lifestyle communities

ARTESSA CANTERBURY CROSSING COOPERATIVE

RE: APPLICATION TO THE CITY OF SHAKOPEE

- PUD Amendment – Relating to Building Reduction

APPLICANT INFORMATION

Full Name: **Lifestyle Communities** [Ben Landhauser, Executive Vice President]

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Street Address: **4938 Lincoln Drive**

City, State, Zip: **Edina, MN 55436**

PROJECT NARRATIVE

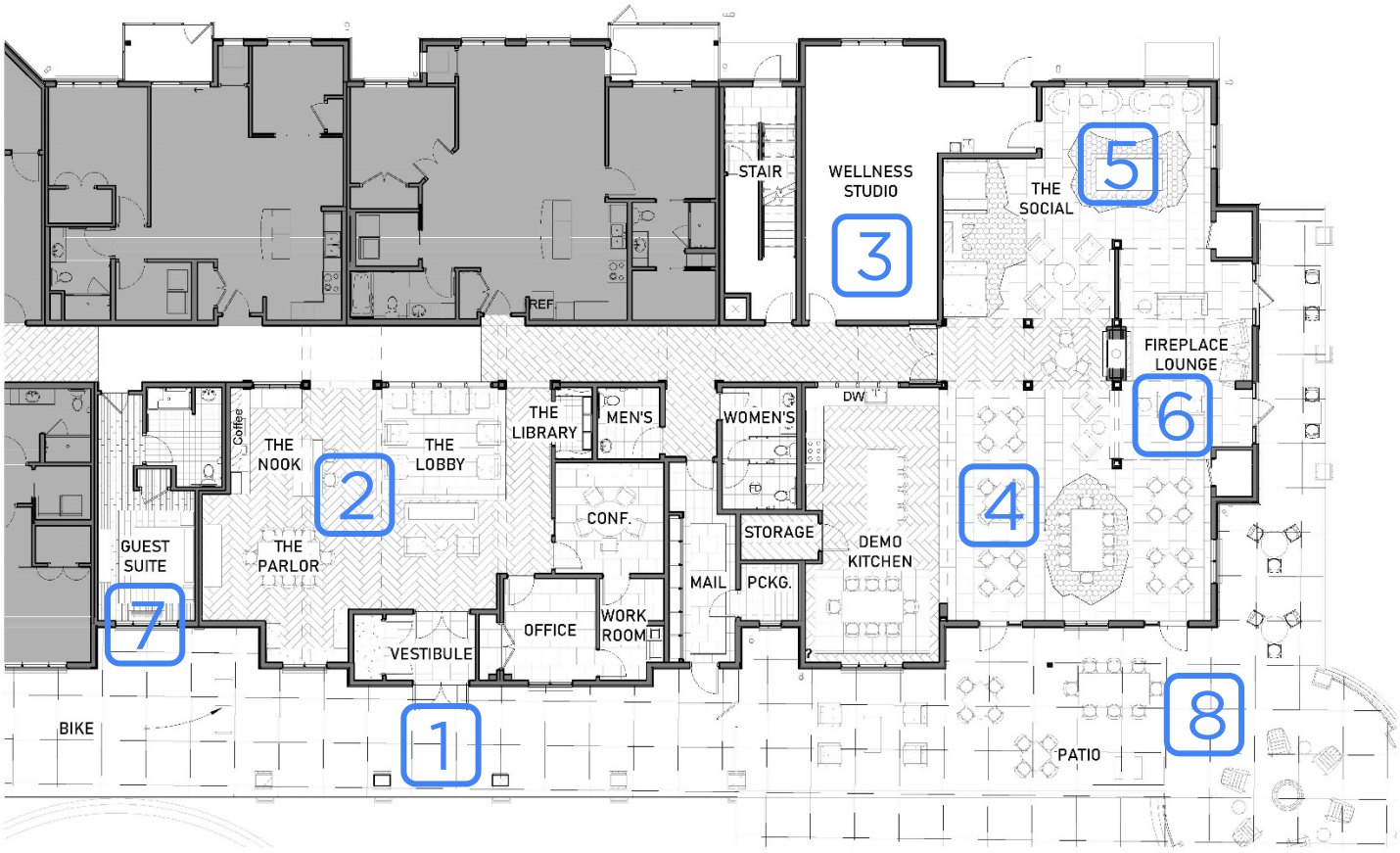
The proposed PUD amendment is to revise the currently approved building comprised of 56 units within four stories, by eliminating the top floor of the building and reducing the size to 44 owner-occupied units within three stories. This reduction in size has no impact on indoor or outdoor amenities provided to owners, maintaining the approved project footprint, aesthetic, general site characteristics and relationship to the Pulte Townhome portion of the Canterbury Crossing Planned Unit Development.

