HIGHVIEW PARK

NEIGHBORHOOD MTG

Monday, 1/30/2023, 6PM

Jackson Town Hall

Attendees: Mike Suel, DR Horton

Deb Ridgeway, DR Horton

John Bender, Westwood

Cory Meyer, Westwood

Neighbors – Approx. 15; Sign-in Sheet Attached

Overview

- Overview of site presented
- Annexation – Shakopee Planning Commission Mtg 2/9/2023
- Preliminary Plat – Submittal this week; March PC & CC Mtgs
- Neighborhood Mtg required by City

Questions/Concerns/Discussion Items:

- What is planned for water flow to the pond on Jackson Park property? Concerned with current condition and impacts to adjacent property; don't want to exceed HWL.
    - *Per requirements, designed ponds to have significantly less discharge than existing condition.*
    - *Westwood to reach out to the County for information on the County Road 78 improvements east of County Rd 15*

- What is planned for Jackson Park?
    - *It'll be a discussion with Township & City. Sanitary sewer is proposed to be extended through the park property.*
    - *Horton to pay $2m+ in park fees to City of Shakopee for High View Park. It would be ideal if significant portion can go into Jackson Park.*
    - *High View park will require tree mitigation; potentially add trees to park.*

- With the sewer extension on park property, would it be an option to not put trail over sewer line?
    - *Trail is for maintenance access & would be a discussion with City.*

- Will surrounding properties (Jackson Hills neigh) be required to connect to sewer & water? If not now, it is preferred that this is planned for in future.
    - *Sewer & water to be stubbed to east boundary. Horton to review depth to see if there is ability to serve Jackson Hills.*

- What is the phase of development next to Jackson Hills?
    - *This will be 1st phase planned for 2023 & includes the amenity center.*

- What is proximity of amenity center to Jackson Hills boundary?
    - *Wetland & ponding separate the amenity center & existing neighborhood (~900 ft).*

- Is there only 1 access into the neighborhood by way of Zumbro?
    - *At this time, yes, but looking at additional property to make connect to Marystown by Rosewood Circle.*

- Will all of Zumbro Ave get paved right away?
    - *No. ½ will get paved with 1st Addition & remaining with future phase.*

- If sewer cannot get extended from the north to serve the site, is a lift station planned?
    - *No, a lift station is not planned.*

- Are there any roundabouts planned with this neighborhood?
    - *No roundabouts are planned, but the City hasn't completed a full review, yet.*
    - *There is a traffic update to AUAR in process for the proposed project.*

- Concerns with current traffic conditions on Marystown Road and impacts this development will have. Does the traffic study include Marystown Road?
    - *The traffic study will go to City, County & Township for review.*
    - *Any funds collected by developer for future road improvements goes to the City & gets distributed by the City to others (i.e. the County).*

- What is process if there are concerns about traffic conditions on Marystown?
    - *Since Marystown is a county road, the county should be contacted.*

- With the Horton development north of County Rd 78, what was planned for Marystown at that time? Can traffic info be shared from that process?
    - *Horton contributed cash at the time of development for intersection improvements on Marystown.*

- How many access points were provided with neighborhood to the north?
    - *2 accesses onto Marystown; 1 onto 17th Ave; 3 onto County Rd 78.*

- How will these homes compare to those north of County Road 78?
    - *They will be similar.*

- Why start construction on the east side of Zumbro?
    - *Sewer being extended from nearby.*
    - *Allows us to provide a variety of homestyles in the 1st phase. The east side has the larger lots/homes; west side are the twin homes & smaller lots.*

- Are any changes to the existing powerlines proposed?
    - *No changes to the actual powerlines. Within the powerline easement area, ponding, road crossings, trail & natural vegetation is proposed.*

- Any changes to the current condition of utilities?
    - *Water & sewer services will be extended/provided for the neighborhood. Electric, gas & cable will be provided as part of development.*

- Is the plan to start grading in 2023?
    - *Yes.*

- Is Jackson Park in the township?
    - *Yes.*

- What will happen to property values [in Jackson Hills] with this development?
    - *Unknown; likely increase since Jackson Hills has larger lots than High View Park.*

NOTE:

- Contact Mike Suel (msuel@drhorton.com; 952.985.7823) or Deb Ridgeway (dridgeway@drhorton.com; 952.985.7864) with any further comments or questions.
- Prior to starting construction, Horton would like to meet with abutting neighbors to review site conditions, concerns, etc.