

CENTRA HOMES_{LLC}

September 15, 2023

Todd Larson
Planning Manager
City Ramsey MN

RE: Waterfront Village Sketch Plat and Zone Change

Dear Todd,

Centra Homes is pleased to submit this sketch plat and zone change for City review for Waterfront Village. This parcel is comprised of Outlot A of the Cor Two plat that was recorded in March of 2013. The parcel is located at the intersection of Bunker Lake Boulevard and Armstrong Boulevard. Centra currently has this parcel under contract for purchase from the Ramsey EDA.

The site plan for this property reflects Centra's and the City's vision for a neighborhood with an urban feel that fosters a sense of community while providing pedestrian connectivity throughout and beyond the site. The site plan substantially reflects the site plan that was utilized during Ramsey EDA review. Primary access points are from Zeolite St to the east and 147th Avenue to the south.

Due to the City's proposed parking and stormdrain alignments, we had to slightly re-configure the southern portion of the site. We are requesting to work through this with staff prior to the City installing street and utility improvements in this area of the site.

Waterfront Village consists of 108 single family detached homes. All homes are alley loaded, with garages in the rear of the homes and front porches oriented toward sidewalks around the perimeter and throughout the interior of the community. This layout is similar to Centra's Cottages at the COR neighborhood at the corner of Bunker Lake and Ramsey Boulevards.

Elevations are being updated and rendered and will be available under separate cover prior to the Planning Commission meeting in October. However, some photographs of architectural samples and streetscapes are included with this submittal.

In addition to Sketch plat review, Centra is requesting a zone change for the property from COR-2b to COR-4b. Fees for both Sketch plat review and the zone change have been provided to the City.

Our desired schedule for the project assumes Sketch Plat review at City Council on October 26th. Our anticipated Preliminary Plat submittal consists of the following dates:

- Submittal December 15th
- Planning Commission January 25th
- City Council in early February 2024

We anticipate breaking ground in Spring of 2024 to begin development work. Please let me know if you have any questions. We are excited for this opportunity and look forward to working with the City of Ramsey on a community that Centra and the City can be proud of!

Regards,

A handwritten signature in black ink that reads "Paul J. Tabone". The signature is written in a cursive style with a large initial "P" and a long, sweeping underline.

Paul J. Tabone

Land Analyst &
Entitlement Mgr
Centra Homes