

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

Date	12/29/2020	Project Site	PID: 20-32-25-31-0002 Sec.22/Township32N/Range 25W
Project Title	20-135 Northfork Meadows Subdivision		
Escrow #			
Department	Community Development: Planning Division		
Technical Reviewer	Name: Kristin Moen Phone: 612-322-2121 Email: KMoen@wsbeng.com		

Preliminary Plat Plan Review

We offer the following comments regarding the Preliminary Plat submittal for Northfork Meadows Subdivision as it relates to the City's Zoning Code.

Notes:

- Please see ProjectDox (electronic plan review) comments from Staff.
- Seems to generally meet R-1 Residential (MUSA – Detached Single Family Homes) and R-1 Residential (MUSA - Detached Villas) requirements.

Summary of revisions needed on Preliminary Plat:

1. Ensure for cul-de-sac width meets City requirements for urban street section
2. Modifications to lot sizes for Block 2, Lots 21 – 25 (slightly undersized)

The project requires the following:

1. Preliminary Plat Approval
2. Final Plat Approval

Revisions/Comments Per Sheet:

Sheet 3 (Preliminary Plat)

1. Provide separate exhibit showing different zoning districts
 - a. Detached Villa: Lots 1 – 16, Block 1; Lots 1 – 13, Block 3; Lots 26 – 45, Block 3
 - b. Detached Single Family Homes: Lots 1 – 27, Block 2, and Lots 25 – 14, Block 3
2. Several of the lot sizes are incorrectly labeled.
3. Update building setbacks along Development Boundary to reflect 25-foot requirement.

Sheet 4 (Overall PUD Master Site Plan)

1. Rename this sheet to exclude “PUD” in title.

Planning Staff provides the following comments for general review of applications:

General: The property is currently unplatted and unaddressed. The site is approximately 33.41 acres and is located south of Alpine Drive and east of Puma Street and Riverstone. The PIDs is 20-32-25-31-0002 and 20-32-25-31-0004.

Zoning: The northwest portion of the site is zoned R-1 Residential – MUSA Detached Villa and the Southern and Eastern boundaries are zoned R-1 Residential – Detached Single Family Homes.

Number of Lots: The Applicant has proposed 88 total residential lots, 47 ‘Detached Villa’ lots (R-1 zoning, 65-foot-wide), and 41 ‘Single-Family Detached lots (R-1 MUSA zoning, 80 foot wide).

NORTHWEST PORTION REVIEW – R-1 RESIDENTIAL – MUSA, DETACHED VILLAS

LOW DENSITY RESIDENTIAL

Intent: The intent of the R-1 Residential District is to accommodate single-family dwelling units on suitable land in the 2040 Metropolitan Urban Service Area (MUSA) and rural developing areas of the city. All newly created lots, except the remnant of a lot of record not less than five acres in size and located within the 2040 MUSA, shall be serviced by sanitary sewer and municipal water.

R-1 Residential (MUSA) Detached Villa Standards		
Lots 1 – 16, Block 1		
Lots 1 – 13, Block 3		
Lots 26 – 45, Block 3		
<i>Standard</i>	<i>Required</i>	<i>Proposed</i>
Minimum Lot Size	.15 acres	>.15 acres
Density Range	< 4 units per acre	~2.3 units per acre across site 35 lots on 15 acres
Minimum Lot Width	65 feet	>65 feet
<i>Building Setbacks</i>		
Front, Side Corner	25 feet	Meets requirement.
Rear	20 feet	Meets requirement.
Side	5 feet	Meets requirement.
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.
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 but should meet requirement.
Required Parking Stalls	2 enclosed (townhome)	Not noted but should meet requirement.

Maximum Driveway Width at Street	20 feet	Not noted but should meet requirement.
Driveway Surface	Bituminous or Concrete	Bituminous or Concrete
Minimum Driveway Length	25 feet	Not noted but should meet requirement.
Wetland Setback	16.5 feet	N/A
Minimum Private Street Width (With No Parking)	24 feet	Not noted but should meet requirement.

REMNANT AREA REVIEW – R-1 RESIDENTIAL (MUSA)

LOW DENSITY RESIDENTIAL

Intent: The intent of the R-1 Residential District is to accommodate single-family dwelling units on suitable land in the 2040 Metropolitan Urban Service Area (MUSA) and rural developing areas of the city. All newly created lots, except the remnant of a lot of record not less than five acres in size and located within the 2040 MUSA, shall be serviced by sanitary sewer and municipal water.

R-1 Residential (MUSA) Single Family Detached Standards		
Lots 1 – 27, Block 2		
Lots 25 – 14, Block 3		
<i>Standard</i>	<i>Required</i>	<i>Proposed</i>
Minimum Lot Size	.25 acres (10,890 sq. ft.)	>.25 acres Lots 21-25: 10, 856 sq. ft.
Density Range	2.5 units per acre – 3 units per acre	~2.7 units/acre 34 lots on 12.5 acres
Minimum Lot Width	80 feet 90 feet – corner lot	80 feet Corner lots: 90 feet
<i>Building Setbacks</i>		
Front, Side Corner	30 Feet	Meets requirement.
Rear	30 Feet	Meets requirement.
Side	6 Feet	Meets requirement.
Density Transitioning	Required when abutting less dense developments.	Appears to meet requirement. See landscape review in ProjectDox.
Maximum Lot Coverage (All Buildings, Excludes Paving)	35%	N/A. Appears it will meet requirement.
Minimum Building Size	Two Story with Garage – 720 square feet	Not noted but should 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	Not noted but should meet requirement.
Wetland Setback	16.5 feet	Meets requirement.

Maximum Height	35 Feet	Not noted but should meet requirement.
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Required Changes: As proposed, the preliminary plat requires the following changes:

1. Cul-de-sac length.
2. Cul-de-sac width.
3. Ensure Block 2, Lots 21 – 25 are greater than .25 acres (measuring slightly under)

Floodplains: The property is not within the Ramsey Floodplain.

Landscaping: *See landscape and environmental resources for specific comments about landscaping and tree removal.*

Density Transitioning: As proposed, the development is subject to the density transitioning standards based on the zoning of the adjacent properties (R-1 Rural Developing) to the east. The R-1 area satisfies this requirement.

Streets and Access: The preliminary plat includes 3 streets (Street A, B, and C). Street C is proposed to cul-de-sac. The cul-de-sac appears does not appear to meet the minimum size requirements; the width of the Street C is approximately 29 feet wide where the requirement is 32 feet wide for the entire length. Additionally, the total cul-de-sac length is longer than what is allowed by code.

The Applicant has proposed a 29-foot-wide street running through the site. The roads appear to have the required 60 feet of right-of-way. 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.

Sidewalks: The Applicant has proposed a sidewalk on one side of the street throughout that appears to meet the 6-foot-wide minimum.

Utilities and Municipal Services: All new lots will be serviced with municipal utilities.

Grading and Drainage Plans: See ProjectDox comments from Engineering Staff.

Parks and Trails: The Applicant has not proposed any parks or trails.

Development Fees: Development Fees will be due with the Plat including, but not limited to, Park Dedication, Trail Development, Storm Water Management, Trunk Water and Trunk Sanitary Sewer, and Lateral Benefit Charges for Sewer and Water. These fees are collected at the time the Final Plat is recorded and at the rate in effect when the final plat is recorded.

Development Agreement: An executed Development Agreement will be required prior to releasing the plat for recording.