

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

<b>DATE</b>	8/28/2018	<b>PROJECT ADDRESS</b>	SOUTHWEST CORNER OF BUNKER LAKE BLVD AND JACKEL STREET NW
<b>PROJECT TITLE</b>	18-130: BUNKER LAKE SECOND ADDITION FINAL PLAT AND SITE PLAN REVIEW		
<b>ESCROW #</b>			
<b>DEPARTMENT:</b>	Community Development: Planning Division (Comprehensive Plan and Zoning Code)		
<b>TECHNICAL REVIEWER:</b>	Name: Eric Maass, Planning Consultant Email: <a href="mailto:EMaass@wsbeng.com">EMaass@wsbeng.com</a>		

**Comments Requiring Plan Revisions:**

1. Architectural plan sheets have been updated to indicate a 380 foot building width. Update all civil plan sheets accordingly.
2. Continuous sidewalk must be provided along south side of Bunker Lake Blvd within the site area as well as the western boundary along Jackel Street.
3. Color Building Elevations. Plan set indicated 5 different material colors.

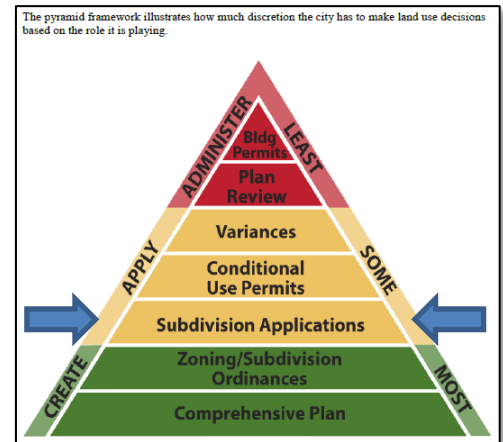
**General:** The purpose of this file is to review a Final Plat and Site Plan for Bunker Lake Industrial Park Second Addition located in the Bunker Lake Industrial Park south of Bunker Lake Blvd and west of Armstrong Blvd. The Developer, PSD, LLC, has proposed to final plat one (1) lot which had previously been platted as Outlot A of Bunker Lake Industrial Park Addition. The Property has been formerly used as a gravel mine/borrow pit.

This case is being reviewed per [Chapter 117, Article II](#) entitled Zoning and [Chapter 117, Article III](#) entitled Subdivisions.

**Comprehensive Plan/Zoning:** The Comprehensive Plan guides the subject property for Business Park (BP) and is zoned E-3 Employment District. The proposed subdivision is consistent with the Business Park Comprehensive Plan guidance and the E-3: Employment zoning district.

**Dimensional Standards for the E-3 Employment District:** The following standards apply to subdivisions in the E-3 Employment District. Lot 1 has a lot size of 1.0 acres and a lot width of 200 feet. It appears that the subdivision meets all applicable dimensional standards.

Standard	Requirement
Minimum Lot Size	1.0 Acre
Minimum Lot Width	200 Feet
Minimum Front Yard Setback	35 Feet
Minimum Rear Yard Setback	25 Feet
Minimum Side Yard Setback	25 Feet
Building Height	65 Feet
Maximum Lot Coverage	45%



Lot 1 is proposed to be occupied by a 60,800 square foot and 31 foot 6 inch tall building that appears to be designed for light industrial or warehouse uses. Potential occupancy classifications listed on the plan set include B-Office, F-1, F-2 Manufacturing,

M-Showroom, and S-1, S-2 Storage. The building has eight (8) loading dock doors measuring 9 feet wide by 10 feet tall, eight (8) roll-up doors measuring 14 feet tall and 12 feet wide, and eight (8) pedestrian doors facing south. These doors are spread out in eight groupings with one type of each door indicating that building could have up to eight different businesses within the single building. Each of the eight tenant spaces would be 7,600 square feet. The north side (facing Bunker Lake Blvd) of the building would indicate a design for five tenants within the single building based on the number of front entrance doors. The east and west elevation each have one (1) pedestrian door in the center of the building.

