

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

Date	6/14/19	Project Site	9020 173 rd Avenue NW, Ramsey, MN 53033
Project Title	Ramsey Woods		
Escrow #	117011		
Department:	Community Development: Planning Division (Zoning Code)		
Technical Reviewer:	Name: Elliot Mohler, Planning Intern Phone: (763) 576-4314 Email: emohler@cityoframsey.com		

The following comments are offered regarding the Sketch Plan and Final Plat, prepared by Hakanson Anderson and dated June 6, 2019:

Sketch Plan

- Drainage and Utility Easement width adjacent to unplatted parcels (western and southern boundaries of Lots 1 & 2) must be ten (10) feet. Adjust the easement width accordingly.
- 173rd Ave is classified as a Major Collector in the Comprehensive Plan and is also a designated Minnesota State Aid (MSA) road, which requires a total right-of-way width of eighty (80) feet. Adjust right of way to provide forty (40) feet from centerline.
- Existing septic system (tanks and drain field) on Lot 3 must be identified on the Sketch Plan to verify that it will meet minimum setbacks from new property boundaries.
- If the primary and secondary septic locations are not where the soil borings were conducted, new borings will be required at the time of permit application for the system.
- Due to the higher volumes of traffic currently and expected on 173rd Ave (again, an MSA road and a Major Collector), Lots 1 & 2 shall only be permitted a single access per lot. The Plat shall be updated to include restricted access or dedicated access to the City of Ramsey along the right-of-way boundary with the only exception being for the single, permitted access point on Lots 1 and 2.

Final Plat

- 173rd Ave is classified as a Major Collector in the Comprehensive Plan and is also a designated Minnesota State Aid (MSA) road, which requires a total right-of-way width of eighty (80) feet. Adjust right of way to provide forty (40) feet from centerline.
- Drainage and Utility Easement width adjacent to unplatted parcels (western and southern boundaries of Lots 1 & 2) must be ten (10) feet. Adjust the easement width accordingly.
- The Final Plat shall be revised to dedicate restricted access to the City of Ramsey along 173rd Ave, with the exception of a singular access point (up to thirty [30] feet in width) for both Lots 1 and 2.

General: The applicant is proposing to split their current lot at 9020 173rd Avenue NW (the “Subject Property”) into three (3) separate lots. Proposed Lot 3 would contain the existing dwelling and accessory buildings while Lots 1 & 2 would be vacant until sold. It should be noted that recent aerial photos (2016) show multiple cars (10) and other machinery located on the Subject Property, in the vicinity of proposed

Lots 1 & 2. If these are still present on the Subject Property, they need to be removed and/or relocated to Lot 3 and stored in accordance with City Code Section 117-355 (Residential Off-Street Parking).

Zoning: The Subject Property is currently zoned as R-1 Residential (Rural Developing). The surrounding properties are also zoned as R-1 Residential (Rural Developing). The intent of the R-1 Residential (Rural Developing) District is to accommodate single-family dwelling units on suitable land served with individual septic systems and wells.

R-1 Residential (Rural Developing) Bulk Standards

<i>Standard</i>	<i>Required</i>	<i>Proposed</i>
Lot Size	2.5 Acres	3.23 Acres (1), 3.82 Acres (2), 2.54 Acres (3)
Density	1 Unit/2.5 Acres	1 Unit/3.32 acres
Lot Width	200 Feet	200.04 Feet (1), 200.04 Feet (2), 324.36 Feet (3)
Front Setback	40 feet	40 feet
Rear Setback	40 feet	40 feet
<u>Side Setback</u>	<u>10 feet</u>	10 feet
Maximum Building Height	35 feet	N/A

Floodplains: There are no floodplains identified on the Subject Property.

Wetlands: There is small wetland in the southeast corner of the Subject Property (on proposed Lot 3). A wetland delineation report has been submitted. Since there is no disturbance proposed with this subdivision, approval of the delineation by the Lower Rum River Watershed Management Organization is not required. Both the Sketch Plan and Final Plat include the required drainage and utility easement extending sixteen and a half feet (16.5') beyond the delineated boundary of the wetland.

Streets and Access: The Subject Property presently gains access off 173rd Avenue NW. 173rd Avenue is a Minnesota State Aid (MSA) road and is designated as a Major Collector in the City's Comprehensive Plan. MSA roads require a total right-of-way width of eighty (80) feet. The Final Plat must be revised to provide forty (40) feet of right-of-way from the centerline.

The existing home has two (2) driveway accesses already. However, due to the greater volumes of traffic on MSA and Major Collector roads, Lots 1 & 2 shall be restricted to no more than a single point of access, not wider than thirty (30) feet, per lot. Additionally, due to the Major Collector designation, the Final Plat shall be revised to provide restricted access along 173rd Ave, with the exception of the existing driveway access points, and the proposed access points for Lots 1 & 2.

Utilities and Municipal Services: Although no dwelling units are proposed in these plans, any future dwelling units will need to have their own well and septic systems. Soil borings were conducted and identified on the Sketch Plan. However, the proposed primary and secondary septic locations are not in the same locations as the soil borings. Please note that this is allowable but that additional soil borings will be required at the time of permit application.

Tree Preservation and Landscaping: There is a significant woodland on the property. At this time, there is no proposal for home construction on Lots 1 & 2. Thus, a tree preservation plan is not required at this time. Furthermore, based on aerial imagery, there appears to be sufficient tree cover that when homes are constructed, there should not be any difficulty complying with the City's Tree Preservation

Ordinance, which requires retention of at least forty percent (40%) of the significant tree Diameter at Breast Height (DBH) inches on site.

Regarding landscaping, each lot is required to receive two (2) front yard trees. However, existing preserved trees may satisfy that requirement, as long as they are not on the City's list of prohibited species. That list can be found here:

<http://www.ci.ramsey.mn.us/DocumentCenter/View/1592/Landscaping-Requirements-PDF>.

Development Fees and Agreement: The proposed subdivision will require payment of development fees and execution of a Development Agreement. Note that development fees are only applicable to the newly created vacant lots (lot with existing home is not subject to these fees) and the fees collected are based on the rate in effect at the time of recording of the Plat. The estimated development fees payable are outlined below:

Fee	Rate	Quantity	Estimated Total
Park Dedication	\$3,500.00 per lot	2 lots	\$7,000.00
Trail Development	\$1,000.00 per lot	2 lots	\$2,000.00
Storm Water Management	\$487.00 per lot	2 lots	\$974.00