

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

Date	8/9/2021	Project Site	PID: 03-32-25-34-0001 Address: South of 175 th Ave, West of Nowthen Blvd
Project Title	21-131 Hunt Property (North Brook Meadows)		
Escrow #	117447		
Department:	Community Development: Planning Division		
Technical Reviewer:	Name: Brian McCann Phone: 763-433-9860 Email: bmccann@cityoframsey.com		

We offer the following comments regarding the Preliminary Plat submittal for North Brook Meadows as it relates to the City’s Zoning Code. Preliminary Plat submittal consists of twenty-three (23) sheets, prepared by Landform, and dated 07.16.2021 and was received by the City of Ramsey on 07.19.2021. Staff has determined the application is complete

Completeness Check

Requirements	Included?
Preliminary Plat Sheet	Yes (C0.2)
Existing Conditions	Yes (C1.1)
Grading Plan	Yes (C3.0, C3.1, C3.2, C3.3, C3.4)
Street Plan	No
Utility Plan	Yes (C4.0, C4.1, C4.2, C4.3, C4.4)
Landscape Plan/Tree Preservation Plan	Yes (L1.1, L2.1, L2.2, L7.1)

Summary of Required Changes:

- Lighting Plan
- Street Plan
- Trail Plan

General: The property is currently unplatted and is unaddressed. It is approximately 40 acres located south of 175th Ave NW, west of Nowthen Blvd NW, and north of 173rd Ave NW. The PID is 03-32-25-34-0001 and PID XYZ in the SE corner. The Applicant has proposed 77 single-family lots (80 foot wide lots, R-1 MUSA).

Land Use and Zoning: The Subject Property is guided residential (MUSA) in the Comprehensive Plan and is zoned R-1 (80). The intent of this district is single family dwellings served by City sewer and

water. The area to the north is zoned R-1 Residential (Rural Developing) District which consists of larger lots on private well and septic. The surrounding properties to the east, west are zoned R-1 (80). Properties to the south are zoned R-1 (80) and R-1 Rural Developing.

Lot Sizes and Density: The minimum lot size for the R-1 (80) is 10,800 square feet with a lot width of 80 feet measured at the front yard setback. The developer is proposing 80 foot wide lots, with all lots meeting the acreage requirement. The R-1 MUSA regulations allow for a gross density of three (3) units per acre, or 4 units per acre with a PUD. The proposed density is approximately 1.8 units per acre.

Landscaping and Tree Inventory: Please review separate landscape review and comments from Chris Anderson in ProjectDox.

Floodplains and Wetlands: The northern line of the development is within the Ramsey Floodplain, with an area of approximately 2.45 acres – notably in the northwest area. There are approximately 0.97 acres of wetlands identified in the northwest corner of the development. A wetland delineation will be required.

Trails: Parks Staff has noted the need to add a trail along Nowthen Blvd (10 foot) and 175th (10 foot). The trail along 175th could be built by developer (at developer expense) or developer could give City cost of trail and City will construct with road reconstruction. Sidewalk needed on 173rd and a crosswalk.

Streets and Access: Need Street Plan, three streets proposed within the development.

Grading and Drainage Plans: Please review engineering comments in ProjectDox. A permit from the LRRWMO will be required.

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

Development Fees: Development Fees will be due with the Final Plat including, but not limited to, Park Dedication, Trail Development, and Stormwater Management. These fees are collected at the time the Final Plat is recorded and at the rate in effect when the plat is recorded.

Development Agreement: An executed Development Agreement will be required prior to releasing the plat for recording. This requires an Engineer's Estimate.