

Parkside Townhomes

M/I Homes of Minneapolis/St. Paul, LLC (M/I Homes) and Magellan Land Development would like to build out the remaining portion of Symphony at Ramsey Town Center. The attached location map shows the area in question. At build out the site will consist of roughly 120-130 townhomes. This project was started in 2007. During the housing recession a large portion of the project was shuttered by K. Hovanian Homes.

M/I Homes and Magellan Land Development presented to the Ramsey Planning Commission last March.

Since then, we have modified some items within the plan in response to feedback from City Staff and Planning Commission. We are proposing a covered stoop and have added fencing in the front yards to create a private yard within each townhome. In addition, we intend to create common areas or gathering areas within the townhome development to create a sense of community. These gathering areas will be owned and managed by the association.

Attached are the elevations that M/I Homes proposes to build within this development. We feel they are generally consistent with the current ordinance and meets the intent of providing outdoor private space adjacent to the public sidewalk and street. There will be individual covered stoops on front elevations of each townhome and decks in the rear.

The build out for the entire project will be over the next 4 years. Attached is a concept plan for the overall project. This concept also includes some of the city land adjacent to our property. We hope to come to an agreement in the future with the city on the purchase of that property. The attachment highlighted in blue will be built in 2023. Future phases and locations are to be determined in later phases.

Lastly, we intend to add some park areas, those proposed areas are also attached.

We look forward to a great project in Ramsey and look forward building over the next few years. Thank you for your time.

Attachments:

- 1) Location Map
- 2) Townhome Elevations
- 3) Concept Plan for overall project
- 4) Phase 1 of development, to be built in 2023
- 5) HOA controlled park areas