

Memorandum

To: Tim Gladhill, Deputy City Administrator
Chloe McGuire, Senior Planner

From: Kristin Moen, Planning Consultant

Date: December 30, 2020

Re: Riverstone South Preliminary Plat Zoning Compliance Review
City Project Number 19-152
WSB Project No. 015204-000 Phase 10

Overview

The purpose of this memo is to provide an analysis of Comprehensive Plan and Zoning Code compliance for the Riverstone South development project (subject property).

The 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.

Please note that the zoning review assumed adoption of Ordinance #20-01 updating subdistrict structure and Zoning District Descriptions.

General

The project property is currently unplatted and unaddressed. It is approximately 110.29 acres, with 78.63 acres of residential development, 1 acre of public park area, 7 acres of tree preservation area, 22.98 acres of commercial development area, and 8.68 acres to be retained by the landowner. The proposed project is located south of Highway 10, between Bowers Drive NW and a proposed commercial strip located along the south side of Highway 10. The project is located in PIDs 29-32-25-23-0004, part of 30-32-25-11-0032 and part of 29-32-25-22-0003.

The project proposes 3 types of residential development as follows:

Lot Width and Type	Units Proposed	Gross Area (acres)	Net Density (units/acre)	Zoning District & Category
65-foot single-family lots	50	14.42	3.47	R-1 Residential (MUSA – 65) District
55-foot single-family lots	115	32.96	3.65	R-1 Residential (MUSA – 50) District
40-foot detached townhome lots	77	15.05	5.32	R-2 Residential (Detached Townhome) District

Comprehensive Plan

The Ramsey 2040 Comprehensive Plan guides the subject property as Low Density Residential (LDR). A Comprehensive Plan Amendment is required to change areas of Low Density Residential to Medium Density Residential.

Zoning

The site is currently zoned R-1 Residential (MUSA – 80), and a portion will need to be rezoned with this project to R-2 Residential (Detached Townhome). The area directly east of the subject property is zoned R-2 Residential (Attached Townhome) and the project proposes medium density residential on the eastern edge, to be adjacent to existing medium density homes.

Bulk Standards

R-1 Residential (MUSA -65) District		
Standard	Required	Complies?
Minimum Lot Size	0.15 acres	Y
Density Range	2.5 to 4 units per acre	Y
Minimum Lot Width	65 feet	Y
Front yard setback	25 feet	Y
Rear yard setback	20 feet	Y
Side yard setback	5 feet	Y
Maximum Lot Coverage (All buildings, excludes paving)	35%	Y
Maximum Driveway Width at Street	30 feet; 24 feet on cul-de-sac	Y
Driveway Surface	Bituminous or Concrete	Y
Maximum Height	35 feet	Y

R-1 Residential (MUSA – 50) District		
Standard	Required	Complies?
Minimum Lot Size	0.15 acres	Y
Density Range	2.5 to 4 units per acre	Y
Minimum Lot Width	50 feet	Y
Front yard setback	25 feet	Y
Rear yard setback	20 feet	Y
Side yard setback	5 feet	Y
Side yard setback for corner lots	25 feet	Y
Maximum Lot Coverage (All buildings, excludes paving)	50%	Y
Maximum Driveway Width at Street	30 feet; 24 feet on cul-de-sac	Y
Driveway Surface	Bituminous or Concrete	Y

Maximum Height	35 feet	Y
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R-2 Residential (Detached Townhome) District		
Standard	Required	Complies?
Minimum Lot Size	0.10 acres	Y
Density Range	4 to 7 units per acre	Y
Minimum Lot Width	40 feet	Y
Front yard setback	25 feet	Y
Rear yard setback	20 feet	Y
Side yard setback	5 feet	Y
Side yard setback for corner lots	25 feet	Y
Maximum Lot Coverage (All buildings, excludes paving)	50%	Y
Maximum Driveway Width at Street	30 feet; 24 feet on cul-de-sac	Y
Driveway Surface	Bituminous or Concrete	Y
Maximum Height	35 feet	Y
Accessory Structures	Not allowed	Y

Floodplains: Floodplains exist on a portion of the site. Proposed improvements appear to comply with applicable floodplain regulations.

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 several 29-foot-wide streets running through the site. The required 60-foot right of way has been met. Ramsey Public Works and Public Safety generally prefer 32-foot-wide streets. However, 29-foot-wide streets with restricted parking on one side of the street is acceptable to Ramsey City Code and was allowed in the Riverstone Neighborhood. Staff has directed the Developer that given the number of lots, these shall be public streets.

Landscape Plan: A landscape plan will be required with preliminary plat, which needs to include a tree survey of the site.

Parking: As proposed, parking would only be allowed on one side of the street. Driveways should be paired up to maximize open area along the street. Mailboxes must be clustered.

Lighting: The applicant should submit a lighting plan as part of site plan review with preliminary plat for any street lighting.

Grading: A grading plan will be required with preliminary plat.

Utilities and Municipal Services: The property is proposed to be connected to City Utilities. A Utility Plan will be required with preliminary plat.

Development Fees: The Applicant will be responsible for paying development fees at time of final plat. The Applicant will also be responsible for signing a development agreement with the City prior to recording and releasing final plat.