

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	SEPTEMBER 24, 2018	PROJECT ADDRESS	9550 154 TH AVE NW
PROJECT. TITLE	RAIN FOR RENT CUP AND SITE PLAN REVIEW		
ESCROW #	116593		
DEPARTMENT:	Community Development: Planning Division (Zoning Code)		
TECHNICAL REVIEWER:	Name: Chloe McGuire Phone: 763-433-9821 Email: cmcguire@cityoframsey.com		

Conditional Use Permit and Site Plan Review

General. The purpose of this file is to review the application submitted by Ramsey Land Company for Rain for Rent expansion on an adjacent property at 9550 154th Ave NW. The application includes site plan review and a conditional use permit for outdoor storage as a primary use. Plans were prepared by Louck's and plans are dated September 6, 2018. The City received the application on September 7, 2018.

This case is being reviewed per City Code Section 117-117 entitled E-1 Employments District.

Staff provides the following comments for general review of applications:

Land Use and Zoning. The Property is guided as Commercial and zoned E-1 Employment District. Outdoor and open storage as a principal use is allowed as a Conditional Use in this district provided that:

- a. Storage area is surfaced to control dust and subject to the approval of the zoning administrator.
- b. This use does not take up parking space or loading area as required for conformity to this chapter.
- c. The provisions of [section 117-51](#) are considered and satisfactorily met.

The existing lot has a building and outdoor storage, which is currently unpaved.

Lot Dimensions. The E-1 district has a building setback of 35 feet and a paving/parking setback of 20 feet.

Landscaping. Please refer to the landscaping technical memo.

Streets and Access. The site plan shows the creation of a new access point off 156th Ave NW, a public road that currently ends in a cul-de-sac but will likely continue through to Alpine Drive NW in future years.

Surfacing: The Applicant is proposing surfacing the site with gravel except the first approximately 90 feet off the closest edge of the cul-de-sac, which will act as an infiltration basin. The existing The applicant has proposed adding a prefabricated rubble strip to the existing entrance to reduce the amount of gravel brought onto the city street.

Fencing: The Applicant is proposing 1,035 linear feet of new chain link fencing. The site plan shows the fencing entering into the City cul-de-sac off a new proposed entrance to the site. Staff is not supportive of the fencing in the City cul-de-sac. All fencing must be entirely on the property and outside public roadway.

Lighting: There is no lighting plan.

Review File: LazyDays RV
Preliminary Plat, Final Plat, and Site Plan Review:
July 25, 2018
Page 2 of 2

Parking: City Code Section 117-356 addresses commercial development off-street parking requirements. There is no proposed parking on the new site. Previous code enforcement cases on the site show parking of commercial vehicles related to the business on the City street and City cul-de-sac. The applicant has confirmed that the expansion will remove any parking on City streets, and the applicant has been informed that parking commercial vehicles on the City street instead of the site is not allowed. Staff has added this as a condition of the Conditional Use Permit.

Sidewalks: There are no proposed sidewalks.