

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

Date	9/17/2019	Project Site	PID: 28-32-25-12-0067
Project Title	DC Ramsey Townhome Development		
Escrow #	19-136		
Department:	Community Development: Planning Division		
Technical Reviewer:	Name: Chloe McGuire Phone: 763-433-9821 Email: cmcguire@cityoframsey.com		

Required Steps

1. Sketch Plan – Planning Commission
2. Site Plan – Planning Commission + City Council
3. Final Plat – City Council

Site Plan Review

Notes:

- Maximum driveway width at street is 20 feet
- Staff would like to discuss higher architectural standards for flexibility in density transitioning to the PUD to the north.

General: The property is currently platted as Outlot E Town Center Gardens 3rd Addition, and is PID 25-32-25-12-0067. The site does not have an assigned address at this time, but is north of 147th Ln and East of Center Street. The site is approximately 12.07 acres. The Applicant has proposed 23 lots.

Zoning: The site is currently zoned as R-2 Medium Density Residential. The properties to the west and south are zoned COR (townhomes) and to the north are zoned PUD with underlying zoning of R-1 Detached Single Family Homes (well and septic, large lot homes). The property to the east and southeast are zoned R-2 Medium Density Residential.

Intent: The intent of the R-2 Medium Density Residential District is to accommodate attached townhomes, small multifamily buildings, and detached villas with an overall density of 4 – 7 units per acre.

R-2 Detached Villa Standards		
<i>Standard</i>	<i>Required</i>	<i>Proposed</i>
Minimum Lot Size	.15 Acres	
Density Range	4 – 7 Units/Acre	1.9 units/acre (net with wetlands)

		~5.3 units/acre (gross without wetlands)
Minimum Lot Width	50 feet	
<i>Building Setbacks</i>		
Front, Side Corner	25 Feet	25 feet
Rear	20 Feet	20 feet
Side	5 Feet	5 feet
From Development Boundary	25 Feet	25 feet
Maximum Lot Coverage (All Buildings, Excludes Paving)	35%	<35%
Minimum Building Size for Townhouse with Garage	1 Bedroom – 700 sq ft 2 Bedroom – 800 sq ft 3 Bedroom – 960 sq ft Each additional bedroom – 125 sq ft	
Required Parking Stalls	2 enclosed (townhome)	2 enclosed
Maximum Driveway Width at Street	20 feet	25 feet
Side Yard Setback for Driveway	5 feet	5+ feet
Driveway Surface	Bituminous or Concrete	Bituminous
Minimum Driveway Length	25 feet	25 feet
Wetland Setback	16.5 feet	16.5 feet
Minimum Private Street Width (With No Parking)	24 feet	~23/24 feet

Floodplains: The property is not within the Ramsey Floodplain.

Wetlands: The property contains significant wetlands on the eastern portion of the site. A wetland delineation will be required with preliminary plat and all wetlands will need to be encumbered by drainage and utility easement and the City requires a 16.5 foot setback from any wetland.

Streets and Access: The property will contain a portion of public road Center Street running north-south through the site on the western boundary of the site, the applicant has proposed a private road running east west through the site, likely to be named 147th Place NW. This road is proposed at approximately 23 feet in width,

Lots: The City Code requires that corner lots are at least ten feet wider than interior lots (per H-3 in Article III).

Parking: The Applicant has proposed visitor parking near Outlot A, which is an amenity space (such as a park or green space) for the resident. There are 8 visitor parking spaces. The City will require no parking signs on the private road.

Lighting: The applicant should submit a lighting plan as part of site plan review with preliminary plat for any street lighting.

Utilities and Municipal Services: The property will be connected to City Utilities. A Grading and Utility Plan should be submitted with preliminary plat.

Density Transitioning: Under the City Code, density transitioning is typically required for R-2 to R-1 Rural Residential (single family detached homes with well and septic). This would include 45 feet of

buffer in a typical situation. However, the City Code also provides flexibility to the density transitioning requirements; because the homes to the north are part of a live-work PUD that allows for commercial uses in the rear yards, and each home to the north also has significant wetlands (unbuildable) on the south portion of the lots, Staff is supportive of flexible density transitioning requirements. The applicant has proposed 20 feet, the required rear yard setback, on the northern property line abutting the PUD. 30 feet seems to be a reasonable compromise, but staff would be open to the 20 foot setback requirement if the applicant would be open to higher architectural standards, including but not limited to:

- Public street facing improvements for homes on south portion of lot (abutting 147th Ln) including front porch, door, and typical “front of home” look
- Required porches of at least 48 square feet on the front of homes
- Inclusion of stone or other high quality materials

Landscaping: Landscaping of the overall site, in addition to density transitioning landscaping, is required and is based on a Canopy Cover Formula (determine the ratio of impervious area to entire site area, then multiply that ratio by the square footage of the pervious area to determine the canopy cover square footage required). A combination of trees and shrubs shall be utilized to satisfy the planting requirements. Their associated canopy square footages can be found at <http://www.ci.ramsey.mn.us/DocumentCenter/View/258/Ramsey-Tree-Book-PDF>.

All disturbed areas not otherwise improved with impervious surfacing shall be finished with four (4) inches of topsoil with not more than thirty-five percent (35%) sand content. Permanent ground cover (turf, flower beds, etc.) is also required.