Standard	Requirement	Lot 1
Minimum Lot Size	1.0 Acre	5.74 Acres
Minimum Lot Width	200 Feet	680.36 Feet
Minimum Front Yard Setback	35 Feet	67 Feet
Minimum Rear Yard Setback	25 Feet	140 Feet
Minimum Side Yard Setback	25 Feet	49 Feet
Building Height	65 Feet	31 Feet 6 Inches
Building Size	N/A	60,800 Square Feet
Maximum Lot Coverage	45%	24.3%

**Streets/Access.** Access to the front (north facing) of the site would be from two driveways stemming from Jackel Street. Access to the rear loading docks would be from one of two curb cuts off of a private roadway. The private roadway services the loading dock areas for the proposed building as well as a previously constructed.

**Utilities/Wells.** All new lots created by this subdivision will be served by city sewer and water, and plans have been submitted indicating the extensions. No well locations are shown as the property is proposed to be connected to city utilities. Building setbacks are shown on the site plan, and the drainage and utility easements are shown on Final Plat. Beyond the standard drainage and utility easement dedicated on Lot 1 of Bunker Lake Industrial Park Second Addition. Proposed fire hydrants are within the standard drainage and utility easements dedicated as part of the Final Plat request. Separately, stormwater easement may be required if the proposed infiltration basin is to be publicly maintained.

**Development Fees.** The Developer will be required to pay development fees consistent with the City’s approved schedule of Rates and Charges. Provided below is an estimate of the applicable rates and charges. Actual rates and charges will be included in a future development agreement.

Fee	Amount	# of Acres	Total
Park Dedication	\$4,300/acre	5.74	\$24,682
Trail Development	\$1,300/acre	5.74	\$7,462
Water Trunk	\$6,131/acre	5.74	\$35,191
Water Lateral	\$6,692/acre	5.74	\$38,412
Sanitary Sewer Trunk	\$3,391/acre	5.74	\$19,464
Sanitary Sewer Lateral	\$3,563/acre	5.74	\$20,451
Stormwater Management	\$4,855/acre	5.74	\$27,867

**Sidewalks/Trail.** A sidewalk should be provided along the east side of Jackal Street and south side of Bunker Lake Blvd. There is currently a sidewalk located on the north side of Bunker Lake Blvd. No other sidewalks and/or trail or trails are planned for this area.

**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.

**Landscaping.** Please refer to the landscaping review memo dated August 28, 2018.

**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.** Plans show Cobra-style street lighting and downcast lighting attached to the proposed building. This style of downcast lighting is consistent with zoning.

**Building Elevations.** Color building elevations have been requested as additional information. Generally speaking, the black and white elevations provided as part of the current submittal appear to meeting zoning district requirements.

**Parking/loading areas.** Per the city code, one parking stall is required for every 300 square feet of office space or one parking stall per 1,000 square feet of industrial space. The site plan shows a 60,800 square foot building with 125 parking stalls, six (6) of which are shown as handicapped stalls. 100% industrial uses would require a total of 60 spaces whereas 100% office use would require a total of 203 parking spaces. The 125 proposed spaces is more than is required for industrial but less than for office. Staff anticipates a mixture of office/warehouse space and as such it is Staff's opinion that the proposed number of parking spaces is sufficient.

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

**Trash Enclosure.** Exterior trash enclosure to be constructed of 8" rockface concrete block to match principal structure. Block will be capped with a metal cap. Doors of enclosure are proposed to be vertical composite wood siding over tube steel door frames.

**Other comments.** None.

**Recommendation.** City Staff is recommending that the City Council approve the Final Plat for the Bunker Lake Industrial Park Addition as well as Site Plan approval, with the considerations listed in this staff report, contingent upon review and approval of the civil engineering plan by the City Engineer.

**Next Steps.** The developer 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 once an engineer's estimate has been provided by the Applicant.

