

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

<b>DATE</b>	JULY 16, 2018	<b>PROJECT ADDRESS</b>	6710 HIGHWAY 10
<b>PROJECT. TITLE</b>	SITE PLAN REVIEW		
<b>ESCROW #</b>	116452		
<b>DEPARTMENT:</b>	Community Development: Planning Division		
<b>TECHNICAL REVIEWER:</b>	Name: Chloe McGuire Brigl, City Planner Phone: 763-433-9821 Email: <a href="mailto:CMcGuire@cityoframsey.com">CMcGuire@cityoframsey.com</a>		

**Site Plan Review**

**Necessary Plan Revisions:**

1. All parking must meet the minimum stall width requirement of 9 feet. Currently 3 stalls do not meet this requirement, including the handicapped parking stall.
2. Lighting plan must be uploaded.

**General.** The purpose of this file is to review the Site Plan application made by Sterling Trophy for a new commercial building located at 6710 Highway 10. The development would be a 4,048 square foot commercial building to allow for trophy sales, engraving and assembly. The associated plans were prepared by Lampert Architects and are dated July 3, 2018.

This case is being reviewed per City Code Section 117-115 entitled B-2 Highway Business District, Section 117-53 entitled Variances, and Section 117-356 Commercial and Industrial Development Off-Street Parking.

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

**Land Use and Zoning:** The property is guided and zoned B-2 Business District. All surrounding lots on the south side of Highway 10 are also zoned B-2 Business District. This district is intended to provide for and limit the establishment of motor vehicle oriented or dependent and convenience type, high intensity commercial and service activities characteristically located along major traffic carriers. Enclosed retail sales is an allowed use in this district. Sterling Trophy current expects five employees per day, but anticipates growth at their new location.

**Lot Dimensions:** The existing lot is approximately 1.23 Acres.

**Setbacks and Dimensional Standards.**

B-2 Business District		
Required	Required	Proposed
Minimum Lot Area	.5 Acres	1.23 Acres
Front Yard Setback (North, East)	35 feet	35 feet
Side Yard Setback (West)	10 feet	10 feet
Rear Yard Setback (South)	35 feet	180 feet (approx.)
Parking and Pavement from Street ROW	20 feet	20 feet
Setback from Highway 10	60 feet (from street ROW) + applicable setback	Lot line is 60+ feet

**Streets and Utilities:** The proposed entrance to the site is off Dolomite Street. Staff is supportive of this option, though notes that the access to Dolomite Street off Highway 10 will be closed in the future.

**Surfacing:** The Applicant is proposing a completely bituminous parking lot which is an acceptable material within the B-2 Business District.

**Building Architecture:** The proposed structure is one story in height and shows a mixture of proposed façade materials. Those materials include brick, rockface block, prefinished metal and aluminum frames. Stone and brick are allowable materials in this district. The Planning Commission and City Council may also approve other materials. Because the primary materials are allowed in this district and the metal is acting as an accent, Staff is supportive of the materials. Emphasis will be on great design along public street frontage.

Maximum building height in this district is 35 feet; the proposed building is 21 feet at its tallest point. Maximum structure area is 35% of the total lot area. The proposed 4,048 square foot building is less than 10% of the total lot area.

**Waste Storage:** The Applicant is proposing to locate the trash enclosure on the southwestern edge of the parking lot, approximately 10 feet from the lot line. Staff is supportive of the trash enclosure location so long as the enclosure is fenced in and kept closed except during garbage drop off and pickup. The proposed fencing is composite wood siding with a gate and steel mounts. The concrete block on the sides of the trash enclosure will match the building. Staff supports the trash enclosure.

**Fencing:** There are no proposed fences on the property except that described above for the trash enclosure.

**Outdoor Storage:** There is no proposed outdoor storage.

**Lighting:** Lighting plan shown on landscape plan. The proposed plan shows two wall packs on the south end of the building near the garage door, and two wall packs on the east side of the building by the parking area.

**Parking Stall and Drive Aisle Dimensions:** City Code Section 117-356 addresses commercial development off-street parking requirements. 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.

Three of the proposed 12 stalls do not meet the minimum requirements. The handicapped stall is approximately 8 feet wide, and the two stalls closest to the bump out (underneath the numerical 5 and 7 on sheet A1) are undersized, at 8.5 feet wide.

**Number of Parking Spaces:** City Code Section 117-356 addresses commercial development off-street parking requirements. Per the parking calculation in 117-356, the proposed uses require approximately 9 parking stalls. The plans provided show 12 parking stalls. One parking space is handicapped accessible.

Type of Space	Square Feet	Required Stalls
Retail (Showroom, bathroom, vestibule)	921	4.6
Office (Office, Breakroom)	411	1.37
Warehouse (Shop + Workrooms)	2716	2.72
Total	4048	8.69

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**Signage:** The plan set shows a monument sign on the northeast corner of the site, on the corner of Highway 10 and Dolomite Street NW. The proposed sign is 10 feet tall and 8 feet wide and is brick and prefinished flashing with individual letters. As proposed it appears to meet the requirements of the sign ordinance, though the sign will require separate review and a sign (zoning) permit.

**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.

**Development Agreement:** An executed Development Agreement for the site improvements will be required prior to releasing the building permit.