

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

<b>DATE</b>	3/14/19	<b>PROJECT ADDRESS</b>	SW QUADRANT BUNKER LAKE BOULEVARD/PUMA STREET
<b>PROJECT. TITLE</b>	RIVERSTONE ADDITION 3 <sup>rd</sup> FINAL PLAT		
<b>PROJECT #</b>	19-103		
<b>DEPARTMENT:</b>	Community Development – Planning Division		
<b>TECHNICAL REVIEWER:</b>	Name: Eric Maass, Consultant Planner Phone: 763-576-4306 Email: <a href="mailto:EMaass@cityoframsey.com">EMaass@cityoframsey.com</a>		

This letter is the City’s Staff Review Letter pertaining to a proposal to Final Plat for Riverstone 3<sup>rd</sup> Addition. In reviewing the proposed Final Plat to the approved Preliminary Plat, the Final Plat appears consistent. The Final Plat for Riverstone 3<sup>rd</sup> Addition consists of 35 detached single family homes.

### Comprehensive Plan

The project is consistent with the Comprehensive Plan guiding a majority of the area as Medium Density Residential, with a small pocket of High Density Residential in the north east quadrant of the project. The requested final plat is located within the Medium Density Residential area of the master plan.

### Permitted Uses

The Final Plat project is consistent with the approved Planned Unit Development which includes the following lot types.

1. 65-foot-wide traditional single-family lot
2. 50-foot-wide traditional single-family lot
3. 50-foot-wide ‘villa’ lot (association maintained lawn care and snow removal)
4. 4-unit townhome building

This specific final plat includes the following lot types:

1. 50-foot-wide traditional single-family lot
2. 50-foot-wide ‘villa’ lot (association maintained lawn care and snow removal)

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## Layout

The following design standards are required for the various housing types proposed within the development. Please note that due to the variety of housing types, it is difficult to apply a single-set of layout standards to the project. Any perceived deviation to City Code appears to be reasonable with the utilization of a Planned Unit Development. A significant portion of the project area is being preserved for open space, a key component of the PUD Approval, and a requirement of the R-2 Residential District.

### Traditional Single-Family/Small Lot Single-Family and Villa Lots

Miscellaneous Standards	Required
<b>Lot size</b>	None
<b>Minimum density (net)</b>	3.0
<b>Maximum density (net)</b>	7.0
<b>Lot width</b>	None
<b>Building setback from public street right- of-way</b>	25 feet
<b>Building setback from private street measured from back of curb</b>	25 feet
<b>Building setback from exterior development boundary line</b>	30 feet 25 feet (detached)
<b>Minimum separation between buildings, including any appurtenances thereto (i.e., patios, decks)</b>	20 feet 15 feet (detached)
<b>Parking node setback from exterior development boundary line</b>	30 feet
<b>Parking node setback from structure</b>	15 feet
<b>Maximum lot coverage</b>	35%
<b>Maximum building height (measured from mean ground level to mean gable)</b>	35 feet
<b>Accessory structure setback (measured from the development boundary line)</b>	30 feet
<b>Open space required</b>	40% general open space 10% of which must be identifiable community space

The only deficiency in the above table would be the minimum separation between buildings. The approved Planned Unit Development allows the layout as presented which indicates a minimum of 10 feet of separation between buildings via eight feet of drainage and utility easement (4' on each side of property line) and an additional foot on both sides to accommodate the window eave of the home.

Staff has made a note on the submitted plan set to provide the lot width at the front yard building setback as required by City Code to verify that the 50 foot lot width is met.

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## Architectural Standards

Below are approved residential home models for construction. Permit submittals must be in substantial compliance with these models as determined by the City's Community Development Department.





### Street Widths and Design [section modified from Sketch Plan Review]

The proposed street widths are shown at twenty-nine (29) feet. Traditional City Streets in Ramsey are measured at thirty-two (32) foot widths. These street widths were already approved with the previous Preliminary Plat.

A Street Light Plan must be created and submitted to the City for review. The City will work with Connexus Energy to determine the final, appropriate Street Light Plan.

### Development Fees

Standard Development Fees are due on the plat. The Developer has entered into a Master Park Dedication and Trail Development Fee Agreement guiding satisfaction of these fees.

Standard Development Fees are due on the plat at time of recording of the Final Plat. The fees will be collected at the rate in effect at time of recording of the plat for buildable lots.

- Water Trunk/Connection
- Sanitary Sewer Trunk/Connection
- Stormwater Management

### Environmental Review

An Environmental Assessment Worksheet (EAW) is mandatory by the State of Minnesota for this project as was previously accepted as adequate with the original Preliminary Plat approval.

## Civil Engineering Comments

Comments from the City Engineer have been forwarded to the Developer through the City's online plan review system.