

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

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 <sup>th</sup> /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 146<sup>th</sup> Ave NW. The site is approximately 5.55 acres and fronts both 146<sup>th</sup> Avenue NW and Nowthen Boulevard 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 located in the R-2 Residential District, allowing a variety of attached and detached medium density residential uses. The properties to the north, west, and east are located in the R-

1 Residential (MUSA) District, allowing for low-density residential on municipal water and sanitary sewer.

**Product:** The Applicant has proposed twenty-six (26) slab-on-grade, two (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.

<b>R-2 Townhome (Attached) Standards</b>		
<i>Standard</i>	<i>Required</i>	<i>Proposed</i>
Minimum Lot Size	None	5.55 Acres (Total Site)
<b>Density Range</b>	<b>4 – 7 Units/Acre</b>	<b>~4.7 Units/Acre</b>
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
<b>Separation Between Buildings</b>	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 Boulevard on the south end of the site. The home on the southern most property does have a driveway onto Nowthen Boulevard. Staff has sent to Anoka County for review. Those comments are attached for review, and will require modification to the plan set.

**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 new developments in the R-2 Residential District when abutting an existing neighborhood in the R-1 Residential (MUSA) District. 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.