

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

DATE	12/30/19	PROJECT ADDRESS	RIVERSTONE DEVELOPMENT
PROJECT TITLE	RIVERSTONE ADDITION (PRELIMINARY PLAT REVISION)		
PROJECT #	17-106		
DEPARTMENT:	Community Development – Planning Division		
TECHNICAL REVIEWER:	Name: Tim Gladhill, Community Development Director Phone: 763-433-9826 Email: tgladhill@cityoframsey.com		

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

2017 PUD Approved

The four (4) different types of housing proposed previously the project included:

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

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

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.





Please note that Staff will need updated architectural plans for any home with a 3-stall garage and 40-foot wide lots.

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. The Planning Commission recommends approval of twenty-nine (29) foot road widths with parking restricted on one (1) side of the road. This width was previously approved with the original preliminary plat.

Pedestrian Safety

2017 Action Item: Amend the plans to include pedestrian crossings at Alpine Drive as indicated above.

2017 Action Item: Amend the plan set to modify Street B as outlined above.

2017 Action Item: Amend the plan set to add a trail connection along Alpine Drive from Street H to Puma Street.

Staff needs:

- **Additional information on the pedestrian crossing mechanisms.**

Changes Required:

- **Trail needs to be continued along Alpine Drive (entirely of Alpine Drive).**

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.

Environmental Review

Action Item from 2017: Amend the Preliminary Plat to extend the berm around the impacted lot and provide landscaping or fencing that demonstrates reasonable measure to mitigate the decibel exceedances.

Ensure this change was made.

2017 Contingencies

1. Amend the lot widths for the quad/townhomes to fifty (50) feet.
2. A pedestrian crossing at the intersection of Street H (edited: 152nd Ave) and Alpine Drive must be added to a plan set. The crossing must be designed more than just a painted cross walk and a single-light pedestrian signal. These details must be finalized prior to Preliminary Plat approval by the City Council.
3. Street B (edited: Snowy Owl) shall be modified to a more pedestrian-friendly design given the adjacent parks and recreation space. Please propose a design based on recent discussions with City Staff.
4. A Master Park Dedication and Trail Development Fee Agreement Policy Framework must be approved along with City Council approval of the Preliminary Plat. The final agreement shall be approved with the Final Plat.

2019/2020 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. City Engineer must approve crossing at 152nd Ave and Alpine Drive. Plan sheets required for advanced warning crossing and detail sheets.
4. Trail must be extended along Alpine Drive (entirety of street).
5. Architectural renderings need to be approved by City Council for 3-stall garages and 40 foot wide lots.