

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	04/11/2019 REVISED: 5/20/19	PROJECT SITE	PID: 35-32-25-31-0034 PID: 35-32-25-31-0036
PROJECT TITLE	RIVER WALK VILLAGE (CASE OF VILLAGE BANK), PRELIMINARY PLAT REVIEW		
ESCROW #	116795		
DEPARTMENT:	Community Development: Planning Division (Zoning Code)		
TECHNICAL REVIEWER:	Name: Chloe McGuire, City Planner Phone: (763) 433-9821 Email: CMcGuire@ci.ramsey.mn.us		

Preliminary Plat Plan Review

We offer the following comments regarding the Preliminary Plat submittal for River Walk Village as it relates to the City's Zoning Code.

Summary of revisions needed on Preliminary Plat:

1. Rivlyn Ave is spelled incorrectly on many sheets – all sheets need to be updated with correct spelling.
2. Regional trail needs to be shown as a separate outlot to be deeded back to the City.
3. Preliminary plat is contingent upon:
 - a. Successfully moving the regional trail under federal standards
 - b. Successfully removing all the debris onsite – debris removal plan required with final plat
 - c. Items listed below (1-7)
4. Must provide architectural renderings of proposed homes
5. Shoreland overlay area (300 feet from OHWL of river, and 50 foot setback)
6. **MRCCA overlay must be shown on all sheets** – see Landscape Memo for additional information
7. Elevation certificates for all homes on south side of road will be required with building permits

The project requires the following:

1. Preliminary Plat Approval
2. Variance for cul-de-sac length
3. ~~Variance for lot width (Lot 7)~~
4. Variance for minimum lot size from Shoreland Rules (75 foot minimum lot width – all but lot 4)
5. Ordinance vacating roadway easement
6. Comprehensive plan amendment regarding entire property to medium density residential
7. Rezoning subject property to R-2
8. Final Plat Approval

Planning Staff provides the following comments that require revision for the Preliminary Plat:

Revisions/Comments Per Sheet:

Sheet 1 –

1. Will electrical lines be buried? Have you contacted electrical company about powerlines on property?

Sheet 2 –

1. MRCCA boundary needed

Sheet 3 –

1. Misspellings

Planning Staff provides the following comments for general review of applications:

General: The Preliminary Plat is located in the southeastern most corner of the City of Ramsey, on the end of Rivlyn Ave, north of the Mississippi River and south of Highway 10. The site is currently owned by Village Bank. The site is currently vacant but was previously an unofficial dump of construction debris. This debris scatters the site, and some is buried as much as 4 feet under the ground. A similar came forward previously and was halted due to the cost of cleaning up the buried debris. The site is also part of the regional MRT line, which runs north-south through the southern half of the subject property. The subject property is two separate parcels.

Zoning: The Preliminary Plat is being reviewed under the R-2 (Detached Villa) guidelines, which will require a rezoning. The subject property is zoned E-1 (northeast parcel) and R-1 Residential (MUSA – Detached Single Family Homes) for the southwestern parcel closest to the existing residential.

Setbacks and Dimensional Standards.

R-2 Detached Villa Development Standards		
	Required	Proposed
Setbacks		
Front Yard	25 feet	25 feet
Side Yard	5 feet	5 feet
Rear Yard	20 feet	20 feet
Minimum lot size	.15 Acres	
Minimum lot width	50 feet	Lot 7 is only ~37.5 feet wide at front yard setback
Minimum lot depth	100 feet	
Minimum Driveway Length	25 feet	25 feet
Allowable Density	4 – 7 DU/Acre	2.5 DU/Acre

Wetland/Stormwater Pond	16.5 feet	16.5 feet
Sidewalk Width	10 feet, one side of street	No sidewalk shown.
Maximum Coverage for All Principal and Accessory Buildings:	35%	
Maximum Building Height:	35 feet	
MRCCA Overlay		Ponding and clearcutting shown in MRCCA

Variations: As proposed, the preliminary plat requires two variations:

1. Variance for cul-de-sac length

- a. Reasonable? Yes, the property can't get developed without the variance or access off Highway 10. Staff and MnDOT prefer access off Rivlyn Ave. There is a proposed public safety access, which will provide police and fire access to the property.
- b. Unique? Yes, the site is oddly situated and requires access to be developed.
- c. Practical difficulty? Yes, the site requires access and staff and other jurisdictions would prefer access off Rivlyn Ave to reduce individual accesses off Highway 10.

~~**2. Variance for minimum lot width (Lot 7)**~~

- ~~a. Reasonable? Yes, a detached villa is a reasonable use of the property.~~
- ~~b. Unique? The site is an odd shape, though it is currently vacant.~~
- ~~c. Practical difficulty? Potentially difficult due to the shape of the property, but there appears to be room to extend the lot boundary to allow it to meet minimum lot width requirements.~~

[Although plan sets have not been updated to show this; the applicant has stated that the variance to lot width will not be necessary and they can reconfigure the lots to meet requirements.]

Architectural Standards:

- 1. Location of Main Entrance:** Building must include a front porch or covered balcony/patio at all main entrances that face a street. Main entrance must face the street.
- 2. Porches:** Porches must be covered by a solid roof, no more than 12 feet above the floor of the porch. Minimum porch size is 6 by 6 feet. The covered area provided by the porch must be at least 48 square feet and a minimum of 8 feet wide.
- 3. Building Height:** Houses are allowed to be up to 35 feet from adjacent grade to mean roof. Proposed are 2 story homes.

Floodplains: The site does include floodplains, which will require certain house elevations at time of building permit.

Landscaping: See landscape and environmental resources for specific comments about landscaping and tree removal.

Density Transitioning: As proposed, the development is subject to the density transitioning standards based on the zoning of the adjacent properties (R-1 Detached Single Family Homes). This requires 25 feet of landscaping.

Streets and Access: The preliminary plat includes one street, Rivlyn Ave, which is proposed to cul-de-sac. Rivlyn Ave would be a public road and the cul-de-sac appears to meet the minimum size requirements; though the total cul-de-sac length is longer than what is allowed by code.

Design of cul-de-sac must meet minimum standards for radius, width, and right of way as per [sec 117-614](#).

Sidewalks: Sidewalk will be required along one side of Rivlyn Ave, staff recommends the south side. Sidewalks must be six (6) feet wide.

Utilities and Municipal Services: All new lots will be serviced with municipal utilities.

Grading and Drainage Plans: The area shows clearcutting and ponding in the MRCCA area. There cannot be clearcutting in this area. Ponding locations will need to be modified.

Parks and Trails: Reconfigured MRT will need to meet federal standards.

Development Fees: Development Fees will be due with the Plat including, but not limited to, Park Dedication, Trail Development, Storm Water Management, Trunk Water and Trunk Sanitary Sewer, and Lateral Benefit Charges for Sewer and Water. These fees are collected at the time the Final Plat is recorded and at the rate in effect when the final plat is recorded.

Development Agreement: An executed Development Agreement will be required prior to releasing the plat for recording.