

# City of Ramsey Land Use Application

## Technical Review File

Date	10/20/19	Project Address	Riverstone Addition, remaining parcels
Project Title	Riverstone 5 <sup>th</sup> Addition		
Project Number	20-130		
Department	Community Development – Planning Division		
Reviewer	Chloe McGuire, Senior Planner <a href="mailto:cmcguire@cityoframsey.com">cmcguire@cityoframsey.com</a> 763-433-9821		

This letter is the City’s Staff Review Letter pertaining to a proposal to Final Plat for Riverstone 5th Addition. In reviewing the proposed Final Plat to the approved Preliminary Plat, the Final Plat appears consistent. Riverstone 5<sup>th</sup> Addition proposes 87 lots and is the final addition for Riverstone, utilizing the remaining land in the north area of the site. The site is approximately 23 acres.

### Comprehensive Plan

The project is consistent with the Comprehensive Plan guiding a majority of the area as Medium Density Residential.

### Permitted Uses

The Final Plat project is consistent with the approved Planned Unit Development which includes the following lot types. The most recent revision to the Planned Unit Development and Preliminary Plat was via Resolution 20-028.

#### Traditional Single Family/Small Lot Single Family Lots

- 65-foot-wide traditional single-family lot
- 50-foot-wide traditional single-family lot

#### Association Maintained/Detached Townhomes

- 50-foot-wide ‘villa’ lot (association maintained lawn care and snow removal)
- 40 foot-wide ‘villa’ lot (association maintained lawn care)

This specific final plat includes the following lot types (see last page for Exhibit)

- All Lots Blocks 3, 4, 5 & 6 are 50’, 55’ & 65’ SF with HOA for common area maintenance.
- Lots 1 - 4, Blocks 1 & 2 are 50’ single level villas, HOA for common area & lawn and snow
- Lots 5-7, Blocks 2, 7, & 8 are 40 ft HOA for common area & lawn and snow

## Layout

The following design standards are required for the various housing types proposed within the development. Please note that due to the variety of housing types, it is difficult to apply a single- set of layout standards to the project. Any perceived deviation to City Code appears to be reasonable with the utilization of a Planned Unit Development. A significant portion of the project area is being preserved for open space, a key component of the PUD Approval, and a requirement of the R-2 Residential District.

## Bulk Standards

Standards	Requirement	Proposed
Lot size	Allowed lot types outlined on Page 1	40 foot lots (Villa) – 19 50 foot lots (Villa) - 6 50 foot lots (SF) – 40 55 foot lots (SF) – 10 60 foot lots (SF) – 6
Minimum density (net)	3.0	Overall ~3.8 units/acre
Maximum density (net)	7.0	
Front yard setback from public or private street	25 feet	25 feet
Building setback from exterior development boundary line	25 feet (detached)	25 feet
Minimum separation between buildings, including any appurtenances thereto (i.e., patios, decks)	10 feet (detached)	10 feet (wall to wall) (8 feet with overhang)
Maximum lot coverage	35%	<35%
Maximum building height (measured from lowest adjacent grade to mean gable)	35 feet	<35 feet
Side yard easements	4 feet	4 feet
Side yard setback	5 feet	5 feet

## Street Widths and Design

The proposed street widths are shown at twenty-nine (29) feet. Traditional City Streets in Ramsey are measured at thirty-two (32) foot widths. These street widths were approved with

the Preliminary Plat. A Street Light Plan must be created and submitted to the City for review. The City will work with Connexus Energy to determine the final, appropriate Street Light Plan.

## Development Fees

Standard Development Fees are due on the plat. The Developer has entered into a Master Park Dedication and Trail Development Fee Agreement guiding satisfaction of these 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.

- Water Trunk/Connection
- Sanitary Sewer Trunk/Connection
- Stormwater Management

## Environmental Review

An Environmental Assessment Worksheet (EAW) is mandatory by the State of Minnesota for this project as was previously accepted as adequate with the original Preliminary Plat approval.

## Civil Engineering Comments

Comments from the City Engineer have been forwarded to the Developer through the City's online plan review system.

## Architectural Standards

Below are approved residential home models for construction. Permit submittals must be in substantial compliance with these models as determined by the City's Community Development Department.





*Villas*



*It is our mission to work together to responsibly grow our community, and to provide quality, cost-effective and efficient government services.*

