

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	MARCH 29, 2019	PROJECT ADDRESS	6601 MCKINLEY STREET
PROJECT. TITLE	ACE SOLID WASTE SITE PLAN, VARIANCE, AND CUP AMENDMENT		
ESCROW #	116829		
DEPARTMENT:	Community Development: Planning Division		
TECHNICAL REVIEWER:	Name: Chris Anderson Phone: 763-433-9817 Email: canderson@cityoframsey.com		

Site Plan, Variance, and Conditional Use Permit Amendment Review

We offer the following comments regarding the Site Plan, Variance, and Conditional Use Permit Amendment submittal for an expansion of an existing transfer facility as it relates to the City's Zoning Code. The plan set consists of eighteen (18) sheets prepared by Wenck and dated March 7, 2019.

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

Sheet C-103

- Details on the proposed chain link fence shall be provided. At a minimum, plan set shall specify fence height and whether there will be any security features (e.g. will there be barbed wire at the top of the fence). Add a detail to the plan set.
- Provide details/information about the proposed Convenience Center pad located along 141st Ave.
 - What sort of containers will be on that pad?
 - Will there be fencing around the containers? If so, provide details.
 - What materials will be collected in that location?
 - How will illegal dumping be monitored/addressed?
- Provide specifications for proposed lighting fixtures.
- Bulbs in excess of 150 watts shall be shielded so the source of light is not visible from off of the property and all lighting shall be arranged to deflect light away from adjoining public roads.
- Can the stall depth along Basalt Street be reduced at all? It appears that the existing stall depth for ACE trucks behind their main building is between 35-40 feet. If depth can be reduced, it lessens the degree of the requested variance.

Sheet C-201

- Reminder that a Lower Rum River Watershed Management Organization (LRRWMO) permit is required before breaking ground with any activity.

Sheet C-901

- Lighting used to illuminate the building, any signage, and/or off-street parking areas shall be arranged to deflect light away from adjoining public streets (Basalt St and 141st Ave). Add note to plan sheet.
- Specifications for the proposed light fixtures shall be provided. Bulbs are in excess of 150 watts and thus must be recessed within the fixture(s) so that the source of light (bulb) is shielded from view from roads and adjacent properties.

Sheet G-102

- Add symbol for proposed light poles.

Sheet L-100

- It appears trees 764, 784, 786, 776, and 903 are being removed due to installation of a storm water pond. If so, those can be excluded from the removal and reforestation calculations.
- Update reforestation calculations as noted above. When excluding removals apparently due to storm water pond, total inches removed is 98 DBH inches. 70% of that is 68.6 DBH inches allowed for removal; 29.4 DBH inches should be retained. $29.4 \times 1.25 \text{ inches} = 36.75 \text{ DBH inches}$ to be replanted or $29.4 \times \$125 = \$3,675$ in restitution. Proposed landscaping can be applied toward reforestation.

Sheet L-101

- Consider utilizing a deciduous species along the western boundary rather than balsam fir or northern white cedar. There is very limited space between fence and asphalt for evergreens. Possibly shift them to around the storm water pond.
- Update Planting Schedule to identify minimum required sizes for plants. Overstory trees shall be at least 2.5 inches in diameter. Coniferous trees shall be at least 6 feet in height. Ornamental trees shall be at least 1.5 inches in diameter. Shrubs shall be at least 24 inches in height. Minimum sizes are at time of planting.
- Planting requirements are 1 tree for every 1,000 square feet of building expansion and 1 shrub per every 300 square feet of building expansion. Project requires 8 new trees and 27 shrubs. Note though that reforestation is required due to the removal of all existing significant trees on site and thus, plantings above and beyond the landscape requirements will be needed (or payment of restitution per the Tree Preservation Ordinance).
- Use of seed rather than sod requires City Council authorization. Sod shall be used in all boulevard areas (this would include all areas within ten [10] feet of public roads).
- Additional plantings should be included along the boundary with Basalt Street. This would help 'buffer' the proposed pavement encroachment in the required pavement setback from road right-of-way.

Sheet L-102

- Update Deciduous Tree Planting detail to specify removal of twine, cut or fold back burlap, and remove top 1/3 of wire basket.

- Irrigation system must be equipped with a rain sensor and some form of water efficient technology such as a weather-based smart controller. Update Irrigation Notes accordingly.
- City requires a two (2) year maintenance guarantee for all new plantings.

Staff provides the following comments for general review of applications:

General. The project proposes an 8,066 square foot addition to an existing transfer station facility as well as new off-street parking and maneuvering areas to be accessed from 141st Ave. There are also applications to amend the existing Conditional Use Permit (CUP) to account for the expansion of a conditional use and a variance to deviate from the minimum parking and/or maneuvering area from public right-of-way.

Zoning. The property is zoned E-2 Employment R-1 Residential (Rural Developing) and is guided as Business Park in the Comprehensive Plan. Per City Code [Section 117-427 \(Solid Waste\)](#), a Conditional Use Permit is required for storage, collection, and transportation of solid waste. The City approved a Conditional Use Permit (Resolution #00-04-104

Streets and Access. The transfer station will now have access from 141st Ave. Trucks will enter the site traveling south, dump materials within the facility, then continue south and exit onto McKinley Street.

Off-Street Parking and Maneuvering Areas. Off-street parking and maneuvering areas are required to be setback from public rights-of-way at least twenty (20) feet. The project proposes to add another eleven (11) parking stalls for the waste-hauling trucks along the eastern property boundary. The pavement and curb/gutter are proposed to be six (6) feet from the right-of-way boundary along Basalt Street and the concrete pad for the “convenience center” is proposed to be ten (10) feet from the right-of-way boundary along 141st Ave. The submittal does include a request for a variance to the twenty (20) foot greenspace requirement.

Exterior Finish Materials. The building addition is proposed to consist of the same exterior finish as the existing structure. This includes ‘raked’ precast panels with a two (2) foot tall smooth, painted bed.

Building Coverage. Building coverage is limited to no more than forty-five percent (45%) in the E-2 Employment District. The total lot area is 442,403 square feet and with the proposed addition of 8,066 square feet, there will be a total of 36,032 square feet of building coverage. This equates to roughly eight percent (8%) of building coverage overall on the property.

Development Agreement: An executed Development Agreement will be required prior to commencing construction. The primary purpose of the Development Agreement will be to memorialize the responsibilities, approved plans, and required surety and inspection fees.

Other Permits. The proposed project will disturb an acre or more of land. A permit from the Lower Rum River Watershed Management Organization will be required and a copy of which must be submitted to the City.