

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

Date	11/20/2020	Project Site	PID: Bacon Property
Project Title	20-138 Bacon Subdivision		
Escrow #			
Department:	Community Development: Planning Division		
Technical Reviewer:	Name: Chloe McGuire Phone: 763-433-9821 Email: cmcguire@cityoframsey.com		

**Required Steps**

1. Free Pass (We're here)
2. Sketch Plan – Planning Commission
3. Site Plan – Planning Commission + City Council
4. Final Plat – City Council

**Site Plan Review**

**Notes:**

- Please see ProjectDox (electronic plan review) comments from Staff.
- Seems to generally meet R-1 Rural Developing

**Comprehensive Plan:** The property is currently guided as Rural Developing in the 2040 Comprehensive Plan. This designation would allow for larger lots on private well and septic.

**Zoning:** The site is currently zoned as R-1 Rural Residential. This allows for 2.5 acre lots on well and septic.

**Number of Lots:** The Applicant has provided two concept plans, a preferred concept plan with 9 lots, and a secondary concept plan with 19 lots. Staff reviewed both proposals.

<b>R-1 Residential (MUSA) Single Family Detached Standards</b>		
<i>Standard</i>	<i>Required</i>	<i>Proposed (on both concepts)</i>
Minimum Lot Size	2.5 acres	2.5 acres +
Minimum Lot Width	200 feet	200 feet/100 feet on cul-de-sac
Minimum Buildable Acreage (net)	1 acre	All >1 acre
Density Transitioning	Required when abutting less dense developments.	N/A

Maximum Lot Coverage (All Buildings, Excludes Paving)	35%	N/A. Appears it will meet requirement.
Maximum Driveway Width at Street	30 feet 24 on cul-de-sac	Not noted but should meet requirement.
Driveway Surface	Bituminous or Concrete	Bituminous or Concrete
Minimum Driveway Length	25 feet	25 feet
Wetland Setback	16.5 feet	Not noted but should meet requirement.

**Wetlands/Floodplain:** There are significant wetlands onsite, which will require a wetland delineation with 16.5 foot buffer on any edge of a wetland encumbered by drainage and utility easement.

**Streets and Access:**

- Concept 1 (9 Lots) – this proposal includes a long cul-de-sac that would require a variance
- Concept 2 (19 Lots) – this proposal also includes a long cul-de-sac technically, but has a loop at the end of the road instead of ending in a typical cul-de-sac. Public safety prefers this option to allow for easier turnaround at the end. This proposal also provides the opportunity to connect the road to the properties to the west and east, which is preferred by public safety.

**Well and Septic:** With the preliminary plat, the developer should show the proposed house pads and a primary and secondary location for the septic to ensure the lots are adequately sized.