

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

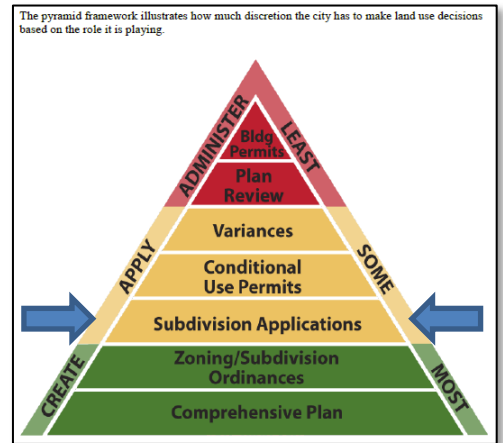
DATE	02/22/2018	PROJECT ADDRESS	NORTH OF 146 TH AVE NW, SOUTH OF BUNKER LAKE BLVD NW, WEST OF RAMSEY BLVD NW, AND EAST OF PERIDOT ST NW
PROJECT TITLE	17-162: CENTRA HOMES		
ESCROW #			
DEPARTMENT:	Community Development: Planning Division (Comprehensive Plan and Zoning Code)		
TECHNICAL REVIEWER:	Name: Eric Maass, Planning Consultant Phone: (763) 576-4306 Email: EMaass@wsbeng.com		

General: The purpose of this file is to review the official Sketch Plan prepared by Capstone Homes, Inc. for the purpose of a forty (40) unit subdivision located North of 146th Ave NW, South of Bunker Lake Blvd NW, West of Ramsey Blvd NW, and East of Peridot St NW. The Developer has proposed a development of two story detached townhomes.

Applications & Assumptions: The Sketch Plan is the first step required of a major subdivision. If recommended to move forward the Applicant will proceed onto Preliminary Plat and Final Plat stages of the major subdivision ordinance.

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

Comprehensive Plan: The Property is guided for Town Center Mixed Use in the Comprehensive Plan. The intent of the Town Center Mixed Use area is to establish a community hub that integrates places to work, play and live and embraces transit oriented design in anticipation of the potential future commuter rail station. As this area is located east of Armstrong Boulevard it is governed by Town Center Master Plan which has been replaced by The COR Development Plan. The COR Development Plan provides specific land use and design guidance for land within its boundaries.



Zoning: The Property is currently zoned as COR which contains subdistricts. The property being proposed is within subdistrict 4B, the neighborhood subdistrict. This subdistrict is intended to include a full range of housing types, from small-lot single-family detached to high-density senior and general apartments, as well as a limited number of small-scale retail and office uses at appropriate locations (i.e., at corners). The 4b subdistrict is the medium density area in the COR-4 district allowing up to 15 dwelling units per acre as it is located along higher volume roadways within the COR and along its perimeter. As proposed, the density (including ROW) is 9.3 units per acre. The proposed development contains 40 units over 4.30 +/- acres. The Applicant has not provided the amount of ROW to be included and as a result the residential density figure will increase but is not anticipated to increase above the allowed fifteen (15) units/acre.

Dimensional Standards for The COR 4 Neighborhood Subdistrict: The Applicant has not shown any driveways at this time. All driveways will be required to meet the length requirement of 25 feet. Length of driveways will need to be provided by the Applicant with the Preliminary Plat to verify compliance. The general form and description of the proposed development would appear consistent with the intent of The COR design guidelines; however, the Applicant will need to provide section and rendering descriptions of the housing product they intend for this location with the Final Plat to ensure final compatibility. Provided below are the dimensional requirements relevant to this development proposal.

Standard	Requirement	Proposed
Minimum Lot Width	20'	50'

Minimum Lot Depth	80'	170' – 188'
Minimum Front Yard Setback	20 feet as measured from building front to R-O-W	Building pads not shown
Driveway Length	25 feet for residential units	Not Shown
Building Height	1-4 stories	2 stories
Boulevard Width	6 feet	Not Shown
Sidewalk Width (Arterial, Destination, Connector, Downtown, or Local Street)	10 feet	Not Shown

Access. The sketch plan proposes one access onto 146th Ave NW which is a public roadway and a second access onto Peridot Street NW which is a private street once north of 146th Ave NW.

The Applicant is showing a connection of their proposed private roadway to a private roadway to the east. The Applicant should pursue the same connection to the south. Each of these connections will require review and approval by the home owners associations which maintain those private roadways. The City is committed to promoting connectivity to enhance public safety for all residents and as a result the City's Police and Fire Departments support these connections being made.

Wells. No well locations are shown as the property is proposed to be connected to city utilities

Development Fees. The Developer will be required to pay development fees consistent with the City's approved schedule of Rates and Charges.

