

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

Date	9/11/19	Project Site	7001 166 th Ave NW
Project Title	Ellis Addition		
Escrow #			
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 Sathre-Bergquist, Inc. and dated August 30th, 2019:

Sketch Plan

- The road south of the Subject Property is no longer named “166th Lane NW”. The street name was changed to “166th Avenue NW”.
- Brookfield First Addition is misspelled. Currently reads “Brookfiled” instead of “Brookfield”. This needs to be corrected.
- Remove red building setback lines from survey as they are from what appears to be the existing building. These are not necessary for these plans.
- Ensure that setbacks are confirmed.
- Existing dwelling should be given a new address on 166th Avenue, similar to the two proposed lots.

Final Plat

- The road south of the Subject Property is no longer named “166th Lane NW”. The street name was changed to “166th Avenue NW”. Make required change to Final Plat.
- Brookfield First Addition is misspelled. Currently reads “Brookfiled” instead of “Brookfield”. This needs to be corrected.
- Remove red building setback lines from survey as they are from what appears to be the existing building. These are not necessary for these plans.
- Ensure that setbacks are confirmed.
- Existing dwelling should be given a new address on 166th Avenue, similar to the two proposed lots.

General: The applicant is proposing to split the current lot at 7001 166th Ave NW (the “Subject Property”) into three (3) separate lots. Proposed Lot 3 would contain the existing dwelling and accessory buildings while Lot 1 and Lot 2 would be vacant until sold. The proposed subdivision would be east of the Brookfield First Addition and Brookfield Second Addition Subdivision and north of the Valvista Estates Subdivision. The Subject Property is currently platted as part of the Westby First Addition Subdivision.

Zoning: The Subject Property is currently zoned as R-1 Residential (MUSA). The surrounding properties are all zoned R-1 Residential (MUSA). The intent of the R-1 Residential (MUSA) District is to accommodate single-family dwelling units on suitable land in the 2040 Metropolitan Urban Service Area (MUSA). All newly created lots in this district must connect to city sewer and water. The existing

dwelling unit is not currently connected to city sewer and water and can continue to utilize a well and septic system as long as they are functional.

R-1 Residential (MUSA) Bulk Standards

<i>Standard</i>	<i>Required</i>	<i>Proposed</i>
Lot Size	0.25 Acres	0.52 Acres (1), 0.52 Acres (2), 1.46 Acres (3)
Minimum Density	2.5 Units/1 Acre	3 Units/2.5 Acres
Maximum Density	3 units per acre/4 units per acre with PUD (net) (maximum)	
Lot Width	80 feet/90 feet — corner lot	100.01 Feet (1), 100.01 Feet (2), 279.92 and 228.08 Feet (3)
Front Setback	30 feet	30 feet
Rear Setback	5 feet	5 feet
<u>Side Setback</u>	<u>6 feet</u>	6 feet
Maximum Building Height	35 feet	N/A

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

Wetlands: There are no wetlands identified on the Subject Property.

Streets and Access: It should be noted that 166th Ave NW is an MSA road and that limited entrances onto these roads is often required. Because of this, the minimum density requirement for the R-1 Residential (MUSA) District will not be enforced. The Subject Property currently gains access off Jasper St NW. The existing dwelling on proposed Lot 3 will continue to gain access off Jasper St NW. Lot 1 and Lot 2 will gain access off 166th Ave NW. Each lot will be limited to one driveway connection that may be no greater than thirty feet (30') at the street.

Utilities and Municipal Services: Although no new dwelling units are proposed in these plans, any and all future dwelling units will need to connect to city sewer and water services. This does not include the existing dwelling that is located on proposed Lot 3.

Tree Preservation and Landscaping: There are few trees on the Subject Property. Most of the existing trees on the Subject Property are located on proposed Lot 3, with a limited number of existing trees on proposed Lot 1 and Lot 2. If a dwelling is to be built on proposed Lot 2, it appears that trees would need to be removed. The applicant should consider the City of Ramsey’s lot landscaping requirements. This is especially applicable to proposed Lot 1 and Lot 2, where few trees are located. This would include the planting of at least two trees per dwelling unit (either overstory deciduous or coniferous trees). Newly planted deciduous trees must be at least one inch (1”) in diameter as measured six inches above the ground and coniferous trees must be at least five feet (5’) in height. Acceptable plantings shall be determined by the City planting schedule. The compliment of trees fulfilling the landscaping requirements shall not be less than 25 percent deciduous and not less than 25 percent coniferous. It is possible that existing preserved trees may satisfy the lot landscaping 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:

Relevant Development Fees per 2019 Rates and Charges

Water (Trunk Connection)	\$1,925 per unit
Water (Lateral)	\$6,161 per unit
Sanitary Sewer (Trunk Connection)	\$1,213 per unit
Sanitary Sewer (Lateral)	\$4,823 per unit
Park Dedication	\$3,500 per unit
Trail Development	\$1,000 per unit
Storm water Management	\$487 per unit
Total Development Fees (2 units):	\$38,218
Development Escrows:	
Performance Surety	125% of cost of improvements
Engineering Inspection Fee	5% of cost of improvements
Both accepted with development agreement	
Sewer Accessibility Charge (SAC)	\$1,299 per unit
Water Accessibility Charge (WAC)	\$2,485 per unit
Fees Taken with Building Permit	\$7,568

*Subject to change