

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

DATE	AUGUST 18, 2021	PROJECT ADDRESS	WEST OF ARMSTRONG BLVD, NORTH OF BUNKER LAKE BLVD, SOUTH OF 151 ST LANE
PROJECT. TITLE	LYNWOOD		
ESCROW #	<u>118605</u>		
DEPARTMENT:	Community Development: Planning Division		
TECHNICAL REVIEWER:	Name: Chris Anderson Phone: 763-433-9817 Email: canderson@cityoframsey.com		

Summary

Site Acreage	~34 acres
Proposed Lots	137 (18 single family lots, 119 attached townhomes)
Net Density	5.3 units/acre
Existing Zoning	R-1 Residential (MUSA) – 80 (~ 6 acres) and R-3 Residential (High Density) (~28 acres)
Proposed Lot Sizes	65 foot lots SFH,

Comprehensive Plan

The site is currently guided for High Density Residential (8-15 units per acre) in the 2040 Comprehensive Plan. Based on the proposed mix of single family homes and attached townhomes, a Comprehensive Plan Amendment (CPA) would be required. There are existing, single family residential neighborhoods to the west and north of the project site that are zoned R-1 Residential (Rural Developing). Thus, the Planning Commission has recommended approval of the CPA and the City Council indicated general support for it as well. Formal action by the City Council is anticipated on August 24, 2021.

The CPA is also subject to review and approval by the Metropolitan Council. Their staff have indicated that this change would not only create an inconsistency with the City’s Housing Policy, but could also impact the City’s eligibility for Livable Communities Act (LCA) funds. As such, the CPA cannot be processed administratively by Metropolitan Council staff. Rather, it will require review by the Community Development Committee as well as the Council.

Rezoning

Approximately six (6) acres in the northwest corner of the site are is zoned R-1 Residential (MUSA) – 80. The remainder of the site is zoned R-3 Residential (High Density Residential). The proposal is for 65 foot wide single family lots in the northwest portion of the site and attached townhomes in the remainder of the site (north and east of the wetland). As proposed, a Zoning Amendment is required for both aspects.

The City Council has informally provided feedback on the lot sizes (offered as part of the discussion on the CPA on August 10). They clearly noted a preference to keep the single family lots with a width of 80 feet, which is consistent with the current zoning designation. There were no objections raised/noted regarding the attached townhomes (again though, their discussion was focused on the CPA).

Based on the informal feedback received already, Staff would recommend revising the single family lots to meet the minimum lot width requirement of 80 feet (and thus, no need for a Zoning Amendment for the R-1 Residential portion). The portion of the site currently zoned as R-3 High Density Residential would require a Zoning Amendment to rezone to R-2 Residential (Medium Density), which allows for a density range of 4-7 units per acre.

Bulk Standards

	R-1 Residential (MUSA) – 80 (Required)	Proposed	R-2 Residential (Medium Density)	Proposed
Minimum Lot Size	0.25 acres	Not shown	NA	NA
Minimum Density	2.5 unit per acre	~ 3 units per acre	4.0 units per acre	~5.34
Maximum Density	3 units per acre	~ 3 units per acre	7.0 units per acre	~5.34
Lot Width	80 feet	65 feet	NA	NA
Front Setback	30 feet	25 feet	See ¹ Below	See ¹ Below
Side Setback	5 feet	7.5 feet	NA	NA
Side Setback (Corner Lot)	30 feet	15 feet	NA	NA
Rear Setback	30 feet	30 feet	30 feet	30 feet
Building Setback from Exterior Development Boundary	NA	NA	30 feet	30 feet
Building Setback from Private Street or public road right of way ¹	NA	NA	25 feet	25 feet
Building to Building Setback	NA	NA	20 feet	25 feet
Arterial Setback	60 feet from r-o-w centerline + applicable local setback	NA	60 feet from r-o- w centerline + applicable local setback	At least 60 feet from r-o-w centerline + applicable local setback
Maximum Building Height	35 feet	Not shown	35 feet	Not shown
Driveway Width	30 feet	Not shown	20 feet	Not shown
Driveway Setback (Side)	5 feet	Not shown	5 feet	Not shown
Open Space Required	NA	NA	40% with at least 10% as	Not shown

			community space		
Parking Setback from Exterior Boundary	Node from	NA	NA	30 feet	Not shown (but appears to comply)
Parking Setback from Structures	Node from	NA	NA	15 feet	Not shown
Parking Dimensions	Stall	NA	NA	Area: 180 sq. ft. Width: 9 feet	Not shown

