

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

Date	6/11/19	Project Site	Outlot A, West Ramsey Industrial Park, 156 th Avenue, Ramsey, MN 53033
Project Title	Name Brand Self Storage		
Escrow #	117008		
Department:	Community Development: Planning Division (Zoning Code)		
Technical Reviewer:	Name: Elliot Mohler, Planning Intern Phone: (763) 576-4314 Email: emohler@cityoframsey.com		

Sketch Plan

1. Sketch Plan – Planning Commission
2. Site Plan – Planning Commission + City Council
3. Final Plat – City Council

Site Plan Review

General: The lot is currently an outlot of the West Ramsey Industrial Park Plat. The property resides on 156th Avenue NW with connection to Highway 10 via Adams Street in the City of Elk River. The property shares its Northwest border with the Burlington Northern Santa Fe Railroad.

Zoning: The site is currently zoned as E-1 Employment District. The surrounding properties are zoned E-1 and right-of-way.

Intent: The intent of the E-1 Employment District is to accommodate general industrial activities. Self-storage is a permitted use within this district.

E-1 Employment District Standards		
<i>Standard</i>	<i>Required</i>	<i>Proposed</i>
Minimum Lot Size	1 Acre	8.4 Acres
Minimum Lot Width	200 Feet	800 Feet
<i>Building Setbacks</i>		
Front	35 Feet	~60 Feet
Rear	35 Feet	~100 Feet
Side	20 Feet	~50 Feet
Major and Minor Arterials and County and State Roadways	60 Feet from Centerline of Road ROW plus local applicable setback	N/A
From Service Road	35 Feet	~60 Feet

<i>Setbacks when adjacent to Residential District</i>		
Buildings	60 Feet	N/A
Off-Street Parking, Storage Areas, and Driveways	40 Feet	N/A
Parking and Paving (Including Maneuvering areas) setback from Street right-of-way	20 Feet	N/A
Maximum Building Height	65 Feet	10 Feet
Maximum Lot Coverage	45%	23%

Floodplains: The property is not within the Ramsey Floodplain.

Wetlands: The property does not contain any wetlands nor is it near any wetlands.

Fencing: The applicant has proposed a six (6) foot chain link security fence around the property boundaries for crime prevention purposes. The fencing will not have barbed wire or sharp edges lining the top. The applicant is allowed up to an 8 foot fence with a building permit.

Streets and Access: The property will have one access point via 156th Avenue NW. This access point will be guarded by a security fence. The site is accessible to Highway 10 via Adams St in the City of Elk River. There are potential future plans to extend 156th Avenue NW to connect with Alpine Drive as part of the Highway 10 construction.

Lighting: Per City Code, any lighting used to illuminate an off-street parking area, sign or structure, shall be arranged to deflect light away from an adjoining residential district or public street. Bulbs emitting in excess of 3,000 lumens (150 watts) shall be so directed that the bulb is not visible from off of the property where such light source is located. The proposed property will have lights attached to the buildings that will be shielded and cast down. The proposed lighting fixtures will be 60 watts. The applicant submitted a lighting plan as part of site plan review.

Utilities and Municipal Services: The property will not be connected to city utilities nor will it have well and septic on site. The proposed use of the property does not require the use of sewer and water utilities.

Grading and Drainage Plans: See engineering comments.

Architectural Standards: Per City Code, the construction materials may be any or a combination of the following:

- Face Brick
- Stucco
- Glass
- Wood
- Natural Stone
- Specifically designed pre-cast concrete units whose surfaces have been integrally treated with an applied decorative material or texture

The applicant has proposed using NovaBrik as the primary construction material for the on-site buildings. NovaBrik is a pre-finished concrete brick that may be constructed in a similar fashion to tip up walls.

NovaBrik is designed to be a durable and aesthetically pleasing construction material that looks like stone from afar. The applicant has proposed a grey exterior.

The applicant has proposed using a pre-finished metal standing seam roof for the on-site buildings. The City Code does not have pre-determined architectural standards for roofing. For the purpose of aesthetics, planning and engineering may want to look into alternative roofing options. The Building Official will need to ensure the roofing meets Building Code requirements.

The applicant has proposed using a mixture of prefinished metal roll up grill doors for individual storage units. These sizes range from 4.0'x8.0' and 8.8'x8.0' doors. The doors will be located on all sides of each building.

Parking: The applicant has proposed four parking spaces within the security fence. Community Development would like to see a few more parking spaces in addition to locating them outside of the security fence. The applicant has stated they are open to discussing parking onsite but they don't typically have parking stalls. Planning should continue negotiations of number of parking spaces and location of parking spaces. Planning is comfortable moving the required parking to the entrance near the gate in order to provide parking for maintenance, landscapers, snow removal, and those helping customers in other units.

Additional Information:

Information	Value
Total Pavement + Buildings	230,742 Sq. Ft.
Total Building	86,400 Sq. Ft.
Total Parcel Square Footage	367,643 Sq. Ft.
Total Building Cover	23%
Total Coverage	63%
Proposed Building Height	10 Feet