

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

DATE	JANUARY 25, 2018	PROJECT ADDRESS	CORNER OF CENTER STREET NW AND 146 TH AVENUE NW
PROJECT. TITLE	FINAL PLAT AND SITE PLAN REVIEW		
ESCROW #	116093		
DEPARTMENT:	Community Development: Planning Division (Zoning Code)		
TECHNICAL REVIEWER:	Name: Eric Maass, Consultant Planner Phone: 763-576-4306 Email: EMaass@wsbeng.com		

Final Plat Review

General. The purpose of this file is to review the official Preliminary Plat application made by Affinity at Ramsey, LLC. The applicant is requesting approval for one (1) residential lot and two (2) outlots. The development would consist of a 175 unit apartment complex that would be restricted to tenants age 55 and above.

This case is being reviewed per [City Code Section 117-118](#) entitled The COR, and [Chapter 117, Article III](#) entitled Subdivisions.

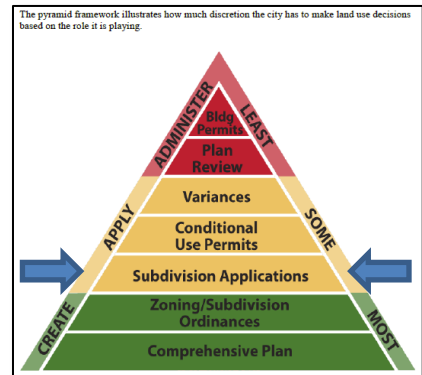
Staff provides the following comments for general review of applications:

Land Use and Zoning. The Property is guided as Mixed Use in the Comprehensive Plan and is zoned The COR. The intent of the Mixed Use land use designation is to allow for the construction of a variety of uses including retail, commercial, entertainment, office, institutional, high density residential, transit hubs and park and recreation uses with access to municipal sewer and water. The proposed use is consistent with this land use guidance. The project is located within the COR 1 Mixed Use Core. This subdistrict is intended to be the most urban of all sub-districts in The COR. The compact and higher density blocks that define this subdistrict encourage a mix of uses, with a continuous built edge along street frontage. Innovative parking strategies support this mix, providing easy access to destination shopping, restaurant and entertainment venues. This district requires a minimum density of 15 units per acre. As proposed, the density achieved would be 51.8 units per acre.

Lot Dimensions. There is no minimum lot size in The COR 1 Mixed Use Core subdistrict. The minimum lot width is 20 feet, measured at the building setback line, and the minimum lot depth is 80 feet. The proposed lot is 3.38 acres in size and the proposed outlots are 3.90 acres and 9.38 acres in size.

Setbacks and Dimensional Standards.

The COR1 Subdistrict	
Required	Proposed
Minimum Lot Width: 20 feet	424 feet 5 inches
Minimum Lot Depth: 80 feet	378 feet 8 inches
Build to Line: 5 feet	5 feet
Building Height: 1-4 stories	4 stories



Streets and Utilities. The Applicant is working with the City's engineering team as it relates to street development and associated utilities. Please refer to the Engineering tech review memo for specifics.

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.

Site Plan Review

Necessary Plan Revisions:

1. 3-D rendering that shows an elevation view of the building along Ramsey Parkway.
2. Additional architectural features along the first floor parking area.
3. If the dumpster staging pad is going to be used to store a dumpster for any period of time it should be full enclosed. Materials of the enclosure must match the materials of the principal structure.

General. The purpose of this file is to review the official Site Plan application made by Affinity at Ramsey, LLC. The applicant is requesting approval for one (1) residential lot and two (2) outlots. The development would consist of a 175 unit apartment complex that would be restricted to tenants age 55 and above.

Surfacing: The Applicant is proposing a completely bituminous parking lot which is an acceptable material within The COR. Plans also show a concrete sidewalk along the interior of the project adjacent to the parking areas and structure as well as concrete sidewalks along Ramsey Parkway, and West Town Center Drive.

Building Architecture: The proposed structure is four (4) stories in height and shows a mixture of proposed façade materials. Those materials include brick, stone sills, aluminum balconies, cement fiber board siding in three colors (evening blue, cobble stone, and arctic white) as well as ashlar pattern spec-brik. The COR1 Mixed Use Core architecture requirements state that overall building design is an important consideration, but emphasis on first floor façade treatments is essential to encourage street-level activity and enhance the pedestrian experience. Emphasis will be on great design along public street frontage.

Waste Storage: The Applicant is proposing to locate the trash enclosure inside of the building however a dumpster staging pad is shown on the plan set. The staging area may need to be enclosed if the intent of the staging pad is to store a trash dumpster. The enclosure must match the materials of the principal structure.

Fencing: The Applicant is proposing a black vinyl coated aluminum fence along an interior dog run area. No other fencing is being proposed.

Lighting: The photometric lighting plan produced by Berd Electric shows twenty-three (23) lighting fixtures within the interior of the proposed development. In addition, the lighting plan shows downcast lighting fixtures in conformance with City Code requirements. City Code requires that lighting used to illuminate any off-street parking area be arranged to deflect light away from adjacent residential districts or public streets. The photometric plan indicates that only minimal illumination will spread beyond the bounds of the project and illuminate the first few feet of West Town Center Drive and the public plaza area to the east of the project area.

The Applicant will be preparing a street lighting plan in accordance with the COR design frameworks lighting plan.

Mobility/Parking: City 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 72 exterior parking stalls and 123 interior parking stalls located within the first floor of the proposed structure. The Design Framework for The COR indicate that a minimum of 1 parking spot per 1 dwelling unit and a maximum of 2 parking spots per dwelling unit be provided. The applicant is proposing a total of 195 parking stalls for a total of 175 units. All shown drive aisles adhere to the requirements and the principal structure is residential in nature and as a result staff is comfortable with the proposed compact stalls.

