



From Site to Finish

Narrative  
Sketch Plan Review for  
William Woods 1<sup>st</sup> Addition

Prepared for:  
Bill Bovum

March 4, 2021



SUBMITTED TO  
City of Ramsey  
7550 Sunwood Drive NW  
Ramsey, MN 55303



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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 Sketch Plan review of a nine lot rural subdivision on 94.4 acres located at 7363 175<sup>th</sup> 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 submittal of our Preliminary Plat and Variance application for "Williams Woods 1<sup>st</sup> Addition".

## Sketch Plan

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

All parcels comply with the minimum dimensional requirements for single family homes in the Rural Developing (outside MUSA) zoning district. 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 sketch plan has been designed to minimize impacts on the site.

The ordinance limits cul-de-sacs to a maximum of 600 feet, but we will be requesting City approval of a variance to allow an approximately 1,500 foot long cul-de-sac. 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 require 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 only nine lots. If the development were required to build a public street to connect 178<sup>th</sup> 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. Furthermore, there is not adequate right-of-way existing to make that extension and land would need to be acquired from existing landowners or the public park, which is not desirable for the developer or the existing neighborhood.

An informal sketch plan was reviewed by the Planning Commission on December 3, 2020 and by the City Council on January 12, 2021. The City Council supported the sketch plan concept with the variance to exceed the cul-de-sac length with the staff recommendation that the street width be expanded from the standard 28-foot wide street to a 32-foot wide street. We will continue to work with staff on the final design when the tree survey is complete and the wetland delineation is approved.

Our formal sketch plan shows the desired 32-foot wide street in a 66-foot right-of-way. However, we note that this wider street does appear to increase the amount of wetland impact and tree removal than a standard 28-foot wide street. Kjolhaug Environmental has completed the wetland delineation, but we must wait for spring for LGU review and approval. The sketch plan shows the preliminary wetland location.

The tree survey is underway and will be complete for the preliminary plat submittal. We have designed the site to minimize tree loss and believe our sketch plan will be consistent with the City's tree preservation standards. Most significantly, the larger lots on the north end of the site will allow preservation of the large tree stand near the existing home.

## Summary

We respectfully request support for the Sketch Plan for the nine lot subdivision.

## Contact Information

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