



From Site to Finish

Narrative
Garden View
Preliminary Plat and
ROW Vacation

Revised June 26, 2020



PREPARED FOR
DC Ramsey, LLC
105 5th Ave S, Suite 513
Minneapolis, MN 55401



PREPARED BY
Landform Professional Services, LLC
105 5th Ave S, Suite 513
Minneapolis, MN 55401

TABLE OF CONTENTS

Introduction	1
Preliminary Plat.....	1
ROW Vacation	1
Summary	1
Contact Information.....	2

Introduction

On behalf of DC Ramsey, LLC (“DCR”), Landform is pleased to submit this application for preliminary plat for construction of 18 single-family detached villas on PID 28-32-25-12-0067¹, which is located north of 147th Lane between Town Center Drive and Rhinestone Street NW. We are excited about the development proposed for this site. The 12-acre parcel is legally described as Outlot E, Town Center Gardens 3rd Addition, Anoka County.

Over the last couple weeks, we have been working to reconcile the development costs of our proposed application for Garden View Villas. As we expressed in prior meetings, the mission on this project was to bring an ‘attainable’ single-family detached product to Ramsey. Utilizing the volumetric construction methodology, we have been able to develop projects that deliver detached homes at/below price points typically associated with multi-family development. We thought this was an excellent fit for the proposed site in Ramsey and were encouraged by the positive feedback during the sketch plan phase. We expended considerable effort and resources to make that plan work.

For a variety of reasons, not the least of which were the extraordinary development costs associated with the project as we proposed, we have determined we are unable to proceed with the project as was previously proposed at this time. The buffer requirements, tree replacement, landscaping minimums, improvement costs, and development fees have forced us to look at simplifying the project.

Preliminary Plat

The proposed preliminary plat includes more standard 55’ lots along the existing public street on the south boundary. The northern portion of the parcel would be reserved for future development if/when the properties to the north were to develop. Our proposed ghost plat is shown on the plans. These lots are largely the same as those developed along the same roadway and, most recently, in the plat of COR 3. The plat is a straight R2 zoning application with no homeowner’s association connected with the project. Lots will be sold to individual builders in part or whole and likely constructed in a traditional fashion.

ROW Vacation

The proposed ROW Vacation is being requested to clean up the existing right-of-way for the future Town Center Drive. Vacating the ROW leaves adequate room for the future Town Center Drive to be constructed as shown on the vacation exhibit and will allow the adjacent lot to install irrigation, which will allow maintenance of the open area adjacent to the future roadway.

Summary

We respectfully request approval of the Preliminary Plat and ROW Vacation to allow construction of the 18 single-family home lots on the property.

¹ The small, nearly 1 acre parcel to the east of Outlot E, Outlot D, known by PID 28-32-25-11-0230, is also owned by DCR and is considered to be unbuildable because of the adjacent wetlands and land configurations.

Contact Information

This document was prepared by:

Kevin Shay
Landform
105 South Fifth Avenue, Suite 513
Minneapolis, MN 55401

Any additional questions regarding this application can be directed to Kevin Shay at kshay@landform.net or 612.638.0228.