

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

DATE	2/20/20	PROJECT ADDRESS	RIVERSTONE DEVELOPMENT
PROJECT TITLE	RIVERSTONE ADDITION (PRELIMINARY PLAT REVISION)		
PROJECT #	17-106		
DEPARTMENT:	Community Development – Planning Division		
TECHNICAL REVIEWER:	Name: Chloe McGuire, Senior Planner Phone: 763-433-9821		

This preliminary plat phase is the most significant approval step in the overall process. Preliminary Plat gives entitlement to the project, in which the City cannot reverse overall layout. The last step in the phase, Final Plat, simply approves construction documents and the Final Plat Sheet for recording and legal subdivision. **Please see last page for list of contingencies of approval.**

Changes from the originally approved preliminary plat include:

Lot Changes:

- Changes from quad units to detached townhome units in the NE corner
 - o Requested change = 7.4 acres, Block 1, 2, 4, Outlots A & C; 38 total lots
 - o Density of NE Corner: 5.14 lots per acre
 - o Requires comprehensive plan amendment to medium density residential (from HDR)
- Lot line changes on northwestern portion of site (Blocks 6 and 7)

Utility Changes:

- SSWR depth changed to serve parcel directly to west between Block 6 and 8
- STM changes across Blocks 1, 2, 4, 6 & 7
- WM stubbed west to serve parcel directly to west through block 7

The proposed changes to the preliminary plat entirely remove the 4-unit townhome buildings and 40 foot wide lots in the NE and NW sections of the plat. The PUD would now include:

1. 65-foot-wide traditional single-family lot (Traditional Single-Family/Small-Lot Single Family Lots)
2. 50-foot-wide traditional single-family lot (Traditional Single-Family/Small-Lot Single Family Lots)
3. 50-foot-wide ‘villa’ lot (association maintained lawn care and snow removal) (Detached Townhomes)

4. ~~4-unit townhome building~~ 40 foot-wide 'villa' lot (association maintained lawn care)
(Detached Townhomes)

Please note: Previous approval in 2017 required that the lots meet the 50 foot wide requirement set forth by City Code for medium density residential units. (Capstone had proposed 45 foot wide units in 2017.) According to Capstone, the demand for these narrow lots has increased.

Architectural Standards

Attached are proposed architectural renderings of the different models. Please note that with approval of the Preliminary Plat, the City is approving the following models as 'master plans'. So long as the models are in substantial compliance with the approved models. The Community Development Department will make a final determination on 'substantial compliance'. Models that are not in substantial compliance shall require the approval of the Planning Commission.





Development Fees

Standard Development Fees are due on the plat at time of recording of the Final Plat. The fees will be collected at the rate in effect at time of recording of the plat for buildable lots.

- Park Dedication
- Trail Development
- Water Trunk/Connection
- Sanitary Sewer Trunk/Connection
- Stormwater Management

Park Dedication Credit was provided as outlined in the Resolution approving the Preliminary Plat.

Contingencies

1. City Council must approve reduction to 40 foot wide lots.
2. Comprehensive Plan Amendment required for change from HDR (quads) to detached townhomes (40 foot wide lots) in NE corner.
3. Architectural renderings need to be approved by City Council for 40 foot wide lots.