

## Memorandum

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

From: Kristin Moen, Planning Consultant

Date: January 27, 2021

Re: Ramsey Spec Industrial Concept Plans – Zoning Compliance Review  
City Project Number XX-XXX  
WSB Project No. 017243-000

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### Overview

The purpose of this memo is to provide a high-level review of the Zoning Code compliance for 2 concept plans for the Ramsey Spec Industrial project.

### General

The project property is 43.55 acres and is currently unaddressed. The proposed project is located north of Bunker Lake Blvd NW between Puma St NW and Armstrong Blvd NW. The property PID is 20-32-25-43-0005.

### Comprehensive Plan

The Ramsey 2040 Comprehensive Plan guides the subject property as Business Park (BP).

### Zoning

The conceptual plans are being reviewed under the E-3 Employment District standards.

### Bulk Standards

| Sec. 117-124. – E-3 Employment District. |  |                                       |                                       |
|--|--|---------------------------------------|---------------------------------------|
| Standard                                 | Requirement  | “2 Building”<br>Concept<br>Compliance | “3 Building”<br>Concept<br>Compliance |
| Minimum lot size                         | 1 acre   | Appears to comply                     | Appears to comply                     |
| Minimum lot width                        | 200 feet   | Appears to comply                     | Appears to comply                     |
| Building setbacks                        |  |                                       |                                       |
| Front                                    | 35 feet  | Appears to comply                     | Appears to comply                     |
| Rear                                     | 25 feet  | Appears to comply                     | Appears to comply                     |
| Side                                     | 25 feet  | Appears to comply                     | Appears to comply                     |
| Major and minor arterials                | 60 feet from centerline of road right-of-way plus the local applicable setback | Appears to comply                     | Appears to comply                     |
| From service road                        | 30 feet  | n/a                                   | n/a                                   |

|   |            |                   |                   |
|---|------------|-------------------|-------------------|
| Setbacks when adjacent to residential district        |            |                   |                   |
| Buildings   | 60 feet    | Appears to comply | Appears to comply |
| Off-street parking, storage areas, and driveways      | 40 feet    | Appears to comply | Appears to comply |
| Parking and pavement setback from street right-of-way | 20 feet    | Appears to comply | Appears to comply |
| Maximum building height                               | 65 feet    | Appears to comply | Appears to comply |
| Maximum lot coverage                                  | 45 percent | Appears to comply | Appears to comply |

**Preliminary and Final Plat Process:** The “2 building” concept plan proposes a new property line, which would require a preliminary plat and final plat process.

**Floodplains:** The property is not within the Ramsey floodplain.

**Wetlands:** Wetlands and/or a required wetland setback appear to exist on a portion of the site. Wetlands would be required to be identified on the site plan.

**Streets and Access:** Both concept plans propose 4 access points into the site; 3 along Bunker Lake Blvd NW and 1 along the western property line. No streets are proposed for either concepts.

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

**Parking:** Both concept plans appear to meet the required number of parking stalls.

**Lighting:** A lighting plan will be required with site plan review.

**Grading:** A grading plan will be required with site plan review.

**Utilities and Municipal Services:** A utility plan will be required with site plan review.

**Development Fees:** The Applicant will be responsible for paying for any development fees associated with the project approval.