

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	2/25/2019	PROJECT SITE	PID: 35-32-25-31-0034 AND 35-32-25-31-0036
PROJECT TITLE	6080 HIGHWAY 10 SKETCH PLAN REVIEW		
ESCROW #	116168		
DEPARTMENT:	Community Development: Planning Division (Zoning Code)		
TECHNICAL REVIEWER:	Name: Chloe McGuire, City Planner Phone: (763) 433-9821 Email: CMcGuire@ci.ramsey.mn.us		

Sketch Plan Review

We offer the following comments regarding the Sketch Plan for 6080 Highway 10 as it relates to the City's Zoning Code.

Summary:

1. All review and approvals will require/be contingent upon:
 - a. Rezoning and comprehensive plan amendment to rezone the subject property(s) to R-2 Residential (processed with preliminary plat)
 - b. Variance required for cul-de-sac length (processed with preliminary plat)
 - c. Ordinance required for right-of-way vacation (processed with preliminary plat)

Planning Staff provides the following comments for general review of the application:

General: The site is located at PID 35-32-25-31-0034 and PID 35-32-25-31-0036 and is currently vacant. The site is approximately 5.55 acres with .75 acres of right-of-way.

Zoning: PID 35-32-25-31-0034 is currently zoned E-1 Employment District and PID 35-32-25-31-0036 is zoned R-1 MUSA (Detached Single Family Home), and is adjacent to Highway 10, the Mississippi River, another E-1 property, and R-1 MUSA properties. Staff will bring forward a rezoning with the preliminary plat application, and this project is being reviewed under R-1 MUSA regulations.

Critical Area: A small portion of the southwest corner of the Subject Property is located within the Mississippi River Corridor Critical Area (MRCCA). This review will be subject to Section 117-148 regulations.

Setbacks and Dimensional Standards.

R-2 – Detached Villa Regulations	Required	Proposed	Meets Requirement?
Lot Size (see below)	.15 Acres	See below	Yes
Lot Width	50 Feet	50 Feet	Yes

Density	4 – 7 units per acre	To Be Review – Net Buildable Area	To Be Review – Net Buildable Area
Front yard setback	25 feet	25 feet	Yes
Rear yard setback	20 feet	30 feet	Yes
Side yard setback	5 feet	7.5 feet	Yes
Max lot coverage	35%	<24%	Yes

Lot Sizes:

Required (sq ft)	Proposed (sq ft)	Meets Requirement?
6534	8003	Yes
6534	6876	Yes
6534	8237	Yes
6534	14,184	Yes
6534	8503	Yes
6534	7273	Yes
6534	7497	Yes
6534	7444	Yes
6534	7378	Yes
6534	7349	Yes
6534	6647	Yes
6534	10,196	Yes
6534	8062	Yes
6534	8960	Yes

Floodplains: The site is in the Flood Fringe and 500 year floodplain, which do not restrict development.

Wetlands: The site does not appear to have wetlands in the National Wetland Inventory.

Landscaping: See landscape and environmental technical review for specific comments about landscaping and tree removal.

Density Transitioning: As proposed, the development is subject to the density transitioning standards based on the zoning of the adjacent properties.

Full requirements and options can be found in City Code Section 117-110 Residential Development Transitioning

See Landscape Memo.

Streets and Access: The existing cul-de-sac is approximately 560 feet from Tungsten St NW. The additional cul-de-sac is proposed at approximately 400 feet to the middle of the cul-de-sac. The total cul-de-sac could be approximately 950-960 feet.

The applicant has also requested vacation of road right-of-way as part of this project. This will be processed via Ordinance during the preliminary plat application.

Sidewalks: City Code does require sidewalks on at least one side of every public street in new urban subdivisions. However, adjacent neighborhoods lack sidewalks, so a viable connection is a challenge. Staff will forward this request to the Parks and Recreation Commission for recommendation.

Utilities and Municipal Services: All new lots will be serviced with City sewer and water.

Grading and Drainage Plans: See Engineering Comments.

Parks and Trails: Park and Trail fees will be determined with preliminary plat.

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. City Staff will need an engineering estimate submitted with the preliminary plat in order to draft the development agreement.

Next Steps:

- If Planning Commission recommends moving forward, preliminary plat submittal
- Requires a landscape and tree preservation plan
- Meet with staff prior to submission to walk through comments on sketch plan