

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

<b>DATE</b>	JUNE 28, 2019	<b>PROJECT ADDRESS</b>	TBD
<b>PROJECT. TITLE</b>	RAMSEY STORAGE CENTER		
<b>ESCROW #</b>	116999		
<b>DEPARTMENT:</b>	Planning Division (Landscape Plan & Environmental Resources)		
<b>TECHNICAL REVIEWER:</b>	Name: Chris Anderson Phone: 763-433-9817 Email: <a href="mailto:canderson@cityoframsey.com">canderson@cityoframsey.com</a>		

We offer the following comments regarding the civil engineering plans and architectural plans prepared by Landform and Mohagen Hansen, dated June 6, 2019, to develop the northeastern corner of Ramsey Blvd and Bunker Lake Blvd (the “Subject Property”):

**Sheet A201**

- Will there be an office on site and if so, where?
- Where will garbage receptacles (waste storage) be located? These need to be screened from view from adjacent residential properties and from view from the public road.

**Sheet C0.1**

- Update Sheet Title. This is not Preliminary Plat.

**Sheet C2.1**

- Multiple Easements/Agreements are needed for this project:
  - A twenty (20) foot wide Access Easement benefiting the City along the eastern border of the property that extends at least to the stormwater outlet shall be drafted and provided to the City for review and approval.
  - An Encroachment and Snow Storage Agreement for the area directly west of the terminus of 148<sup>th</sup> Ave (this is in lieu of constructing a cul-de-sac bulb).
  - Master Stormwater Maintenance Agreement between the developer and the City and a secondary Stormwater Maintenance Agreement addressing Lots 1 & 2.
  - A Cross Access Easement to ensure access across both Lots 1 & 2.
- Northbound and Southbound turn lanes will be required, per Anoka County. Plans must be revised to include the turn lanes. Written approval from Anoka County, as well as any applicable County Permits, will be required.
- Stormwater pond should be encumbered with drainage and utility easement.
- Extend drive lane south to the border with Lot 2.
- Drive lane width shall be at least twenty-four (24) feet (excluding fire lane, which needs to be at least twenty [20] feet in width).
- A second access to Ramsey Boulevard requires authorization from Anoka County. Coordinate with Anoka County to determine access options and turn lane requirements.
- Plan sheet shows light poles around the property. Per Developer, there will be no light poles installed. Update plan sheet(s) accordingly.
- Additional parking stalls must be added. Based on the Parking Summary provided, at least twenty-six (26) stalls must be provided; only thirteen (13) are included. It appears that the fire

land could be shifted south and another row of parking stalls could be added along the south wall of the building.

- The northern most parking stall is within the required twenty (20) foot parking setback and needs to be moved to another location.
- Depth of parking stalls shall be eighteen (18) feet.
- Where will waste storage be? This must be screened from view from adjacent residential properties and public roads.

#### **Sheet C7.1**

- The City's topsoil specification has been amended. Four (4) inches of topsoil is still required across all disturbed areas not otherwise improved with impervious surfacing. Topsoil shall not contain more than thirty-five percent (35%) sand content (the MnDOT Premium Topsoil Borrow is no longer required).

#### **Final Plat**

- Final Plat must be revised to include a drainage and utility easement encumbering the stormwater pond that will be receiving stormwater from both lots (see previously approved Final Plat for Regency Commons).

#### **Sheet L1.1**

- The note referring to Tree Protection Fence in the northwest corner of the site is not pointing to anything. Adjust accordingly. Also, add the Tree Protection Fence symbol to the legend on this plan sheet.
- It appears that a number of existing trees just south of the building and fire lane are now slated to be preserved. If so, Tree Protection Fence must be installed no closer than the dripline of these trees and it must be added to this plan sheet.

#### **Sheet L2.1**

- Landscape Note #12 states that 14'-18' Norway Spruce or White Spruce will be spaded onto the site in various locations. Staff does not object to this but that was originally proposed by the previous developer. Since the project was sold, this needs to be confirmed with the new developer. If this is still accurate, no additional revisions are necessary. If not, this note should be eliminated and the plan sheet(s) shall be updated accordingly.
- Based on building footprint (41,180 square feet) and site perimeter (1937.38 feet), the shrub calculation must be updated to 137 shrubs ( $41,180/300=137$ ). Also, the bufferyard calculation must also be updated accordingly ( $137 \times 0.30=41$  bufferyard shrubs).
- The City's topsoil requirement has been revised and no longer requires the 'Premium Topsoil' but rather simply needs to consist of topsoil with not more than 35% sand content (this is an advisory comment only).
- If an irrigation system is to be installed, notes must be added to the plan stating that the irrigation system requires a permit from the City and it must be equipped with both a rain sensor and some form of water efficient technology, such as a smart controller.
- More than a single species of shrub should be incorporated into the Landscape Schedule to help reduce losses due to pests and/or pathogens.
- Shrubs must be added to the bufferyard to enhance screening between existing residential uses and the proposed industrial use. This should include a mixture of larger deciduous and coniferous shrubs.

- Relocate some of the proposed shrubs around the stormwater pond to the bufferyard to assist and enhance screening between the two differing uses.
- Relocate the Harvest Gold Linden and Sienna Glen Maple from the northwest corner of the site into the bufferyard to additional screening (currently, they are interspersed amongst some existing trees being saved).
- Update Landscape Schedule to specify that shrub size shall be twenty-four (24) inches in height at time of installation.

**General:** The Plat is generally consistent with what had been approved in February of 2017, with the exception of the name (now Ramsey Storage Center), the signatory blocks (to be consistent with current ownership), and drainage and utility easement encumbering the stormwater pond. The Plat consolidates three (3) existing parcels into two, with lot sizes of 4.45 acres (Lot 1) and 1.75 acres (Lot 2).

