

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

<b>DATE</b>	NOVEMBER 28, 2018	<b>PROJECT ADDRESS</b>	15153 NOWTHEN BLVD  LOT 25, BLOCK 1 HARVEST ESTATES
<b>PROJECT. TITLE</b>	HARVEST ESTATES – MEADOWBROOK DEVELOPMENT – SKETCH PLAN		
<b>ESCROW #</b>	116696		
<b>DEPARTMENT:</b>	Community Development: Planning Division (Zoning Code)		
<b>TECHNICAL REVIEWER:</b>	Name: Chloe McGuire Brigl Phone: (763) 433-9821 Email: <a href="mailto:CMcGuire@CityofRamsey.com">CMcGuire@CityofRamsey.com</a>		

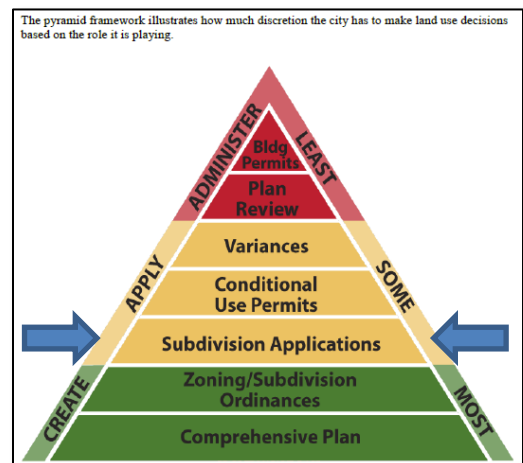
We offer the following comments regarding the Sketch Plan submittal for Harvest Estates 2<sup>nd</sup> Addition as it relates to the City’s Zoning Code. Sketch Plan submittal consists of one (1) sheet, prepared by Landform. and dated 10.29.2018, and was received by the City on November 21, 2018.

1. Name of plat is shown as “Harvest Estates.” As Harvest Estates was already platted, the name of this subdivision will need to be Harvest Estates 2<sup>nd</sup> Addition, or a new development name.
2. A standard drainage and utility easement shall be shown on all lots as well as provided over all stormwater ponds, wetlands, and the 16.5’ wetland setback area now required by City Code.
3. Add name of streets.
4. Preliminary Plat submittal will need to clearly label any wetlands and the sixteen and a half (16.5) foot wetland setback.
5. Parks and Recreation Commission to discuss possible trail obligations or deferral (cash in lieu of construction).

**General.** The Sketch Plan proposes re-platting Lot 25, Block 1, Harvest Estates into fifteen (15) new single family, detached lots. The lots would be accessed by the extension of 152<sup>nd</sup> Ct NW and 152<sup>nd</sup> Ln NW. The sketch plan also shows access off Nowthen Blvd NW that will need to be finalized with the preliminary plat.

**Land Use and Zoning.** The Subject Property is guided residential (MUSA) in the Comprehensive Plan and is zoned R-1 (MUSA). The intent of this district is single family dwellings served by City sewer and water.

**Lot Sizes.** The minimum lot size for the R-1 Residential District (MUSA) is 10,800 square feet with a lot width of 80 feet measured at the front yard setback.



Lot Size Requirements		
	Required	Proposed
Lot Size	10,800 square feet	Doesn't meet requirement: Lot 1, Block 1 - 10,536 sq. ft. Remaining lots meet requirements.
Lot Width	80 feet	Proposed 65 feet for all lots

**Density.** The R-1 MUSA regulations allow for a gross density of three (3) units per acre, or 4 units per acre with a PUD. The proposed density is approximately 2.3 units per acre.

**Landscaping.** Each lot is required to have two (2) front yard trees installed. These trees may be positioned in the boulevard area to serve as street trees (as spacing permits). Deciduous trees shall be at least one (1) inch in diameter and coniferous trees shall be at least five (5) feet in height. Each lot will also be subject to the City's topsoil requirement and this note should be included on the Landscape Plan at the time of Preliminary Plat application submittal.

**Trails.** The Planning Commission and Parks and Recreation Commission will review the sketch plan and provide feedback as it relates to possible trail obligations associated with the proposed development.

**Tree Inventory.** A tree inventory, prepared by an ISA Certified Arborist, shall be submitted at the time of Preliminary Plat application.

**Grading and Drainage Plans.** Grading and drainage plans will need to be prepared as part of the Preliminary and Final Plat submittals. A permit from the LRRWMO will be required. The Applicant will need to coordinate with the City's Engineering Department regarding the application materials prior to submittal to the LRRWMO.

**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 will be required prior to releasing the plat for recording.

**Preliminary Plat Requirements.** You are required to connect with Ramsey's City Engineer to discuss submittal requirements for Preliminary Plat. Please ensure that the submittal includes a geotechnical report and Engineer's Estimate of required improvements. You are required to complete a Pre-Application Meeting with our team. Please reach out to me to arrange this meeting as a next step.

**Lower Rum River Watershed Management Organization.** You are required to apply for a Lower Rum River Watershed Management Organization Permit. You must first submit the Application to the City Engineer AFTER Preliminary Plat Review by the Planning Commission.