



NARRATIVE

Northfork Meadows Sketch Plan

U.S. Homes Corp, dba Lennar, is pleased to submit this request for Sketch Plan Review for the development of an 88-lot single-family residential community. The project contacts are as follows

Description of Request

The proposed community is located on a 33.5-acre parcel east of Puma Street NW and south of Alpine Drive. Based on a previous sketch plan submitted to the City a portion of the property was recently rezoned to R-1 MUSA – Detached Villa to allow for 65-foot wide lots. The remainder of the site (southern and eastern edges) remains R-1 MUSA which allows 80-foot wide lots. This rezoning complies with the City's 2040 Comprehensive Plan. Our plan essentially matches the sketch plan previously reviewed by the City and will comply with the Zoning Ordinance and Comprehensive Plan.

Proposed community standards:

65-foot wide lots

- Lot width (min): 65 feet;
- Lot area (min): 6,500 square feet;
- Front setback: 25 feet;
- Side setback: 7.5 feet (or 25 feet corner);
- Rear setback: 25 feet.

80-foot wide lots

- Lot width (min): 80 feet;
- Lot area (min): 10,800 square feet;
- Front setback: 30 feet;
- Side setback: 7.5 feet (or 30 feet corner);
- Rear setback: 30 feet.

Proposed Homes and Architecture

Lennar is proposing the construction of one-story and two-story single family homes with 3 or 4-car garages, 3 to 5 bedrooms and ranging from 1,600 - 3,300 square feet depending on options selected. It is anticipated this community will be attractive to varying demographics including first-time home buyers, young families, and empty-nesters.

These homes include varying materials and siding styles on most facades including lap siding, shakes, board and batten, and stone accents on some homes. Other architectural features available on selected facades include columns, gables, shutters, accentuated window trim and fascia, and decorative roof brackets and cornices. Architectural renderings of these homes are included with this submittal. Lennar's design team will closely monitor color packages and facades to avoid monotony.

Wetlands

There is one wetland (1.62 acres) on the southern edge of the site. Our plan does not propose to impact this wetland.

Parks

There are no parks planned with the development of this site. However, sidewalks are proposed for pedestrian mobility through the community. Lennar proposes paying park dedication fees in lieu of providing additional parkland.

Schedule

Land development work would begin in Spring 2021 with construction on the model homes beginning late Summer to early Fall 2021. The overall project will likely be developed in one to two phases.

In most cases we project sales at a rate of two homes per month. Therefore, based on the 88 homes being offered the timeline for full occupancy, including development and construction, would be approximately 47 months.

Lennar has a long standing history of building successful communities in the northwest metro and throughout the Twin Cities, including similar communities such as Woodlands, Winslow Cove, Highlands & Meadows of River Pointe, and Boulder Creek. We look forward to working with the City of Ramsey on this new residential development opportunity and thank the City for its support.

Regards,

Josh Metzer
Land Entitlement Manager
Lennar Minnesota