



“CANTERBURY CROSSING”
APPLICATION FOR:
2nd ADDITION FINAL PLAT & PUD AMENDMENT

SHAKOPEE, MINNESOTA
April 1, 2022

2nd Addition Final Plat

This final plat application is the 2nd and last final plat for this neighborhood. The below key facts are consistent with the original preliminary plat.

Gross area	3.859 acres
Number of townhomes	45 plus one outlot
Minimum perimeter setback	30 feet
Minimum spacing between buildings	20 feet
Private road width	24 feet back to back
Minimum private driveway length	22 feet

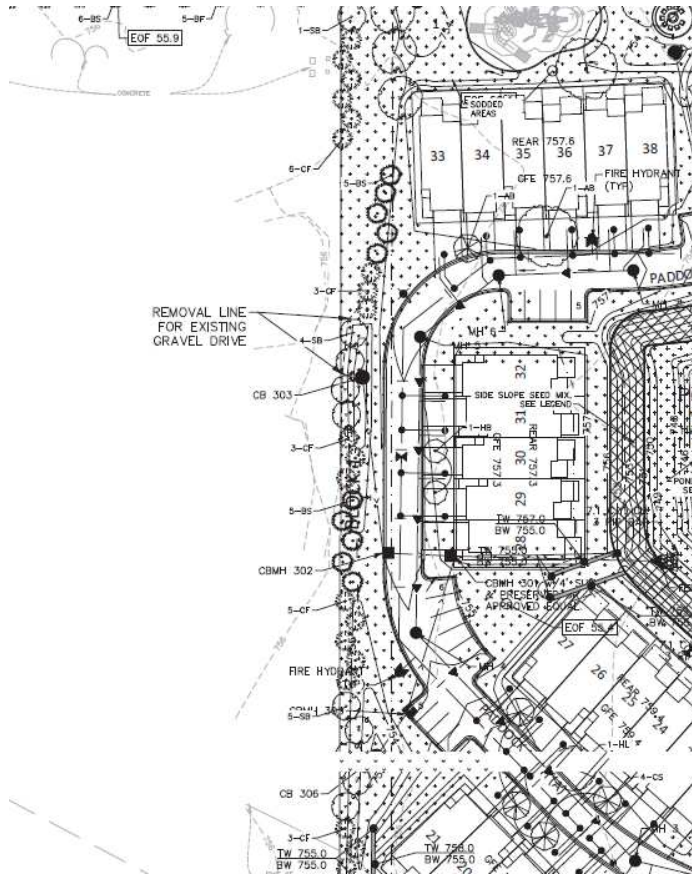
PUD Amendment

When we put the Canterbury Crossing property under purchase agreement two years ago, it contained an access easement (see below graphic). A portion of this easement was and is used by the adjacent property owner (Hauer) during the fall harvest season to gain access more easily to grain bins on their property. It was the intention of Canterbury to purchase or otherwise negotiate the vacation of the Hauer access easement. They have worked diligently for the past two years to accomplish this, but the Hauer family has shown no interest in discussing the issue. More recently, we asked Canterbury for permission to contact the Hauer's directly and we have had the same response. This verified to us that Canterbury has exhausted their ability to vacate the easement.



1st Addition

For the 1st Addition, we were able to find a way to keep the easement in place and still allow development to occur. The solution was practical and workable. The below graphic shows that we left the existing gravel driveway in place and situated the trees outside of the driveway to allow the easement to continue to be used.

