

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

Date	August 27, 2018	Project Address	6560 Green Valley Rd
Project. title	Site Plan Review/Conditional Use Permit Amendment		
Escrow #	116112		
Department:	Community Development: Planning Division		
Technical Reviewer:	Name: Chloe McGuire Brigl, City Planner Phone: 763-433-9821 Email: CMcGuire@cityoframsey.com		

Summary of Revisions Required:

- The next submittal must have grading, drainage and erosion control plans, storm sewer plans with a stormwater management plan that includes calculations for the 2, 10 and 100 year storms plus infiltration of 1" of runoff from all new impervious surfaces.
- The plan must include the existing improvements and the new improvements. Stormwater Ponding and Infiltration will be required.
- A Lower Rum River Watershed Management Organization permit will be required. The City reviews the application before it is submitted.
- Applicant must supply DNR permit with next submittal.
- Applicant must identify retail spaces and office spaces, and include the square feet of both spaces, on next submittal.
- Applicant must include existing and proposed parking spaces in parking lots to determine adequate parking.
- Add total square footage of existing and proposed buildings.

Site Plan Review

General. The purpose of this file is to review the Site Plan application made by Green Valley Green House to expand their commercial greenhouse operation and amend their existing conditional use permit. The development would be a 620 x 576 foot greenhouse, connected to the existing greenhouse with a 144 x 192 foot greenhouse. There would be three mum fields. There would also be a 100 x 205 foot greenhouse added. In total, Staff expects there to be approximately 405,000 square feet of additional buildings and three mum fields. There would also be two new parking areas.

This case is being reviewed per City Code Section 117-111 R-1 Residential District and Section 117-51, Conditional Use Permits.

Staff provides the following comments for general review of applications:

Land Use and Zoning: The property is guided and zoned R-1 (MUSA) District. This is a residential zoning district. All surrounding lots are zoned residential – both R-1 MUSA and R-1 Rural Developing. The intent of the R-1 Residential District is to accommodate single-family dwelling units on suitable land in the 2020 Metropolitan Urban Service Area (MUSA), rural developing, central rural reserve area, and rural preserve areas of the City.

Commercial garden nurseries or greenhouses with buildings is a conditional use in the R-1 district.

Lot Dimensions: The existing lot is approximately 89.84 Acres.

Setbacks and Dimensional Standards: Because the commercial greenhouse operation is a conditional use within the R-1 District, the following table outlines the E-1, Employment District regulations.

E-1 Business District		
Required	Required	Proposed
Front Yard Setback	35 feet	165 feet (existing building) 220 feet (new building)
Side Yard Setback (from residential district)	60 feet	65 feet
Rear Yard Setback (from residential district)	60 feet	86 feet (existing building)
Parking and Pavement from Street ROW	60 feet	140 feet
Parking and Pavement from Residential Districts	20 feet	40 feet (east side)
Maximum lot coverage	45%	~31% (total 1,211,096 sq ft of buildings)
Maximum building height	65 feet	

Surfacing: The existing parking area is gravel. In the R-1 MUSA district, new driveways and parking areas must be paved.

Building Architecture: Allowed materials in the City of Ramsey are face brick, stucco, glass, wood, stone, pre-cast concrete, or other materials approved by the City.

Waste Storage: There is no proposed outdoor waste storage shown on the site plan.

Fencing: There is no proposed fencing on the site map.

Outdoor Storage: There is no proposed outdoor storage shown.

Lighting: There is no lighting shown on the site plan. There was no lighting plan included in submission.

Parking Stall and Drive Aisle Dimensions: The proposed parking lot is 65 feet by 145 feet. The applicant is not proposing a new access off Green Valley Road.

Number of Parking Spaces: Staff has attempted to use the existing zoning ordinance to determine the number of parking stalls required for this type of use. Even utilizing the industrial requirements, which requires the least number of parking stalls per square foot, the property would require over 1,000 parking spaces. Estimating the spaces for retail and office, and removing the calculation for the remainder of the buildings would require 299 parking spaces.

Staff would note that there do not appear to be signed handicapped parking spaces onsite and the applicant must add adequate handicapped parking spaces, signed and marked, per state statutes.

Type of Space	Square Feet	Requirement in Code	Required Stalls
Retail (Showroom, bathroom)	36,600 (front greenhouse)	1 space for each 250 sq ft (for uses over 20,000 sq ft)	146
Office (Office, Breakroom)	46,000 (front four buildings near retail area)	1 space for each 300 sq ft	153
Industrial (Storage, Greenhouses)	Everything else – 1,128,496	1 space for each 1000 sq ft	1128
Total			299

Signage: No signage is shown on the master plan.

Landscaping and Streetscape: Through a public workshop held on the topic in 2017, Ramsey residents expressed concern over the scale of the operation, the noise of the operation, and suggested landscaping onsite. Staff believes that the site should have to landscape the site, as every other commercial property in the City of Ramsey has been required to do. Staff recommends a berm and landscaping along the edges of the property to reduce noise and improve the aesthetics of the site. Staff also believes that this is a realistic expectation and could help their business as well.

The applicant has proposed a 30 foot wide berm along Green Valley Road that is approximately 600 feet long. There are no proposed alterations to the existing site.

Fire Access: The applicant has proposed a 15 foot wide fire line from the new parking lot to the east side of the greenhouse.

Items to be included in Development Agreement:

- Applicant agrees to pay stormwater fees.
- Applicant must apply for necessary building permits and zoning permits for expansion.
- Any outdoor storage will require an application for an amended CUP.
- Any new driving or parking surfaces must be paved.
- All new parking spaces and drive aisles must be parking requirements at time of development. The applicant must have these approved by staff before paving or moving forward with development.