



A Lennar Company

PUD AMENDMENT COVER LETTER

December 30, 2021

Lennar Multifamily Communities – PUD Amendment Application

Outlot C and Outlot A of Summerland Place

3305 17th Ave E

Shakopee, MN 55379

Developer:

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REQUEST

Lennar Multifamily Communities (LMC) is requesting an amendment to the approved Planned Unit Development (PUD) for Summerland Place to allow for a modified multifamily development of Outlot C of the original plat.

2020 SUMMERLAND PLACE PUD PROPOSAL AND PROPERTY INFORMATION

Summergate Development introduced a proposed Planned Unit Development (PUD) on March 6, 2020, for 117 acres known as Summerland Place. The PUD consisted of 114 townhome lots, 71 villa lots, 126 single-family lots, and 300 apartment units. The apartment units were contemplated in the east section of the PUD on approximately 15.8 acres on Outlot C of the original plat. This PUD and preliminary plat were approved on December 15, 2020, and a final plat for the first phase of development was approved on April 6, 2021.

LMC is seeking an amendment to the PUD to modify the development plan for the multifamily component of the PUD. Outlot C in the approved PUD contemplated 300 apartment units in

three, 100-unit multifamily buildings. We propose 288 apartment units in twelve, 3-story, 24-unit multifamily buildings. The multifamily development will be known as Emblem Shakopee.

The subject property of this PUD amendment is approximately 16.1 acres in area. The subject property includes Outlot C and Outlot A of the Summerland Place plat. The three lots were originally intended to be part of the villa lot component of the PUD.

PROJECT DESCRIPTION

Emblem Shakopee is envisioned as a planned community of 288 apartment homes in twelve, 3-story multifamily dwellings. A community clubhouse will provide shared amenities for the residents, including a large social lounge, outdoor veranda, fitness center, exterior pool, outdoor barbeques, and a fire pit. Parking for residents and guests will be provided in a combination of enclosed garage structures and surface parking, with a total of 512 parking spaces distributed throughout the site.

The façade of the buildings will consist of a blend of brick veneer, fiber cement lap siding, batten siding, and painted wood trim, with architectural gables. The average building height from the average grade plane is projected to be no higher than 50'. The interior finishes of the homes will include granite countertops, stainless steel appliances, and wood-like, vinyl flooring. The buildings will be set back from the east property line by more than 50 feet, south property line by more than 30 feet, west property line by more than 30 feet, and north property line by more than 110 feet. The multifamily development will be screened and buffered from surrounding, lower density housing and from 17th Avenue by detention ponds, bermed soil and enhanced landscaping. A trail system will be extended through the community and connect with the property to the west and the future Killarney park to the north. LMC proposes utilizing existing curb cuts to serve the community.

This proposed community will offer a broadly attainable housing option that will add vitality and customer base for the City of Shakopee.

Proposed Unit Mix:

- Studio: 12 units (666 square-feet)
- 1 Bedroom: 132 units (738-774 square-feet)
- 2 Bedroom: 132 units (1,099-1,194 square-feet)
- 3 Bedroom: 12 units (1,434 square-feet)
- Total: 288 units

DEVELOPMENT TIMING

LMC anticipates starting construction Q2 2022 and completing construction Q1 2024.

REAFFIRMATION OF PURPOSE AND INTENT OF THE PUD

1. **Provide for the establishment of planned unit development (PUD) zoning districts in appropriate settings and situations to create or maintain a development pattern that is consistent with the city's comprehensive plan.**

The proposed PUD amendment maintains the two Land Uses for the PUD, as set forth in the City 2040 Comprehensive plan and approved in the Summerland Place PUD, including Mixed Residential density on the eastern portion of the PUD. The proposed multifamily development of Outlot C is consistent with Mixed Residential land use.

2. **Promote a more creative and efficient approach to land use within the city, while at the same time protecting and promoting the health, safety, comfort, aesthetics, economic viability and general welfare of the city.**

The Summerland Place PUD included four separate building styles integrated into one development. The proposed PUD amendment maintains this design intent.