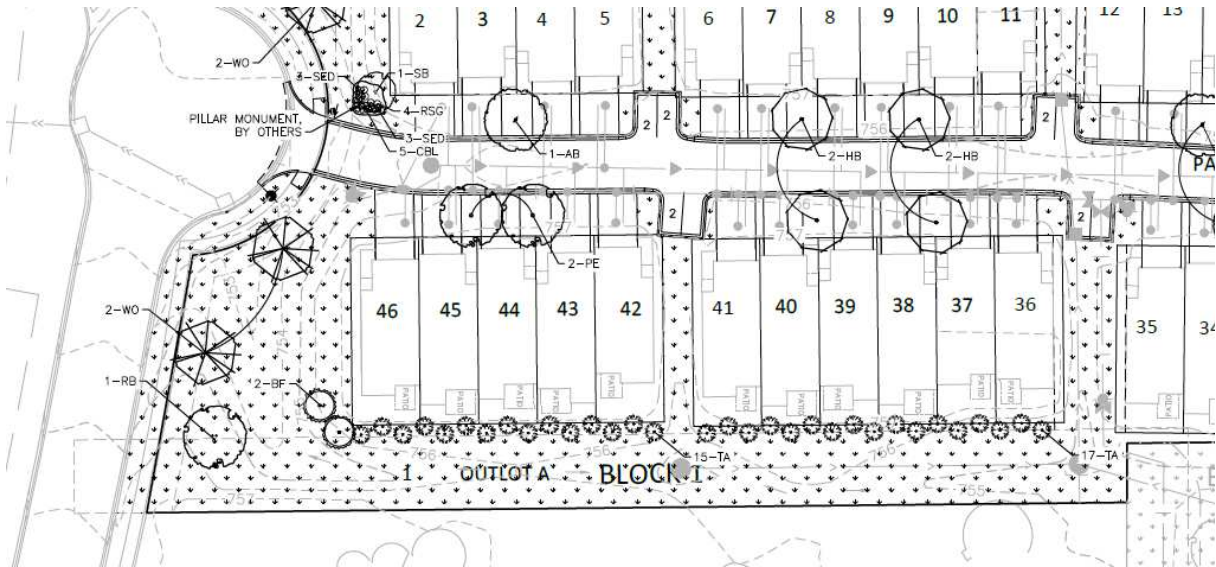


2nd Addition

We are now ready to proceed with the 2nd Addition. However, there is a condition of approval in Resolution No. R2020-137 that prevents us from proceeding: "The private access easement for the adjacent farmstead property to the west must be vacated prior to the development of Outlot B." Outlot B referenced the 2nd Addition property. At the time of the preliminary plat approval, we did not jointly explore whether there was a way to keep the northern leg of the easement in place like what occurred in Phase 1.

We have now completed the exercise of evaluating options to proceed while leaving the easement in place. Since we are unable to eliminate the easement, we created a practical way to work around it, like what we did in Phase 1. We combined several minor adjustments to push the buildings out of the easement and to maximize the distance between the new buildings and the edge of the easement (see below list of adjustment and a graphic):

1. We eliminated sunroom options off the rears of some of the homes. This lessens the depth of the homes.
2. We shortened some driveways to the minimum of 22'. They had been longer than needed or required.
3. We shifted the street north by 7' to 10'. The elimination of sunroom options on the north buildings enabled this to happen. This further pushed buildings north and away from the easement.



The combination of these adjustments resulted in obtaining adequate distances (10' to 20') from the easement edge to the buildings along the north leg of the easement.

We have also adjusted our landscape plan accordingly. We have replaced some trees with 6 foot tall techny arborvitae which will provide a nice visual buffer between the buildings and the easement. See below graphic (these are showing a more mature, taller stage of life).



Additional Measures Taken

We are committed to strong communication with our homebuyers. We will be taking the following additional measures to ensure that this approach will be communicated clearly to our buyers.

1. We will add this issue to the disclosure statement which all new homebuyers read and sign. It will describe the historic use of the easement and will make it clear what rights the Hauer's retain in

using the easement. The existing drive will remain in place, so buyers will readily see what they are getting.

2. The disclosure statement will also make it clear that at some time in the future the easement and driveway will be eliminated.
3. We will obtain a cost estimate to remove the driveway, install irrigation, and establish a lawn in the easement when the easement is vacated. We will contribute these funds in the homeowners association budget for their future use in completing this work.

The solution that we have devised is practical and we believe it will be acceptable to the City, our home buyers, and Pulte. We request that this condition of approval be removed from the resolution. We thank you for consideration of this application and look forward to continuing the buildout of this exciting and successful neighborhood.

This submittal includes:

- *This narrative*
- *Multipurpose Planning Application*
- *Application fees totaling \$5,050*
 - *PUD amendment = \$3,500*
 - *Final plat = \$1,500*
- *Final plat, survey, civil engineering, and landscape plans*