

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

Date	7/1/20	Project Site	PID: 28-32-25-12-0067
Project Title	Garden View		
Escrow #	19-136		
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 lot coverage for a single lot is 35% (structures included, driveway not included). Preliminary plat should ensure that each lot is properly sized for home as to not exceed this threshold.

General: The property is currently platted as Outlot E Town Center Gardens 3rd Addition, and is PID 25-32-25-12-0067. The site does not have an assigned address at this time, but is north of 147th Ln and East of Center Street. The site is approximately 12.07 acres. The Applicant has proposed 18 homes with individual driveways onto 147th Ln NW.

Zoning: The site is currently zoned as R-2 Medium Density Residential. The properties to the west and south are zoned COR (townhomes) and to the north are zoned PUD with underlying zoning of R-1 Detached Single Family Homes (well and septic, large lot homes). The property to the east and southeast are zoned R-2 Medium Density Residential.

Intent: The intent of the R-2 Medium Density Residential District is to accommodate attached townhomes, small multifamily buildings, and detached villas with an overall density of 4 – 7 units per acre.

R-2 Detached Villa Standards		
<i>Standard</i>	<i>Required</i>	<i>Proposed</i>
Minimum Lot Size	.15 Acres	All greater than .15
Density Range	4 – 7 Units/Acre	5.7 units per acre (gross – no outlot or wetland)

Minimum Lot Width	50 feet	50 feet
<i>Building Setbacks</i>		
Front, Side Corner	25 Feet	25 feet
Rear	20 Feet	20 feet
Side	5 Feet	5 feet
From Development Boundary	25 Feet	25 feet
Maximum Lot Coverage (All Buildings, Excludes Paving)	35%	Needs to be calculated on an individual lot basis at time of pre plat and indicated on each individual survey with building permit
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	
Required Parking Stalls	2 enclosed (townhome)	2 enclosed
Maximum Driveway Width at Street	20 feet	20 feet
Side Yard Setback for Driveway	5 feet	5+ feet
Driveway Surface	Bituminous or Concrete	Bituminous
Minimum Driveway Length	25 feet	25 feet
Wetland Setback	16.5 feet	16.5 feet
Minimum Private Street Width (With No Parking)	24 feet	N/A

Wetlands: The property contains significant wetlands on the eastern portion of the site. A wetland delineation will be required with preliminary plat and all wetlands will need to be encumbered by drainage and utility easement and the City requires a 16.5 foot setback from any wetland.

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 R-2 to R-1 Rural Residential (single family detached homes with well and septic). This would include 45 feet of buffer in a typical situation. The Applicant has left the area behind the homes empty at this time so there will not be any abutting lots.

Landscaping: Please see EPB Landscape Technical Report.

Roads: Please see staff comments in ProjectDox which indicate that Engineering will require a mill and overlay of 147th.