

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	5/25/2018	PROJECT SITE	PID: 28-32-25-14-0094 AREA SOUTH OF BUNKER LAKE BLVD NW AND WEST OF RAMSEY BLVD NW
PROJECT TITLE	COTTAGES AT THE COR (CASE OF CENTRA HOMES), PRELIMINARY PLAT REVIEW		
ESCROW #	116168		
DEPARTMENT:	Community Development: Planning Division (Zoning Code)		
TECHNICAL REVIEWER:	Name: Chloe McGuire, City Planner Phone: (763) 433-9821 Email: CMcGuire@ci.ramsey.mn.us		

Preliminary Plat Plan Review

We offer the following comments regarding the Preliminary Plat submittal for Cottages at the COR as it relates to the City's Zoning Code.

Summary of revisions needed on Preliminary Plat:

1. Show 10 foot wide sidewalks along Bunker Lake Blvd NW and Ramsey Blvd NW.
2. Remove infiltration basins onsite and contribute to the Infiltration Mitigation Fund. Contact Engineering Department for more information.
3. Add vehicle turnaround at south end of Olivine Terrace.
4. Provide written proof from Anoka County authorizing work within the County right-of-way.
5. A legend is required on every sheet showing all linetypes and symbols used on the sheet.
6. Provide a site-specific typical section.
7. Provide MnDOT 6 sheet set of details for pedestrian ramps.
8. Total project site acreage must be noted on preliminary plat sheet.
9. Show trail connection from Olivine Street NW to Ramsey Blvd NW.

Planning Staff provides the following comments that require revision for the Preliminary Plat:

Revisions/Comments Per Sheet:

Sheet 4 – Site

1. Add two valves on 146th Ln NW and Olivine St NW intersection – one for west main and one for south main
2. Add three valves at intersection of 146th Ln NW and Olivine Terrace – south, north, and west main cluster in intersection
3. Engineering Comment: Site is within 10-year well capture zone, no infiltration on-site. No infiltration is permitted onsite. Developer must contribute to Infiltration Mitigation Fund administered by City. Contact Engineering Department for more information.
4. Provide turnaround at south end of Olivine Terrace if cannot connect to existing street. It is Public Safety's preference that roadways connect.
5. Plan and profile sheets will be required for all utilities in the Final Plat submittal.
6. Submit calculations supporting picking up drainage from County Highway Ditch.

Sheet 5 – Grade

1. County must grant permission to grade in the County right-of-way along Ramsey Blvd NW.
2. The entire 100 year storm elevation must be contained within drainage easement.
3. Anoka County must provide written permission to work within County right-of-way.
4. Add legend with linetypes and symbols for the sheet.

Sheet 6 – Details

1. No infiltration onsite.
2. MnDOT 6 sheet set of details must be included in final plans. Custom detail is required for each pedestrian ramp with spot elevations and slopes on all surfaces.
3. Provide a site-specific street typical section.

Planning Staff provides the following comments for general review of applications:

General: The Preliminary Plat is located at PID 28-32-25-14-0094, generally south of Bunker Lake Blvd and West of Ramsey Blvd NW. Centra Homes, LLC is purchasing the property from the City of Ramsey for the residential subdivision. Site contains private, association-maintained roads, and slab-on-grade townhomes.

Zoning: The Preliminary Plat is being reviewed under the COR 4B (Neighborhood District) regulations.

Setbacks and Dimensional Standards.

COR 4B (Neighborhood) Development Standards	
Required	Proposed
Build To Lines:	
Front Yard: 30 feet (Arterial Street- Bunker, Ramsey): 30 feet	20 feet
Front Yard: 30 feet (all other streets): 20 feet	20 feet
Side Yard: N/A	N/A
Rear Yard: N/A	N/A
Minimum lot size: N/A	N/A
Minimum lot width: 20 feet	30 feet
Minimum lot depth: 80 feet	90+ (Bunker) 100 (Ramsey) 110 (146 th)
Minimum Driveway Length: 25 feet	25 feet
Allowable Density: 4 – 15 DU/Acre	9.3 DU/Acre
Wetland/Stormwater Pond: 16.5 feet	N/A
Sidewalk Width: 10 feet	5 - 9 feet

Density: COR 4B allows for 4 to 15 units/acre. The proposed density is approximately 9.3 units per acre. (40 units on 4.29 acres)

Architectural Standards:

1. **Location of Main Entrance:** Building must include a front porch or covered balcony/patio at all main entrances that face a street. Main entrance must face the street.
2. **Porches:** Porches must be covered by a solid roof, no more than 12 feet above the floor of the porch. Minimum porch size is 6 by 6 feet. The covered area provided by the porch must be at least 48 square feet and a minimum of 8 feet wide.
3. **Building Height:** Between 1 and 4 stories allowed. Proposed are 2 story homes.

Floodplains: There are no floodplains in the project area.

Wetlands: Site contains no wetlands.

Landscaping: *See landscape and environmental resources for specific comments about landscaping and tree removal.*

Density Transitioning: As proposed, the development is not subject to the density transitioning standards based on the zoning of the adjacent properties.

Streets and Access: The proposed Preliminary Plat shows three private, internal roads including the extension of Olivine Street, 146th Lane NW running east-west, and Olivine Terrace NW running north-south. Olivine Terrace will require a cul-de-sac or turnaround on the south end if roads do not connect. Design of cul-de-sac must meet minimum standards for radius, width, and right of way as per [sec 117-614](#).

Sidewalks: Sidewalk will be required along the south side of Bunker Lake Blvd and the west side of Ramsey Blvd NW adjacent to the site. Sidewalks must be 10 feet wide.

Utilities and Municipal Services: All new lots will be serviced with municipal utilities.

Grading and Drainage Plans: The area is part of the 10-year well capture zone, which means there is no infiltration onsite. The applicant must contribute to the Infiltration Mitigation Fund.

Parks and Trails: With the removal of the infiltration basin, staff recommends a trail from Ramsey Blvd to Olivine Street NW through Outlot C.

Development Fees: Development Fees will be due with the Plat including, but not limited to, Park Dedication, Trail Development, Storm Water Management, Trunk Water and Trunk Sanitary Sewer, and Lateral Benefit Charges for Sewer and Water. These fees are collected at the time the Final Plat is recorded and at the rate in effect when the final plat is recorded.

Development Agreement: An executed Development Agreement will be required prior to releasing the plat for recording.