

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

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|---------------------|--|--------------|--|
| Date | 9/26/2019 Updated 10/21/19 Updated 12/18/19 | Project Site | PID: 25-32-25-23-0006 Address: 14600 Nowthen Blvd |
| Project Title | 19-140 Odyssey Homes Townhome Development (146 th /Nowthen) | | |
| Escrow # | 117171 | | |
| 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
- At least one enclosed parking space must be provided per townhome
- City Code requires 10% open community space
- Police/fire/engineering have noted that the entrance radiuses are very tight and should be widened
- Tree inventory will be required with preliminary plat
- Water main must be looped through site

General: The property is currently unplatted and is addressed as 14600, 15444, and 14520 Nowthen Blvd NW and PID 253225230020. The site is four properties approximately 950 feet long running parallel to Nowthen Blvd from 146th Ave NW. The site is approximately 5.55 acres and fronts both 146th Ave NW and Nowthen Blvd NW. There is currently one detached accessory building (pole barn) on each of the two most northern properties and a home and detached building on the southern property that are proposed to be removed with this project. The Applicant is proposing 26 detached townhome units on the site.

Zoning: The site is currently zoned as R-2 Medium Density Residential. The properties to the north, west, and east are zoned R-1 MUSA (Detached Single Family Homes with City Utilities).

Product: The Applicant has proposed 26 slab-on-grade 2 story, attached townhomes.

Intent: The intent of the R-2 Residential District is to accommodate multiple dwellings at a density of four to seven dwelling units per acre and multiple-dwelling complexes within the 2040 MUSA. All lots created by subdivision located within the 2040 MUSA shall be serviced by sanitary sewer and municipal water.

| R-2 Townhome (Attached) Standards | | |
|---|--|--|
| <i>Standard</i> | <i>Required</i> | <i>Proposed</i> |
| Minimum Lot Size | None | 5.55 Acres (Total Site) |
| Density Range | 4 – 7 Units/Acre | ~4.7 Units/Acre |
| Minimum Lot Width | N/A | |
| <i>Building Setbacks</i> | | |
| Front, Side Corner | 30 Feet | 30 Feet (North) 60 Feet (East) |
| Rear | 30 Feet | 30 Feet (South) |
| Side | 30 Feet | 50 Feet (West) |
| From Development Boundary | 30 Feet | 30 Feet (noted on all lot lines) |
| From Private Street (Back of Curb) | 25 Feet | 25 feet |
| Density Transitioning | Level 1 25 Feet of Buffer with Plantings | 30 Feet of Buffer, No Plantings Noted (However there is a significant tree stand shown on aerial photos) |
| Maximum Lot Coverage (All Buildings, Excludes Paving) | 35% | ~20% |
| 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 | Not noted. Each Building Approx 1800 sq ft. 75 foot long building |
| Required Parking Stalls | 2 off-street, 1 must be enclosed | 2 enclosed |
| Maximum Driveway Width at Street | 20 feet | Not noted. |
| Driveway Surface | Bituminous or Concrete | Paved |
| Minimum Driveway Length | 25 feet | 25 feet |
| Wetland Setback | 16.5 feet | N/A |
| Minimum Private Street Width (With No Parking) | 24 feet | 24 feet |
| Maximum Height | 35 Feet | 2 Story Slab On-Grade |
| Separation Between Buildings | 20 Feet | 20 Feet |
| Open Space Required | 40% general open space 10% must be community space | Not noted. |
| Accessory Structures | Not Allowed | N/A |

Floodplains: The property is not within the Ramsey Floodplain.

Wetlands: There do not appear to be any wetlands onsite, though they would be required to be identified during the preliminary plat process via survey and delineation.

Streets and Access: The Applicant has proposed a 24 foot wide private street running north-south through the site. The Applicant has also proposed one connection to Nowthen Blvd on the south end of the site. The home on the southern most property does have a driveway onto Nowthen Blvd. Staff has sent to Anoka County for review.

Parking: 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 MUSA. No density transitioning will be required on the southern or eastern lot boundary. Level 1, Vegetative Buffer "A" will be required for the western property line which includes:

- A minimum 25 feet width in common ownership with the following planting schedule per 100 feet of property boundary adjacent to an impacted use:
 - o 2 overstory trees
 - o 2 evergreen trees
 - o 2 understory trees

Tree Inventory: Will be required with preliminary plat.