3. **Provide for variations to the strict application of the land use regulations in order to improve site design and operation, while at the same time incorporate design elements that exceed the city's standards to offset the effect of any variations. Desired design elements may include: sustainable design, integration of public art or design elements, greater utilization of new technologies in building design, special construction materials, additional landscaping, creative parking and pedestrian connections, specialty lighting, stormwater management, pedestrian-oriented design or transition to residential neighborhoods, parks or other sensitive uses.**

The proposed PUD amendment requests a few revisions to the underlying R-3 zoning standards. In exchange for these variations, we propose enhanced landscaping along with 17th Avenue and the west site boundary, and improved building façade design elements for the development. The development will feature a dog park, clubhouse featuring communal space, outdoor pool, grilling stations, and a fitness center for resident use. Additionally, the amenities originally proposed for the Summerland Place PUD will be provided, including a community garden area for residents, enhanced landscaping along STH 169, and an interconnected trail system throughout the PUD connecting to the existing Killarney Park.

4. **Ensure high quality of design and design compatible with surrounding land uses, including both existing and planned.**

As originally approved, the Summerland Place PUD matches the existing single-family development to the south and transitions internally to the east towards higher densities. This amendment does not alter that intent. We will introduce enhanced landscape buffers between the single-family residences to the west and 17th Avenue to the south.

5. Maintain or improve the efficiency of public streets and utilities.

As part of this development, 17th Avenue will be improved and Street G will be created. Street G will allow access to the eastern portion of the PUD and to the land east of the PUD. Water service will be extended through the development and stubbed to the east property line for use by future development.

6. Preserve and enhance site characteristics, including natural features, wetland protection, trees, open space, scenic views and screening.

The site has no significant existing natural features. The Summerland Place PUD will provide over 14 acres of landscaped open space with trails and water features. In accordance with the original PUD approval, enhanced landscaping will be implemented along STH 169 to buffer the PUD from that highway. As part of the PUD Amendment, enhanced landscaping is also proposed between the multifamily and lower density components of the PUD and between the multifamily development and 17th Avenue.

7. Allow for mixing of land uses within a development.

The Summerland Place PUD included four separate product types. This intent remains unchanged.

8. Encourage a variety of housing types, including affordable housing.

The intent of the Summerland Place PUD was to provide numerous options for a diverse neighborhood within the four housing types. This intent remains unchanged.

9. Ensure the establishment of appropriate transitions between differing land uses.

As noted, the land uses within the PUD transition west to east from single-family to multifamily density. Enhanced landscaping and detention ponds will provide transition and buffering between the multifamily development and surrounding lower density development.

SUMMARY OF REVISIONS FROM ORIGINAL PUD AND MOST CLOSELY RELATED (R-3) ZONING

1. The number of units has decreased from 303 to 288. We propose to reduce the density of the subject property from 300 multifamily units and 3 villa lots to 288 multifamily units.
2. The approved PUD proposed three, 3-story 100-unit buildings. We propose twelve, 28-unit buildings and a separate clubhouse. This will create a more cohesive residential community as we transition from the single family lots to the west compared to the original concept.
3. The approved PUD building height is 50 feet, and the R-3 standard is 35 feet. We are requesting the same departure to increase building height to 50 feet.
4. The approved PUD front yard setback is 50 feet, and the R-3 standard is 50 feet. We are requesting a departure to reduce the front yard setback to 30 feet.

5. The approved PUD side yard setback is not defined, and the R-3 standard is 4x height of the structure from the nearest R-1A, R-1B, R-1C, R-2 or R-3 zone line. Applied to the proposed development, this would be 200 feet. We are requesting a departure to 30 feet.
6. The approved PUD rear yard setback is not defined, and the R-3 rear yard setback standard is 40 feet. Our proposed development will be setback from the rear by 110 feet.
7. The impervious area has increased from 44.7% in the approved PUD to 52.2%. The R-3 standard for maximum impervious surface percentage is 60%.
8. The number of parking stalls has decreased from 516 to 512.
9. The number of trees provided in the landscaping increased from 162 to 227.
10. Site amenities have been revised. Originally proposed amenities included an interconnected trail system, outdoor pool, community center with onsite management, outdoor gazebo and play area. Currently proposed amenities include an interconnected trail system, dog park, community clubhouse featuring onsite management, fitness center, veranda with grill stations, and outdoor pool.