Fee	Amount	# of Units	Total
Park Dedication	\$3,000/unit	40	TBD
Park Dedication	\$2,775/unit (12-19 units/acre) 7.5% density bonus	40	TBD
Trail Development	\$1,000/unit	40	\$40,000.00
Water Trunk	\$1,763/unit	40	\$70,520.00
Sanitary Sewer Trunk	\$1,183 / unit	40	\$47,320.00
Stormwater Management	\$487/unit	40	\$19,480.00
Street Light O & M	\$394/light	TBD	TBD

Additional Improvements/Trail. As currently proposed a trail would be constructed connecting the northern portion of visitor parking to the north end of the development. Along the northern boundary a sidewalk will be required to be constructed that connects to the existing sidewalk to the west and to the existing pedestrian ramp to the east at the intersection of Bunker Lake Blvd NW and Ramsey Blvd NW. A trail is also shown from the proposed visitor parking stalls on the south extending to a proposed private driveway. This proposed trail should extend further east to Ramsey Blvd NW. A sidewalk will be required adjacent to Ramsey Blvd NW that connects to the existing sidewalk to the south and to the existing pedestrian ramp at the intersection of Ramsey Blvd NW and Bunker Lake Blvd NW. The Developer will need to adjust the layout of the lots to accommodate for the extension of the east/west trail to Ramsey Blvd NW.

Natural Resource Inventory (NRI). The NRI indicates that the land included in this proposed development is not located in an area considered to be either an exceptional, high, moderate, or low area of natural quality. In addition the area is not a part of the Anoka County Greenway Corridor or indicated by the National Wetland Inventory (NWI) to contain any wetlands.

Tree Preservation Plan. The site currently has a few evergreen and deciduous trees on it. The City's natural resources planner, Chris Anderson will make a determination as to the need for a tree preservation plan.

Landscaping. The design framework of The COR outlines acceptable tree species and spacing in accordance with street type. Along Destination, Downtown, Parkway and Local streets, where regularly spaced blocks exist, one (1) tree species shall be provided per block. In order to provide variety and protect against disease, adjacent blocks shall not be allowed the same street tree. Initial development along a block shall establish the tree species for that block, subject to City review and approval. Those tree species selected as street trees should be revised to include only those species shown as acceptable tree species located on page 13 of the The COR Design Framework document.

No landscaping is shown with the sketch plan.

Topsoil. Each individual lot shall have four (4) inches of topsoil meeting the City's topsoil specification applied to all disturbed areas not improved with impervious surfacing. It is strongly encouraged to limit land disturbance on each lot to limit the quantity of topsoil required. A topsoil inspection is required *prior* to landscaping being installed and copies of the load tickets are required as well. This is reviewed at time of Building Permit Application and request for Certificate of Occupancy for each individual lot.

Lighting. Currently the sketch plan does not indicate locations of proposed lighting. According to the COR Lighting Plan, two (2) lights will need to be installed on the north side of 146th Ave NW. The Applicant will need work directly with Connexus Energy to produce and submit a lighting plan with the Preliminary Plat that is consistent with the adopted COR Lighting Plan.

Parking. The Applicant has proposed 9 interior parking spaces in addition to the parking within the proposed dwellings. The Applicant will need to post no parking fire zone sign for the interior roadways as a stage 1 improvement which would allow the City to tow any illegally parked cars. A comment received during the public workshop was that nine (9) spaces was not adequate and that additional visitor parking should be provided.

Currently five (5) of the proposed visitor parking spots on the south end of the proposed development are shown within public right of way. Those parking stalls will need to be relocated onto private property.

Septic/Drainfield. The current plan proposes connection to city utility services as such, no septic systems or drainfields are proposed.

Recommendation. City Staff is recommending that the Planning Commission direct the Developer to proceed to the preparation of a Preliminary Plat, with the considerations listed in this staff report.

Next Steps. A key decision will occur at Preliminary Plat, in which the layout and number of lots will be approved, subject to approving final construction plans and Final Plat documents. The City will review items including, but not limited to, Grading Plan, Utility Plan, Landscape Plan, and Street Light Plan. You 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. This will occur as part of approval of the Final Plat.

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	02/22/2017	PROJECT ADDRESS	NORTH OF 146 TH AVE NW, EAST OF PERIDOT ST NW & SOUTH OF BUNKER LAKE BLVD NW
PROJECT. TITLE	17-162: CENTRA HOME SKETCH PLAN		
ESCROW #			
DEPARTMENT:	Police & Fire Department		
TECHNICAL REVIEWER (POLICE):	Name: Tim Frankfurth, Police Captain. Phone: (763) 427-6812 Email: TFrankfurth@cityoframsey.com		
TECHNICAL REVIEWER (FIRE):	Name: Carey Schiferli, Fire Marshal Phone: (763) 427-4452 Email: CSchiferli@cityoframsey.com		

General: The purpose of this file is to review a sketch plan prepared by Capstone Homes. for the purpose of a forty (40) unit subdivision located south of Bunker Lake Blvd NW and west of Ramsey Blvd NW, north of 146th Ave NW and east of Peridot St NW. The Developer has proposed a development of multilevel detached townhomes that would be serviced by public utilities and private roadways.

Roads/Access. The sketch plan proposes one access onto 146th Ave NW which is a public roadway and a second access onto Peridot Street NW which is a private street once north of 146th Ave NW.

The Applicant is showing a connection of their proposed private roadway to a private roadway to the east. The Applicant should pursue the same connection to the south. Each of these connections will require review and approval by the home owners associations which maintain those private roadways. The City is committed to promoting connectivity to enhance public safety for all residents and as a result the City's Police and Fire Departments support these additional connections.

Parking. The Applicant has proposed to provide 9 interior visitor parking spaces in addition to the parking within the proposed dwellings. The Applicant will need to post as "no parking fire lane" for the interior roadways as a stage 1 improvement which would allow the City to tow any illegally parked cars.