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<b>DATE</b>	AUGUST 28, 2018	<b>PROJECT ADDRESS</b>	TBD
<b>PROJECT. TITLE</b>	BUNKER LAKE INDUSTRIAL PARK LOT 3		
<b>ESCROW #</b>	116486		
<b>DEPARTMENT:</b>	Community Development: Planning Division (Landscape Plan & Environmental Resources)		
<b>TECHNICAL REVIEWER:</b>	Name: Chris Anderson, City Planner Phone: 763-433-9817 Email: <a href="mailto:canderson@cityoframsey.com">canderson@cityoframsey.com</a>		

The proposed project is on what is presently Outlot A, Bunker Lake Industrial Park Addition and includes a plat to create a buildable lot. The property is in the E-3 Employment District and the standards from City Code [Section 117-124](#) are applicable.

We offer the following comments regarding the Landscape Plan, prepared by Brodsho Consulting and dated July 16, 2018:

**Sheet 7:**

- One tree per fifty (50) lineal feet of site perimeter or one tree per 1,000 square feet of building footprint, whichever is greater, is required. One tree for every ten (10) parking stalls is also required. Based on the square footage of the building footprint and the number of parking stalls, a total of seventy-one (71) trees are required. However, as noted later in this review, reforestation is required and the additional proposed trees will help satisfy that requirement.
- One shrub per thirty (30) lineal feet of site perimeter or one shrub per 300 square feet of building footprint, whichever is greater, is required. The building footprint is 59,200, which requires 197 shrubs. Additional shrubs must be incorporated into the Landscape Plan to comply with this standard.
- Use of seed rather than sod internal to the site is acceptable but does require City Council approval. The proposed seed mix, which consists of several native prairie grasses, is acceptable to City Staff. All boulevard areas shall be finished with sod.

**Sheet 8:**

- Add Planting Note specifying that all areas, including boulevards, not otherwise improved with impervious surfaces shall receive four (4) inches of topsoil meeting the City's topsoil specification. This includes boulevard areas between property boundaries and streets. Copies of the load tickets shall be provided to the City and a topsoil inspection shall be completed prior to installation of any landscaping.
- Update the Tree Planting Detail to specify that the top 1/3 to 1/2 of the wire basket shall also be removed.

- Add note stating that any deviation from the approved Final Plant List shall require approval of the City prior to installation.
- In-ground irrigation system details must be provided. Note that the system must include some form of water efficient technology (above and beyond standard rain sensor). For example, this could be a smart controller with soil moisture sensors. This must be specified on the plan sheet.
- Update Plant List to specify that shrubs must be 24 inches in size at time of planting (this is in the Planting Notes but should be included in the Plant List too).
- Add tally of total number of new tree inches being planted. Reforestation was required for the overall Bunker Lake Industrial Park due to the amount of tree removal during initial mass grading. The tally will help track progress toward the reforestation requirements.

The Developer and City still need to memorialize an agreement as to how and when the required inches of reforestation will be addressed (due to the removal of all trees that were on the entire property during mass grading). As was discussed at a meeting on November 20, 2017, the preferred approach is to 'assign' a certain number of reforestation inches per acre of remaining land. Our City Attorney is working on drafting this Reforestation Agreement.

Based on the submitted plans, 2,528 inches of new trees are required to satisfy the reforestation standard (again, across the entire forty-five [45] acres). The base landscaping requirements are applied toward the reforestation calculation. Additionally, as was agreed upon, the 'salvaged and donated trees' to the Anoka Conservation District (ACD) are also being credited toward the reforestation requirements. The proposed landscaping for Lots 1 & 2, around the stormwater pond, and the streetscape equal 473 inches of new trees. A total of 532 diameter inches of existing evergreen trees were donated to the ACD for shoreline stabilization projects. Approximately 208 inches of new trees are proposed with this project. Thus, a total of 1,315 inches of reforestation are still required across the Business Park [2,528 existing inches – (473 proposed inches + 532 inches donated to ACD + 208 proposed inches for Building 3) = 1,315 inches]. Ultimately, this agreement requires approval by City Council and shall be recorded against all impacted lands. The remaining reforestation can be satisfied by additional plantings and/or a cash payment equal to \$125 per inch or some combination thereof.