Depending on the outcome of the requested Zoning Amendment, adjustments may be needed to setbacks and lot widths for the single family lots. Additional information is also needed to verify compliance with multiple bulk standard items (see table).

Street and Access

The Applicant originally proposed a single access culminating in a roughly 2,100 foot long cul-de-sac. In response to comments from both Staff and the Planning Commission, the Applicant has continued to refine the configuration, which now includes a second access onto Armstrong Boulevard (pending comments/approval from Anoka County Highway Department). This second access would be a right in, right out only.

Presently, the east/west road providing the second access to the site is identified as a private road. Private roads are limited in length to no more than 300 feet, or up to 600 feet if the paved width is thirty-two (32) feet. Moreover, Public Safety Staff have indicated that this should be a public road to ensure the ability to properly enforce parking restrictions and keep the street clear of snow and ice. This likely impacts the paved road width and right of way needed.

Trails

The linear wetland (from southeast corner traversing to the northwest) is part of the City’s Lake Itasca Greenway. A trail within this greenway will be required.

Landscape Plan

A landscape plan has been submitted. As previously noted, due to necessary revisions related to other aspects of the project, updates will likely be required to the landscape plan. Each single family lot shall receive two (2) trees in the front yard, preferably with one being planted within the boulevard area. The multifamily portion of the project is subject to the Canopy Cover Formula. The combination of proposed plantings (excluding plantings for density transitioning purposes) and existing trees being preserved, does appear to meet the minimum planting requirements.

Density Transitioning

City Code requires Density Transitioning between the R-1 Residential (MUSA) – 80 District and the adjacent, existing single family neighborhoods to the north and west (zoned R-1 Residential Rural Developing). If landscaping is proposed to accomplish the required density transitioning, the following standards must be met and reflected on the plan sheets:

1. Vegetative Buffer "C" – a minimum 45 feet in width in common ownership with the following planting schedule per 100 feet of 'shared' property boundary with the adjacent, impacted use:
 - a. 8 overstory trees
 - b. 8 evergreen trees
 - c. 8 understory (ornamental) trees

-or-

2. Vegetative Buffer "B" – a minimum 35 feet in width in common ownership with the following planting schedule per 100 feet of 'shared' property boundary with the adjacent, impacted use:
 - a. 4 overstory trees
 - b. 4 evergreen trees
 - c. 4 understory (ornamental) trees
 - d. Must include a berm of up to six (6) feet in height (above existing grade at the common boundary line). Berm should be designed with aesthetic appeal by incorporating breaks and irregular groupings.

If a berm is used, it shall be designed such that it does not encroach within the dripline of existing trees being preserved (or existing trees on adjacent properties).

Grading

A grading and drainage plan was submitted. However, Staff acknowledges that the Applicant is currently working on plan revisions (related to the second access, lot configuration, etc.), which will impact the grading and drainage plan. A revised grading and drainage plan is required before the preliminary plat will be scheduled for City Council consideration.

Utilities

The site is zoned for municipal water and sanitary sewer (waste water) service. Both utilities are currently adjacent to the site along Armstrong Boulevard. Each dwelling unit shall have their own individual connections to municipal water and sanitary sewer.

Development Fees

Development fees will be due with the final plat, including, but not necessarily limited to, Park Dedication, Trail Development, Stormwater Management, Trunk Water, and Trunk Sewer. These fees are collected at the time the final plat is recorded and at the rate in effect with the plat is recorded.