

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

Date	5/29/19	Project Site	9349 Highway 10 NW PID 19-32-25-24-0002 Outlot D Northfork
Project Title	M&G Trailer Sales Technical Review		
Escrow #	116923		
Department:	Community Development: Planning Division (Zoning Code)		
Technical Reviewer:	Name: Chloe McGuire, City Planner Phone: (763) 433-9821 Email: CMcGuire@ci.ramsey.mn.us		

Site Plan Review

Summary of items required for project:

- Conditional Use Permit – to allow for motor vehicle, implement, sales and service and outdoor storage
- Variance – to allow a commercial private well and septic system within MUSA Boundary
- Sketch Plan – create a 9-acre commercial/retail lot [needs to be replatted because it’s an outlot]
- Site Plan Review – 20,000 square foot office, showroom, and service center

General: The site is currently platted as Outlot D Northfork and needs to be re-platted as part of this process in order to create a buildable lot.

Zoning: The site is currently zoned B-2 Business District and is within the MUSA boundary.

B-2: Intent. The purpose of the B-2 Highway Business District is to provide for and limit the establishment of motor vehicle oriented or dependent and convenience type, high intensity commercial and service activities characteristically located along major traffic carriers.

B-2 Standards		
	Required	Proposed
Building Setbacks		
Front Yard	35 feet	145 feet (south)
Side Yard	10 feet	10 feet (west)
Side Yard	10 feet	220 feet (east)
Rear Yard	35 feet	337 feet (north)
Setback from major and minor arterials and county and state roadways	60 feet from centerline of road right-of-way plus local applicable setback	120+ feet
Parking and pavement (includes maneuvering areas) setback from street right-of-way	20 feet	

Maximum Coverage for All Principal and Accessory Buildings	35%	6.6%
Maximum Building Height	35 feet	25 feet

Use:

- Conditional use: Under Section 117-115 B-2 Highway Business District, Motor Vehicle, implement, and recreation equipment sales and service is considered a Conditional Use
 - o Required: Conditional use permit
- Accessory use: Open and outdoor storage as an accessory use not to exceed 30% of the property provided that
 - o Storage area may only be located in the side or rear yard. The storage area may not be located in the front yard.
 - o Storage area is surfaced with concrete or bituminous with continuous B6/12 concrete curb and gutter if located in the side yard.
 - o Items stored outdoors shall comply with Chapter 30 of the Ramsey City Code entitled Public Nuisances.

Note: The outdoor storage onsite does exceed the 30% allowed but Staff can include the overage as part of the site plan review and Conditional Use Permit application.

Variations: As proposed, the site plan requires a variance for a commercial well and septic system onsite instead of connecting to City utilities.

1. Variance for private commercial well and septic system:

- a. Reasonable? Yes, a commercial use is a reasonable use of the property and that requires utilities of some sort. Due to the distance required to extend public utilities – it does seem reasonable to request a variance.
- b. Unique? Yes, the site is oddly situated and though in the MUSA, there are not utilities nearby.
- c. Character? Will the character of the locality be effected? No. There are numerous systems in Ramsey.
- d. Practical difficulty? Yes, the developer would connect to City utilities if they were nearby, but the cost of extension is excessive due to the distance.

Architectural Standards:

- 1. Summary:** The applicant is proposing a 6 bay industrial building with a service bay on the front of the building. The building is a pre-cast tan building with red metal accents. The proposed building is approximately 20,336 square feet (with a 2,725 square foot mezzanine)

Requirement	Proposed
All exterior wall finishes on any building shall be: Face brick; Stucco; Glass; Natural stone; Specifically designed pre-cast concrete units whose surfaces have been integrally treated with an applied decorative material or texture; Factory fabricated panel materials if the panel material is to be of those noted in subsections a through e of this section; and other material as may be approved by the planning and zoning commission and council. Combinations of such materials shall be permitted.	Pre-cast concrete with metal accents
35 foot maximum height	25 feet

Landscaping: See landscape and environmental resources for specific comments about landscaping and tree removal. Please note the application was deemed incomplete due to the lack of a tree survey. It does appear that tree clearing began onsite prior to the tree survey, which will need to be taken into account when official tree survey is received. There are significant, older trees onsite which the EPB recommended attempt to be saved; however, the applicant is proposing to clearcut the property.

Streets and Access: The site plan includes access off Highway 10. M&G Trailers is currently located on Highway 10 near the COR, and Staff has witnessed loading and unloading of trailers on the shoulder of Highway 10 at their current location, though not allowed. **All loading and unloading of trailers needs to take place onsite. There may never be any loading or unloading off-site, on the shoulder of Highway 10, or in any location other than those designated for loading/unloading.**

Lighting: The applicant provided a photometric plan that appears to meet the requirements of the City Code. All lights must be hooded, there may be no direct lights onto Highway 10 or onto nearby residential properties. The applicant must ensure lighting is maintained in this manner.

Utilities and Municipal Services: Though in the MUSA, the applicant is proposing private utilities due to the length of connection required. The closest utilities are in the Riverstone subdivision. If at any time utilities are adjacent to the property, the site will need to connect to City utilities and pay all applicable connection fees.

Parks and Trails: The applicant will be required to pay park and trail fees.

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. Part of this Development Agreement shall include the future connection to City utilities and prohibiting loading/unloading on Highway 10 NW.