

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	JANUARY 25, 2018	PROJECT ADDRESS	6601 MCKINLEY ST NW
PROJECT. TITLE	18-100: ACE SOLID WASTE SKETCH PLAN AND ZONING AMENDMENT		
ESCROW #	116117		
DEPARTMENT:	Community Development: Planning Division (Zoning Code)		
TECHNICAL REVIEWER:	Name: Chris Anderson Phone: 763-433-9817 Email: canderson@cityoframsey.com		

General: The purpose of this file is to review a Sketch Plan and Zoning Amendment related to a proposed subdivision to combine two (2) lots into one and to rezone a portion of the property from E-1 to E-2 so that there is a single zoning district applicable to the newly created parcel. While there are no proposed improvements associated with this request currently, it is Staff's understanding that this is being done in anticipation of a future building expansion with additional parking area. Please note that prior to any future improvements being installed, plans must be submitted for review and approval by the City.

The following revisions and/or clarifications are required on the Sketch Plan prepared by Wenck Associates and dated January 3, 2018 and must also be incorporated into the Final Plat document prior to submittal of that application:

Sketch Plan

- All underlying drainage and utility easements should be vacated with new drainage and utility easements dedicated with the Final Plat.
- The existing thirty-three (33) foot wide street easement (Doc. No. 1998782.003) should be vacated and that area dedicated as right of way on the Final Plat.
- Application, plus applicable fee (\$300), shall be submitted, to process the vacation of all existing drainage and utility easements on Parcels 1 & 2 and the street easement described above.
- The Final Plat shall dedicate new drainage and utility easements that are ten (10) feet in width along all property boundaries adjacent to right of way and unplatted lands per [City Code Section 177-614\(f\)](#).
- The existing stormwater ponds may also need to be encumbered with drainage and utility easements that extend at least sixteen and a half feet (16.5') beyond the designated normal water level elevation of the pond. Input from the Engineering Department is still needed to confirm this though.
- Many of the boundary line bearings (shown in degrees, minutes, seconds) do not appear to match the legal description provided on either sheet or a previously recorded Certificate of Survey (dated December 28, 2006). Please review the legal description and bearings and correct discrepancies.
- Note that any future improvements to the property remain subject to review and approval by the City upon submittal of a Site Plan Application and plans.

Zoning Amendment

There is currently a split zoning on the two parcels, one is zoned E-1 Employment District (Parcel 1) and the other is zoned E-2 Employment District (Parcel 2). The submittal includes a request to rezone Parcel 2 to E-2 Employment so that, upon completion of the subdivision, there is a single zoning designation for the new parcel. Staff has no objection to the requested Zoning Amendment as it will still be consistent with the zoning of the surrounding area properties.