

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

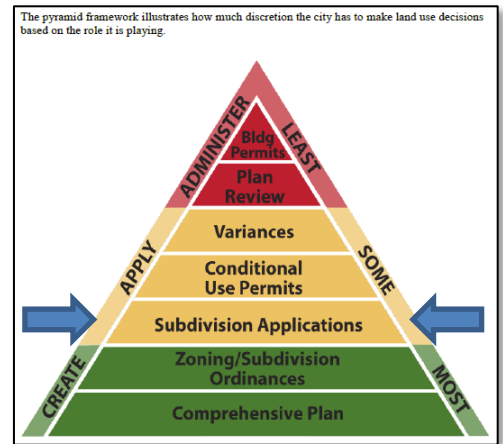
DATE	10/2/2018	PROJECT ADDRESS	6021 HWY 10
PROJECT. TITLE	17-151: TRUCK GARANT CUP @ 6021 HWY 10		
ESCROW #			
DEPARTMENT:	Community Development: Planning Division (Comprehensive Plan and Zoning Code)		
TECHNICAL REVIEWER:	Name: Eric Maass, Planning Consultant Email: EMaass@wsbeng.com		

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 company Truck Garant. Truck Garant dispatches vehicles daily to haul construction materials for various construction projects around the twin cities. Truck Garant does minor servicing like oil changes on its own vehicles and also does minor fabrication to its own vehicles. Truck Garant does not currently nor is it requesting to provide vehicle maintenance or fabrication to any outside costumers. The Property has been formerly used as a gas station.

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

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 service as well as light manufacturing both of which are listed as Conditional Uses in the H-1 Highway 10 district.

Dimensional Standards for the H-1 Employment 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.	420 feet
Minimum Rear Yard Setback	35 feet	35 feet
Minimum Side Yard Setback	10 feet	15 feet
Building Height	35 Feet	< 35 feet
Maximum Structure Area	35%	11.02% (for truck garant and car sales plus potential building expansion)

No new structures are being requested to be approved at this time. However, in the future there may be a building expansion to the building at the rear of the property where Truck Garant is requesting to operate. That potential expansion is shown on the submitted site plan. Prior to such an expansion being approved, the expansion would be required to be reviewed by the City for conformance to City Code.

Site Improvements. 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 would park dump trucks on the proposed parking area. Any vehicles not operable or being serviced would be stored inside of the existing structure. Currently the site has a mixture of deciduous and coniferous trees on to the north and east sides of the property. There is also a stand of deciduous trees in the middle of the property which also screen this area from the south and towards Highway 10. Any outdoor storage must continue to be screened from view and be only on a concrete or black top surface. No inoperable vehicle or vehicles parts may be stored outside.

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 even with the potential future 3,600 square foot expansion. As a result the lineal feet requirement is the greater of the two and 26 deciduous/coniferous trees are required. As a result 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 car sales and service 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 will be extended to the building which Truck Garant is requesting to be allowed to operate from. 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 dull 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 9 parking stalls. The 9 proposed spaces is more than is required to meet City Code and would also be adequate parking if a future 3,600 square foot building addition were completed.

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.