

Memorandum

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

From: Kristin Moen, Planning Consultant

Date: February 18, 2021

Re: Trott Brook North Sketch Plan Zoning Compliance Review
City Project Number XX-XXX
WSB Project No. 017243-000 Phase 03

Overview

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

General

The subject property is currently unplatted and unaddressed. It is approximately 197 acres, with 123.4 acres of residential development, 13.4 acres of dedicated public park area, 58.7 acres of wetland preservation area, 3.1 acres of floodway area, and 1.4 acres of right-of-way (Variolite Street). The applicant has proposed 270 80-foot lots. The proposed project is located east of Variolite Street NW, between 170th Trail NW and 175th Ave NW. The project is located in PIDs 09-32-25-42-0003, 09-32-25-13-0001, 09-32-25-14-0001, 09-32-25-11-0001, 10-32-25-22-0003, 10-32-25-22-0002, 10-32-25-21-0002.

Comprehensive Plan

The Ramsey 2040 Comprehensive Plan guides the subject property as Low Density Residential (LDR), and a small portion of the site in the southwest corner is guided as Rural Developing (RD).

Zoning

The site is currently zoned R-1 Residential (MUSA). A small portion of the subject property in the southwest corner is zoned R-1: Rural Developing (outside MUSA).

Bulk Standards

R-1 Residential (MUSA) District		
Standard	Required	Compliance
Minimum Lot Size	0.25 acres	N
Density Range	2.5 to 3 units per acre (4 units per acre with PUD net maximum)	N
Minimum Lot Width	80 feet (90 corner lot)	Y
Front yard setback	30 feet	Not noted but must meet requirement

Rear yard setback	30 feet	Not noted but must meet requirement
Side yard setback	5 feet	Not noted but must meet requirement
Maximum Lot Coverage (All buildings, excludes paving)	35%	Not noted but must meet requirement
Maximum Driveway Width at Street	30 feet; 24 feet on cul-de-sac	Not noted but must meet requirement
Driveway Surface	Bituminous or Concrete	Not noted but must meet requirement
Maximum Height	35 feet	Not noted but must meet requirement

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

Wetlands: Wetlands are present onsite and will be required to be identified during the preliminary plat process via survey and delineation.

Streets and Access: The Applicant has proposed several 30-foot-wide streets running through the site, and 7 cul-de-sacs. 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.