

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

Date	11/20/2019	Project Site	PID: 19-32-25-41-0004 Address: South of Alpine, West of Riverstone/Puma St
Project Title	19-147 BK Properties (formerly Villas at Northfork)		
Escrow #	117302		
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:

- Please see ProjectDox (electronic plan review) comments from Staff.
- Seems to generally meet R-1 Residential (MUSA) and R-2 Residential (Detached Villas) requirements (note requirement for Comprehensive Plan Approval and Zoning Amendment)
- With preliminary plat:
 - Provide proposed house pads and house type
 - Update setback lines and provide an exhibit with all setbacks shown (front, rear, and sides) to show buildable area on each lot
 - Provide easement in NE corner of property stemming from Riverstone property per Engineering Department specifications

General: The property is currently unplatted and is unaddressed. It is approximately 33.5 acres located south of Alpine Drive, north of Northfork Golf Course and west of Puma Street and Riverstone. The PID is 19-32-25-41-0004. The site is approximately 33.5 acres.

Comprehensive Plan: The property is currently guided as Rural Developing in the 2030 Comprehensive Plan. This designation would allow for larger lots on private well and septic. However, at the request of the current owner (AKM Farms/Paxmar), the City has proposed a dual designation of Medium Density Residential on the eastern half of the parcel and Low Density Residential on the western half of the parcel in the DRAFT 2040 Comprehensive Plan. The 2040 Comprehensive Plan is expected to receive final approval in early 2020.

Zoning: The site is currently zoned as PUD – Planned Unit Development, but will need to be rezoned as a split rezoning with this project to R-1 Residential (MUSA) and R-2 Residential (Detached Villa). The area to the north is located in the R-1 Residential (Rural Developing) District which consists of larger lots on private well and septic. The area to the east is guided for smaller lot detached single family (Riverstone Neighborhood).

Number of Lots: The Applicant has proposed 61 villa style lots (50 foot wide, R-2 zoning) and 35 single family lots (80 foot wide lots, R-1 MUSA) for a total of 96 lots. Approximately 18.5 acres will be dedicated to the villas, while the remaining 15 will be dedicated to the single family lots.

WESTERN HALF REVIEW – R-1 RESIDENTIAL (MUSA)

Intent: The intent of the R-1 Residential District is to accommodate single-family dwelling units on suitable land in the 2040 Metropolitan Urban Service Area (MUSA) and rural developing areas of the city. All newly created lots, except the remnant of a lot of record not less than five acres in size and located within the 2040 MUSA, shall be serviced by sanitary sewer and municipal water.

R-1 Residential (MUSA) Single Family Detached Standards		
<i>Standard</i>	<i>Required</i>	<i>Proposed</i>
Minimum Lot Size	.25 acres (10,890)	>.25 acres
Density Range	2.5 units per acre – 3 units per acre	~2.3 units per acre 35 lots on 15 acres
Minimum Lot Width	80 feet 90 feet – corner lot	80 feet
<i>Building Setbacks</i>		
Front, Side Corner	30 Feet	Meets requirement.
Rear	30 Feet	Meets requirement.
Side	6 Feet	Meets requirement.
Density Transitioning	Required when abutting less dense developments.	N/A
Maximum Lot Coverage (All Buildings, Excludes Paving)	35%	N/A. Appears it will meet requirement.
Minimum Building Size	Two Story with Garage – 720 square feet	Not noted but should meet requirement.
Maximum Driveway Width at Street	30 feet 24 on cul-de-sac	Not noted but should meet requirement.
Driveway Surface	Bituminous or Concrete	Bituminous or Concrete
Minimum Driveway Length	25 feet	25 feet
Wetland Setback	16.5 feet	N/A
Maximum Height	35 Feet	Not noted but should meet requirement.

EASTERN HALF REVIEW – R-2 RESIDENTIAL (DETACHED VILLA)

Intent: The intent of the R-2 Residential (Detached Villa) 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 Residential (Detached Villa) Standards		
<i>Standard</i>	<i>Required</i>	<i>Proposed</i>
Minimum Lot Size	.15 Acre (6,534 square feet)	All >.25 acre
Density Range	4 – 7 Units/Acre	~4 units per acre 61 Villas ~18.5 acres
Minimum Lot Width	50 Feet	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
From Private Street (Back of Curb)	25 Feet	25 Feet
Density Transitioning	Required if abutting lesser density	Not noted. Appears to meet requirements.
Maximum Lot Coverage (All Buildings, Excludes Paving)	35%	Not noted. Appears to meet requirements.
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. Appears to meet requirements.
Required Parking Stalls	2 off-street, 1 must be enclosed	2 enclosed
Maximum Driveway Width at Street	20 feet	Not noted. Appears to meet requirements.
Driveway Surface	Bituminous or Concrete	Bituminous or Concrete
Minimum Driveway Length	25 feet	25 feet
Wetland Setback	16.5 feet	N/A
Street Width		29 feet
Maximum Height	35 Feet	<35 Feet
Accessory Structures	Not Allowed	

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 29 foot wide street running through the site. The roads appear to have the required 60 feet of right-of-way. Ramsey Public Works and Public Safety generally prefer 32 foot wide streets. However, 29 foot wide streets with restricted parking on one side of the street is acceptable to Ramsey City Code and was allowed in the Riverstone Neighborhood. Staff has directed the Developer that given the number of lots, these shall be public streets.

Parking: As proposed, parking would only be allowed on one side of the street. Driveways should be paired up to maximize open area along the street. Mailboxes must be clustered.

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 is proposed to be connected to City Utilities pending adoption of the 2040 Comprehensive Plan and subsequent Zoning Amendment. A Grading and Utility Plan shall be submitted with preliminary plat.