

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	MARCH 29, 2019	PROJECT ADDRESS	16950 NEON ST NW
PROJECT. TITLE	HAUCK ADDITION SKETCH PLAN, FINAL PLAT, AND VARIANCE		
ESCROW #	116814		
DEPARTMENT:	Community Development: Planning Division		
TECHNICAL REVIEWER:	Name: Chris Anderson Phone: 763-433-9817 Email: canderson@cityoframsey.com		

Variance, Sketch Plan, and Final Plat Review

We offer the following comments regarding the Variance, Sketch Plan, and Final Plat submittal for Hauck Addition as it relates to the City's Zoning Code. The plan set consists of two (2) sheets; a Sketch Plan prepared by E.G. Rud & Sons, Inc., dated February 19, 2019 and Final Plat Sheet also prepared by E.G. Rud & Sons, Inc. and dated March 6, 2019.

Staff provides the following comments on the Plan Set that require revision:

Sketch Plan

- Zoning and Setbacks table shall be updated to specify that the rear yard setback in the R-1 Residential (Rural Developing) District is 40 feet. It appears that the Building Setback Line shown on the Sketch Plan is set at 40 feet from the rear boundary, but the table lists it as 30 feet.
- Update street name from 170th Lane to 169th Avenue.
- The drainage and utility easement width along the common boundary line between Lots 1 & 2 can be reduced to a total of ten (10) feet (five [5] feet on each side of the lot line) if desired. All other d/u easements shall remain at a width of ten (10) feet.

Final Plat

- Plat shall be updated to include right of access dedicated to the State of Minnesota along the western boundaries of both Lots 1 & 2.
- The drainage and utility easement width along the common boundary line between Lots 1 & 2 can be reduced to a total of ten (10) feet (five [5] feet on each side of the lot line) if desired. All other d/u easements shall remain at a width of ten (10) feet.
- Update street name from 170th Lane to 169th Avenue.
- Update Final Plat sheet to reflect property owner's legal name.
- Update Final Plat sheet to eliminate reference as 'a single person' as she has stated that she is legally married.

Staff provides the following comments for general review of the applications for Sketch Plan, Variance, and Final Plat

General. The project proposes to subdivide 16950 Neon Street (the “Subject Property”) into two (2) lots, one with the existing home and accessory buildings and the other as a new, buildable lot. As part of the request, an application for a Variance has been submitted to address the deficient lot size of both resulting parcels.

Zoning. The Subject Property is zoned R-1 Residential (Rural Developing) and is guided as Rural Developing in the Comprehensive Plan. The Minor Plat will result in two lots that meet all dimensional standards with the exception of lot size. Minimum lot size in this zoning district is 2.5 acres. The two proposed lots will be 1.65 acres and 1.53 acres. An application for a variance to deviate from minimum lot size has been submitted.

Lot Size and Frontage. Within the R-1 Residential (Rural Developing) District, minimum lot size required is 2.5 acres. Furthermore, lots shall have a minimum width of 200 feet along public roads. As previously noted, an application for a variance to lot size was included with the submittal. The parcel abuts three (3) public roads: Trunk Highway 47, Neon Street, and 169th Avenue. The associated right-of-way for these roads impacts this parcel greater than others due to the amount of frontage. Both resulting lots will be larger than most surrounding properties and thus will not alter the essential character of the neighborhood. Staff is supportive of the variance.

Streets and Access. The existing home on the Subject Property will retain its access off Neon Street. It is assumed that access for Lot 2 will also be from Neon Street. Since the Subject Property abuts State Trunk Highway 47, the Final Plat will need to dedicate right of access along the western boundaries of both lots to the State of Minnesota. The Sketch Plan and Final Plat have been forwarded to MnDOT for review and comment as well.

Easements. Drainage and utility easements shall be provided for both lots. Drainage and utility easements shall be ten (10) feet in width adjacent to road right-of-way and unplatted areas, including the outlot to the north, and five (5) feet along all common lot lines being platted. Additionally, drainage and utility easements are required around all wetlands and stormwater ponds. The easement shall be a minimum of sixteen and a half feet (16.5 feet) in width and must be included on the Final Plat.

Development Fees. Development Fees will be due with the Plat including, but not limited to, Park Dedication, Trail Development, and Stormwater Management. These fees are collected prior to the City releasing the Final Plat for recording at Anoka County and are at the rate in effect when the plat is recorded.

Development Agreement: An executed Development Agreement will be required prior to releasing the plat for recording. The primary purpose of the Development Agreement will be to memorialize the development fees due.