

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

DATE	MAY 1, 2020	PROJECT ADDRESS	MULTIPLE PIDS (200 ACRES NORTH OF TROTT BROOK)
PROJECT. TITLE	HUNT PROPERTY		
ESCROW #	<u>117442</u>		
DEPARTMENT:	Community Development: Planning Division		
TECHNICAL REVIEWER:	Name: Chloe McGuire Phone: 763-433-9821 Email: cmcguire@cityoframsey.com		

Summary

Site Acreage	38 acres
Proposed Lots	101 Lots
Net Density	2.7 units/acre (consistent with Comprehensive Plan)
Existing Zoning	R-1 Residential (MUSA) District (requires Zoning Amendment)
Proposed Lot Sizes	55, 65 foot wide lots

Summary of Comments

1. Staff recommends an additional access onto 175th Avenue, if possible and meeting minimum access spacing guidelines, subject to an official traffic study
2. 173rd Avenue will need to be upgraded with project
3. Upgrades to Nowthen Boulevard will be required by Anoka County
4. Density transitioning required on existing properties to the west and property to the southeast
 - o Staff further recommends some degree of density transition to the north along 175th Avenue, given that the project includes a request for Zoning Amendment to increase the number of planned lots.
5. Lots 77 and 78 should be combined due to limited building pad area, likely creating a number of issues for future property owners
6. Prior to Preliminary Plat submittal, provide staff an exhibit of building pads/footprints to ensure minimum dimensional standards can be met
7. Remove Lots 18 and 19 to provide right of way for a future road connection to the west, in the event it is ever needed
 - o Perhaps the road could be under the utility easement to combine the two uses
8. The northeast cul-de-sac is longer than allowed by City Code needs to be removed
 - o Remove Lots 71, 72, and 99, and 100 to connect road to another planned road versus creating a dead end

9. Please provide a contact to the easement holder of the large easement bisecting the project site to begin discussions about allowed uses within the easement.
10. As part of Preliminary Plat, please provide an anticipated Phasing Plan – this is just an idea of a preliminary phasing plan that will likely adjust as time goes on and is not legally binding at this time
11. The City and Lower Rum River Watershed Management Organization (WMO) requires a full wetland delineation of any wetlands onsite and a 16.5 foot setback encumbered by easement from any wetland
12. Please clarify if the neighborhood will include a Home Owners Association (HOA)
13. There is an additional development proposal on the property to the south from the Excelsior Group that is proposing a mix of 55, 65, and 75 foot wide lots; Staff recommends that 80 foot wide lots be incorporated into this proposal, specifically on the northern or western boundary abutting existing lots
 - o Staff will be making a similar recommendation to the adjacent project as well

Rezoning

1. The Site is currently located in the R-1 Residential (MUSA) District, which allows for detached single-family dwellings on quarter-acre/80 foot wide lots.
2. The Applicant has proposed 55, 65 foot wide lots
 - a. 55 foot wide lots: requires rezoning to the R-2 Residential (Detached Villa) District
 - b. 65 foot wide lots: requires rezoning to the R-1 Residential (Detached Villa) District

If the Planning Commission and City Council are supportive of the underlying proposal, Staff proposes a Zoning Amendment to the above districts rather than a Planned Unit Development (PUD) process. For those familiar with the PUD process, it is often seen as subjective and not as straight forward. While an appropriate zoning tool, Staff believes it is an unnecessary level of complexity in this case.

Street and Access

The Applicant has proposed one access onto Nowthen Boulevard at 173rd Avenue NW and one access onto 175th Avenue NW. 175th Avenue also connects to Nowthen Boulevard. Anoka County will likely require improvements to Nowthen Boulevard.

Landscape Plan

A landscape plan will be required with preliminary plat, which needs to include a tree survey of the site.

Grading

A grading plan will be required with preliminary plat.

Utilities

The site is zoned for City utilities, which are currently south of Trott Brook. Utilities will need to be brought to the site.

Development Fees

The Applicant will be responsible for paying development fees at time of final plat. The Applicant will also be responsible for signing a development agreement with the City prior to recording and releasing final plat.

Planning Commission and City Council Feedback Needed/Primary Policy Question

1. Staff needs clear direction on lot sizes
 - a. Are the Planning Commission and City Council supportive of the project as presented?
 - b. Are the Planning Commission and City Council open to a compromise that requires 80 foot wide lots adjacent to key areas while allowing for smaller lots more internal to the site?
 - c. Do the Planning Commission and City Council feel that all lots in the project should be 80 foot wide lots?

As this is Sketch Plan Review, this is a work in progress. Staff believes that this project is probably not ready for preliminary plat yet, but need preliminary policy direction first. Staff is hopeful that the Applicant will provide the necessary extension to the 60 Day Rule in order to continue concept planning before applying for Preliminary Plat.