



From Site to Finish

Sketch Plan for Boyum Subdivision

Prepared for:
Bill Boyum

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PREPARED FOR
City of Ramsey
7550 Sunwood Drive NW
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TABLE OF CONTENTS

Introduction	1
Sketch Plan.....	1
Summary	2
Contact Information.....	2

Introduction

On behalf of Bill Boyum, Landform is pleased to submit this application for informal sketch plan review for consideration of a nine lot subdivision on 94.4 acres located at 7363 175th Avenue NW (PIN #04-32-25-13-0001, 04-32-25-14-0005, 04-32-25-41-0002, 04-32-25-42-0002, 04-32-25-42-0003 and 04-32-25-44-0003). We look forward to City input on our plans, so that we can continue refining the subdivision for a formal application.

Sketch Plan

The sketch plan shows nine lots accessing off a new public street that would be constructed at the existing 175th Avenue curb cut. A private drive provides access to all six existing parcels today and the new street would follow a similar alignment.

All parcels comply with the minimum dimensional requirements for single family homes in the Rural Developing (outside MUSA) zoning district. This zoning district has a minimum density range of one unit per 2.5 acres, which requires 37 lots to be created on this parcel. While the Code could allow up to 37 lots on this parcel, the concept plan is for only nine lots. The developer wishes to develop only seven lots on the south half of the property and leave the northern portion as two large estate lots. The proposed lots range in size of 3.5 to 22.3 gross acres.

The new public street would comply with City design standards as a 28-foot wide street in a 66-foot right-of-way; however, we are requesting flexibility on the cul de sac length. The ordinance limits cul de sacs to a maximum of 600 feet. We are requesting City approval to allow an approximately 1,500 foot long cul de sac. We understand that a variance is required to exceed the 600 foot cul de sac length.

The variance for cul de sac length is needed to put the property to reasonable use. The location of the wetlands on the southern half of the property creates a hardship that makes it impossible for the developer to create a shorter cul de sac(s) to serve the nine lots and meet the minimum lot size and width requirements. The physical characteristics of the site requires the cul de sac to be extended beyond the wetland areas.

The longer cul de sac allows the developer to limit the number of lots to nine lots only. If the development were required to build a public street to connect 178th Lane, the developer would need to increase the number of lots to offset the additional construction costs, which would result in additional significant impacts to the natural resources on the site (tree removal, grading, etc.) to extend the street and create the additional lots.

While we understand the desire to limit cul de sac length where possible, there are a number of cul de sacs in the rural part of the City that exceed the 600 foot cul de sac length and many of those serve significantly more homes than proposed on our concept. For example:

- The Xenolith Street connection from 181st Street to 178th Lane to the northwest of our site is also 1,500 feet long before extending an additional 300 feet on the 178th cul de sac, for a total cul de sac length of 1,800 feet serving 12 homes and providing access to a public park.
- 185th Avenue extends east of Burns Parkway as an approximately 4,000 foot long cul de sac serving 26 lots.

Our plans also include a concept for how the two estate lots could be further subdivided to create 10 lots and provide a future street connection to the east and west. It is not the landowner's intent to do so, but is provided simply to

show how the development could be maximized on the site and future street connections could be extended in the future. The creation of one or two estate lots on the north half of the site allows the landowner to preserve the natural features of the site as previously requested by adjacent property owners.

Summary

We request City feedback on the sketch plan to create nine lots on this 94-acre site and the required variance for the cul de sac length. We understand that the next steps would be 1) submittal of a formal sketch plan application, 2) submittal of a preliminary plat and variance application and 3) submittal of a final plat application. We look forward to working with the City on this development.

Contact Information

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