The Site Plan is only applicable to Lot 1 and is relatively consistent with the most recent approvals granted (February, 2017) for the Subject Property. The main difference is the current proposal consolidates all self-storage units within a single, climate-controlled building (previously, the plan was for multiple buildings on site with more pavement). There have been some slight modifications to the exterior finish of the building (discussed under architectural standards) as well as to the tree preservation plan (saving more trees with current proposal).

**Zoning:** The Subject Property currently has a dual zoning designation of E-1 Employment (Lot 1) and B-1 General Business (Lot 2). Indoor self-storage facilities are a permitted use in the E-1 Employment District.

**Lot Coverage:** The proposed building is three (3) stories and has a building footprint of 43,376 square feet. Lot 1 is 4.45 acres in size, equivalent to 193,842 square feet. The resulting lot coverage is approximately twenty-two percent (22%), well below the allowable building coverage of forty-five percent (45%).

**Setbacks:** The proposed building meets/exceeds the required setbacks of 60 feet (where adjacent to residential, which is the north and east boundaries), 20 feet (side), and 35 feet (front). Additionally, the required twenty (20) foot green space area adjacent to public roads is also provided, with the exception of one proposed parking stall that slightly encroaches and needs to be relocated.

**Building Height:** The proposed building would be thirty-five and a half (35.5) feet in height. This is well within the allowable building height of sixty-five (65) feet.

**Architectural Standards:** The exterior finish of the proposed building includes a combination of precast concrete with varying textures, glass, and metal trim. The proposed materials do comply with the standards of the E-1 District. While the previously approved site plan had a greater mix of materials and a larger percentage of glass, the current Site Plan has consolidated everything into a single building with access only from the front (Ramsey Blvd side), which Staff believes is more desirable.

**Access:** The proposed access is from Ramsey Blvd. With the previous approval, there was significant discussion between Anoka County Staff and the developer about the final location for the access. At that time, a phased access plan was approved that would have required modifying the access to Lot 1 in the future when Lot 2 developed. City Staff understands the intention with this project would be to construct the access for Lot 1 in its 'final' location rather than pursuing a phased approach. Please note that detailed plans for the road improvements, including northbound and southbound turn lanes, will be required and must be approved by Anoka County and the City.

The Site Plan does show a future access to Lot 2 from Ramsey Blvd. This future access, or any other access to either Ramsey Boulevard or Bunker Lake Boulevard, requires approval by Anoka County. Copies of all approvals shall be provided to the City.

**Lighting:** Per the Developer, on-site lighting is going to be minimal. The Site Plan will need to be modified as it does show light poles around the drive lane and fire lane. A cut sheet has also been provided showing the proposed fixtures. All lighting shall be arranged to deflect light away from an adjoining residential district and public roads. Any bulb(s) emitting in excess of 3,000 lumens (150 watts) shall be directed so that the bulb is not visible from off the property (bulbs should be recessed inside the fixture).

**Waste Storage:** It is unclear from the plan submittal where waste storage will be located. Waste storage shall be screened from public view and adjacent lots. This shall be added to the Site Plan.

**Off-Street Parking – Spaces Required:** City Code does not specifically address parking standards for self-storage facilities. However, on-site parking, especially for a single, climate-controlled building, must be provided. This could be based on the industrial parking standard of one stall for every 1,000 square feet of floor space, which would equate for forty-three (43) spaces. This could, though, result in over parking of the site. The previously approved site plan had fewer parking stalls; however, that did have some units that were directly accessible from outside (which would lessen the need for dedicated on-site parking spaces).

The proposed Site Plan provides thirteen (13) stalls. The calculations assumed 0.2 stalls per 1,000 of building. Based on that threshold, there should be a minimum of twenty-six (26) stalls provided. There appears to be additional space for parking along the south wall of the building. This would require shifting the fire lane further south. With only a single building on the site, there are options to incorporate additional parking spaces.

**Utilities:** The Site Plan indicates that municipal water and sanitary sewer will be extended from 148<sup>th</sup> Ave south to the northern border of Lot 2. Please review all Engineering comments regarding utilities for any necessary corrections.

**Screening/Bufferyard:** The Subject Property does border existing residential neighborhoods to the north and east and therefore, a bufferyard is required between the proposed and existing uses. The Site Plan does include a sixty (60) foot bufferyard along the north and east boundaries. Per City Code, within the bufferyard, additional plantings, equivalent to thirty percent (30%) of the required landscaping, shall be installed. As noted above, shrubs need to be added to the bufferyard plantings.

**Landscaping:** Landscaping is required based on either the lineal feet of site perimeter or square feet of building footprint, whichever is greater. The proposed species and mix of coniferous and deciduous trees is generally acceptable. The combination of proposed landscaping and preserved trees appears to generally satisfy the landscaping requirements.

**Development Fees:** Development fees for both Lots 1 & 2 will be applicable and must be received before the Plat will be released for recording. Development fees include, but may not be limited to, Park Dedication, Trail Development, Stormwater Management, and Trunk Fees for Water and Sanitary Sewer. Estimated fees were provided to the developer via email on May 20, 2019.

*Review File:*

*Ramsey Storage Center: Site Plan and Final Plat*

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**Development Agreement:** Execution of a Development Agreement, which will outline fees due, required sureties, and responsibilities for required improvements, will be required. This document is being drafted but an Engineer's Estimate for all improvements excluding the building is required. Please break down the cost estimates to materials, unit quantities, and cost per unit.