HIGHLAND BRIDGE ROWHOMES 8TH ADDITION SITE PLAN REVIEW AND PRELIMINARY AND FINAL PLAT APPLICATION

INTRODUCTION

M/I Homes has entered into a purchase agreement with Ryan Companies to purchase Lot 1, Block 27; Lot 1, Block 26, Lot 2, Block 25; Lot 1, Block 32, Lot 2, Block 31; Lot 1, Block 36, and Lot 2, Block 35 of the Ford Development (platted in 2019 by Resolution PH 19-386), which will ultimately result in 144 townhomes. We are excited for the opportunity to be part of the Highland Bridge neighborhood and recognize the extraordinary amount of commitment, creativity and hard work from countless stakeholders it took to get to where the development is today. We look forward to carrying that momentum forward as we continue to help shape the neighborhood with the addition of our townhomes. We have spent the last several months making revisions to our City Collection townhomes to make their look consistent with the quality and vision of this unique neighborhood. The first phase will consist of 12 townhomes, subdividing Lot 2, Block 25, Ford, Ramsey County, Minnesota.

ABOUT M/I HOMES

M/I Homes has been in business for over 50 years and has built over 170,000 homes in 17 markets within the United States. They entered the Twin Cities Market in 2015 by purchasing Hans Hagen Homes and have risen to become one of the top three homebuilders in the state. Hans Hagen Homes was founded over 50 years ago and was one of the largest and oldest home builders in the Minneapolis market.

FINAL PLAT

The site plan and final plat will consist of 12 townhome lots and Outlot A, which consists of an existing 20-foot-wide bituminous alley located within a 40-foot easement.

STREETS AND UTILITIES

An existing 20-foot-wide bituminous alley will provide driveway and garage access to the 12 homes, and the homes will front Woodlawn Avenue with a sidewalk connection from the front stoops to the street. The garages and driveways will provide four parking spaces per unit.

There is a 30-foot perpetual easement for municipal utility and water services over all of Outlot A. In this same Outlot A, a St. Paul Regional water services easement shares the western 20 feet with the aforementioned easement, and a private utility easement shares the eastern five feet. There is also a perpetual easement for municipal utility and water services within the easternmost five feet of the plat abutting the Woodlawn Avenue right-of-way. In addition, there are five-foot private utility corridors on the north and south side of the site plan where transformers will be placed.

The municipal utilities will include the drainage swales on the south side of the site in the Saunders Avenue right-of-way (ROW). These swales are part of the overall Highland Bridge site stormwater management system.

DEVELOPMENT SCHEDULE

Construction of this initial phase of the development will commence in the summer of 2026. We plan to construct all three townhome buildings concurrently and plan to utilize townhomes constructed on Lots 1 and 2, Block 1 as our model homes for the duration of the development. Parking for these model homes will be provided via the driveways of these homes. We also plan to submit plans for the next phase of development yet this spring with the plan of beginning utility and street construction for those homes in fall of 2026.

DEVELOPMENT STANDARDS

The following shows how the development standards meet the standards of the underlying zoning district of F-1 Ford Zoning District.

Standards	Required	Proposed
Floor Area Ratio	0.25 to 1.50	1.05
Minimum Open Space Area	25%	35.4%
Building Coverage Maximum	50%	34.9%
Impervious Surface Maximum	85%	72.5%
Structure Setback	10 feet to ROW, 4 feet to Trail ROW, and 6 feet between buildings	10 feet from Montreal Avenue ROW, 4 feet from Saunders Avenue ROW, and 12 feet between buildings
Typical Driveway Depth	22.67 feet	23 feet

TOWNHOME INFORMATION

The townhomes in the proposed development will consist of M/I's City Collection townhomes, which, as previously mentioned, have been redesigned and catered to be more cohesive in design and compatible with the surrounding neighborhood. The City Townhome Series features three-story townhome floor plans designed for efficient living, flexible space, and low-maintenance ownership. These homes provide 1,898-2,200 square feet of area, with two to three bedrooms and a two-car garage. We will provide a variety of colors and materials on the exterior, avoiding a monotony of colors, to create a visually appealing streetscape.

The Carriage Collection offers a range of design features and options and ranges in size from 1,667 square feet to 1,772 square feet with 3 beds and 2.5 bathrooms. The City Collection plans are still being finalized and will provide up to 4 beds and 3 bathrooms.

STORMWATER PONDING/GRADING

While the site has been mass graded, additional grading on the site will need to be completed in order to accommodate our townhomes. The area is within the Ford Site Green Infrastructure Stormwater Management District, and so we recognize that green infrastructure system fees will be charged to the site based on net developable area, which will include private alleys.

LANDSCAPING/TREE PRESERVATION PLAN

Deciduous and ornamental trees are provided in the front of the townhomes along Woodlawn Avenue, and the side of the townhomes abutting Saunders Avenue and Montreal Avenue are screened by arborvitaes and other shrubs. Roch mulch is provided between driveways, with sod and landscape provided between buildings internally.

RESTRICTIVE COVENANTS

In addition to the Master Association, there will be a homeowners sub association (HOA) that will provide for the maintenance of the overall common elements in the community, including landscaping and irrigation of the

common areas, snow removal from sidewalks and private streets, and exterior maintenance. The HOA will also provide for restrictions on outdoor storage, parking (no boats, campers, or trailers) in order to keep the community looking orderly and well maintained.

ELEVATION EXAMPLES

City Collection*

*Colors will vary, and slight design modifications may be made with approval of Ryan Companies and the City of St. Paul.