

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	JANUARY 7 TH , 2019 UPDATED FEBRUARY 13, 2019	PROJECT ADDRESS	15153 NOWTHEN BLVD LOT 25, BLOCK 1 HARVEST ESTATES
PROJECT TITLE	HARVEST ESTATES 2 ND ADDITION – PRELIMINARY PLAT		
ESCROW #	116696		
DEPARTMENT:	Community Development: Planning Division (Zoning Code)		
TECHNICAL REVIEWER:	Name: Chloe McGuire Brigl Phone: (763) 433-9821 Email: CMcGuire@CityofRamsey.com		

We offer the following comments regarding the Preliminary Plat submittal for Harvest Estates 2nd Addition as it relates to the City’s Zoning Code. Preliminary Plat submittal consists of eight (8) sheets, prepared by Landform. and dated 01.03.2019 and was received by the City of Ramsey on 01.03.2019. Staff has determined the application is complete.

Completeness Check

Requirements	Included?
Preliminary Plat Sheet	Yes (C0.1, C2.1)
Existing Conditions	Yes (C1.1)
Grading Plan	Yes (C3.1)
Street Plan	No separate sheet
Utility Plan	Yes (C4.1, C7.1)
Landscape Plan/Tree Preservation Plan	Yes (L2.1)

Summary of Required Changes

1. A standard drainage and utility easement shall be shown on all lots as well as provided over all stormwater ponds, wetlands, and the 16.5’ wetland setback area now required by City Code.
2. An amendment to the Zoning Code amending the minimum lot width to 65 feet will be required for all lots.
3. Two (2) additional trees need to be added to the rear yard of each home on the south side of 152nd Lane NW.
4. All approvals are contingent upon new zoning district (zoning text amendment) allowing 65 foot wide lots and rezoning (zoning map amendment) rezoning subject property to new district.

General. The Sketch Plan proposes re-platting Lot 25, Block 1, Harvest Estates into fifteen (15) new single family, detached lots. The lots would be accessed by the extension of 152nd Ct NW and 152nd Ln NW. The sketch plan also shows access off Nowthen Blvd NW. This is an increase of three (3) lots from original layout.

Land Use and Zoning. The Subject Property is guided residential (MUSA) in the Comprehensive Plan and is zoned R-1 (MUSA). The intent of this district is single family dwellings served by City sewer and water.

Lot Sizes. The minimum lot size for the R-1 Residential District (MUSA) is 10,800 square feet with a lot width of 80 feet measured at the front yard setback. The developer is proposing 65 foot wide lots, with two lots under the .25 acre requirement. Staff is working on a separate case to allow 65 foot wide lots with a minimum lot size of .15 acres. The density allowed in this new district will be 4 units per acre, which this development is under.

Density. The R-1 MUSA regulations allow for a gross density of three (3) units per acre, or 4 units per acre with a PUD. **The proposed density is approximately 2.8 units per acre.** The new district regulations, MUSA –A Villas (name to be determined) is proposed to allow 4 units per acre.

Landscaping and Tree Inventory. Refer to Landscape Review for additional comments. Staff will be requiring additional plantings in the rear yards of the southern homes, at least two (2) trees per lot, per community comments and Planning Commission recommendation.

Trails. The Planning Commission and Parks and Recreation Commission will review the Preliminary Plat and provide feedback as it relates to possible trail obligations associated with the proposed development.

Grading and Drainage Plans. Grading and drainage plans will need to be prepared as part of the Preliminary and Final Plat submittals. A permit from the LRRWMO will be required. **The Applicant will need to coordinate with the City's Engineering Department regarding the application materials prior to submittal to the LRRWMO.**

Development Fees. Development Fees will be due with the Final Plat including, but not limited to, Park Dedication, Trail Development, and Stormwater Management. These fees are collected at the time the Final Plat is recorded and at the rate in effect when the plat is recorded.

Development Agreement: An executed Development Agreement will be required prior to releasing the plat for recording. This requires an Engineer's Estimate.

Lower Rum River Watershed Management Organization. You are required to apply for a Lower Rum River Watershed Management Organization Permit. You must first submit the Application to the City Engineer AFTER Preliminary Plat Review by the Planning Commission.