Signage: The plan set shows a monument sign adjacent to the access off of West Town Center Drive which will require a separate review and sign permit. The Applicant has provided information regarding the sign that includes the language on the signage as well as the overall design and dimensions. As proposed it appears to meet the requirements of the sign ordinance.

Landscaping and Streetscape. A tech report regarding landscaping and streetscape requirements was produced and presented to the City's Environmental Policy Board (EPB). Staff and members of the EPB were generally supportive of the landscaping plan as presented with a few alterations to the plan set required where are detailed in the landscaping tech report dated January 25, 2018.

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	DECEMBER 13, 2017 REVISED: JANUARY 25, 2018	PROJECT ADDRESS	TBD
PROJECT TITLE	AFFINITY AT RAMSEY		
ESCROW #	116093		
DEPARTMENT:	Community Development: Planning Division (Landscape Plan & Environmental Resources)		
TECHNICAL REVIEWER:	Name: Chris Anderson, City Planner Phone: 763-433-9817 Email: canderson@cityoframsey.com		

The project is located within The COR, which has specific design standards relating to streetscape improvements, including sidewalk widths, boulevard widths, and boulevard plantings, which are outlined in [Table 3](#) of the Sub-District Framework – COR1 Mixed Use Core in The COR Design Framework. Furthermore, the Design Framework also addresses street furniture, which is outlined in the Master Streetscape Plan.

We offer the following comments regarding the Civil Plans, prepared by Civil Site Group and dated December 6, 2017, revised January 15, 2018, as it relates to The COR Design Framework (note that bold text indicates comments provided previously and strikethrough text indicates items that have been corrected):

Sheet C2.0:

- **Boulevard width along Ramsey Parkway must be adjusted to six (6) feet per Table 3 of the Sub-District Framework – COR1 Mixed Use Core.** (revise on all subsequent pages as well).
- ~~Sidewalk width along Ramsey Parkway must be adjusted to six (6) feet per Table 3 of the Sub-District Framework – COR1 Mixed Use Core.~~
- **Sidewalk width along the north/south street must be adjusted to ten (10) feet per Table 3 of the Sub-District Framework – COR1 Mixed Use Core.** (revise on all subsequent pages as well).

Sheet C5.0:

- All sidewalks within the public realm (within right-of-way) shall be broom finished with alternating brush strokes per panel.

Sheet L1.0:

- **Boulevard width along Ramsey Parkway must be adjusted to six (6) feet per Table 3 of the Sub-District Framework – COR1 Mixed Use Core.** (revise on all subsequent pages as well).

- ~~• Sidewalk width along Ramsey Parkway must be adjusted to six (6) feet per Table 3 of the Sub-District Framework – COR1 Mixed Use Core.~~
- **Sidewalk width along the north/south street must be adjusted to ten (10) feet per Table 3 of the Sub-District Framework – COR1 Mixed Use Core.** (revise on all subsequent pages as well).
- ~~• Heritage Oak is only hardy to zone 5. Replace with a more location appropriate species. If oak is desired, Bicolor Oak would be recommended.~~
- ~~• Amur Maple is a prohibited species and must be replaced. Please refer to the [Ramsey Tree Book](#) for potential alternative species.~~
- ~~• Mountain Frost Pear is an uncommon species and may prove challenging to obtain. An alternative species should be contemplated.~~
- ~~• Japanese Barberry is a prohibited shrub species and both proposed varieties must be replaced with an alternative species.~~
- ~~• Four (4) inches of topsoil meeting the City's specification shall be applied to all disturbed areas, including boulevards, not otherwise improved with impervious surfaces (building, parking lot, walkways, etc.).~~
- ~~• Irrigation system must be equipped with both a rain sensor and at least one water efficient technology such as soil moisture sensor(s), smart controller, ET sensor, etc.~~
- ~~• Scale appears to be 1" = 40' but is labeled as 1" = 20', please correct.~~
- **There are a number of instances where text is not legible, please adjust to ensure that text is not overlapped with other text or lines.**
- ~~• The City requires a two (2) year warranty period from the date that the City accepts the plantings as installed per the approved landscaping plan.~~
- ~~• A 'Pre-Planting' meeting with City Staff shall occur onsite, prior to any installation of boulevard trees. Contractor shall contact the City at least forty eight (48) hours in advance to schedule this meeting.~~
- ~~• Once the Landscape Plan is approved by the City, there shall be no modifications to the Plant Schedule without first obtaining approval of the City.~~
- There are too many New World Red Maples proposed, especially with the addition of landscaping within the center median. Either the species within the center median or in the boulevard along Ramsey Parkway must be changed to provide more diversity (the following would be acceptable: Valley Forge Elm, Bitternut Hickory, Boulevard Linden, Northern Catalpa, or Ginkgo).
- The species of the proposed trees along the north/south street must be changed (options include Princeton Elm, Accolade Elm, Skyline Honeylocust, Kentucky Coffeetree, Black Alder, or single-stem River Birch).

Sheet L1.1:

- ~~• Only prune out dead/broken/misshapen branches.~~
- **Boulevard trees shall not have branching beginning at a height less than six (6) feet from grade.** Add this note to plan set.

- ~~• Boulevard areas shall be irrigated as well.~~
- ~~• Irrigation system must be equipped with both a rain sensor and at least one water efficient technology such as soil moisture sensor(s), smart controller, ET sensor, etc.~~