 1,000 square feet of industrial space. The site plan shows the existing building to be approximately 2,000 square feet building with 35 parking stalls where only 7 are required by City Code. The 35 proposed spaces are more than what is required to meet City Code but are necessary for the property to be used for car sales.

Other comments. None.

Recommendation. City Staff is recommending that the Planning Commission and City Council approve the requested conditional use permit and associated site plan approval, with the considerations listed in this staff report, contingent upon review and approval of a future site grading, drainage, erosion control, and paving plan by the City Engineer.

Next Steps. The developer will be required to enter into a Development Agreement with the City to ensure the timely construction of required improvements. The Development Agreement will also require a financial surety in the amount of 125% of the cost of required improvements. The financial surety shall be in the form of a Letter of Credit or cash escrow only. The Development Agreement will also require an Engineering Inspection Fee of 5% of the cost of required improvements. The escrow must be in the form of a cash escrow. The City will prepare a draft Development Agreement for your review once an engineer's estimate has been provided by the Applicant.