Artessa Canterbury Crossing provides owners with a prime lifestyle opportunity unlike any other in Shakopee or the surrounding area. Each owner is able to select from 16 different home floor plans while also gaining use and enjoyment of nearly 5,200 square feet of indoor amenity spaces and 1,500 square feet of outdoor amenity spaces that act as an extension of their cooperative home. These amenity spaces are designed with inspiration from the surrounding Canterbury Commons area, with an overall aesthetic played off the concept of a modern farmhouse. Inside your private residence there are 4 distinct aesthetic collections to choose from in addition to a variety of finish selections within each collection, making each home distinctive to the taste and personal touch of each owner.

A LOOK INSIDE THE COOPERATIVE SPACES [SEE COORESPONDING FLOOR PLAN ON NEXT PAGE]

1	**MAIN ENTRANCE**	
2	**THE HEARTH:**	Do you enjoy a daily stroll down to the local coffee shop to grab a cup of joe and catch up on the daily happenings? The Hearth is your new coffee shop within the comforts of the Artessa Canterbury Crossing living community. A book exchange, tv streaming the daily news, and a 360 degree fireplace make this space one you'll enjoy debating the latest politics, snuggling up with a book by the window seat, or catching up on the recent community happenings.
3	**WELLNESS STUDIO**	Whether your daily routine involves a workout, yoga or meditation, the Wellness Studio provides an escape for you to keep that routine in check or get a chance to start a whole new one involving state of the art equipment and multi-purpose flooring selected specifically for this Artessa Canterbury Crossing community.
4	**THE DOWNS**	A large gathering and hosting space with full kitchen, pantry and a variety of seating spaces designed for both large and small groups to get together.
8	**THE TERRACE**	A 1,500 sf outdoor living room with an outdoor firepit, grilling station, and a mix of seating invite you to take in the vibrant neighborhood surroundings.
6	**FIREPLACE LOUNGE**	A secluded lounge becomes the perfect get away for smaller social gatherings like your wine club, family holiday celebrations and anything in between. This more intimate space within the larger commons provides opportunity to keep your eye on the big game while being steps away from the action at the pool table or snacks in the kitchen.
5	**THE SOCIAL**	This entertainment suite is the perfect place to get together and watch a movie, play cards or a game on the brand-new shuffleboard table. Your grand kids won't stop talking about how fun it is to go visit grandma and grandpa once they see all that The Social has to offer – including an arcade game table.
7	**GUEST SUITE:**	The guest suite offers flexibility to Artessa Canterbury Crossing owners to put a friend or family up in its own king bed hotel suite. This suite has all the amenities you'd find in an upscale hotel room and can be reserved in advance of any family get-together to ensure those visiting have a room of their own during their stay.

FLOOR PLAN | MAIN LEVEL



OTHER KEY FEATURES OF THIS COMMUNITY

MAKERSPACE	Your next Mancave or She-shed is located off the heated garage. This space accommodates woodworking, carpentry, pottery, and other forms of creative works to be completed in a room designed to get messy.
PARKING	Each unit comes with 1 assigned parking space [typ. 9' X18'] within the heated garage. There are an additional 16 parking spaces in the garage that can be rented month-to-month from the cooperative for those wishing to have a 2nd car. In addition to the garage parking spaces, there are 22 spaces in the surface parking lot with convenient access to the building if you decide to stop back at the building in between errands or for your visitors looking for the front door.
CHARGING STATION	The garage has 1 designated flex stall for electric vehicle charging.
CAR & PET WASHING	The garage features a designated car and pet washing stall that could also be used to hose down a muddy bike should you decide to do some off-roading along the regional trails accessible directly from the Artessa Canterbury Crossing site.

STORAGE	In addition to having ample closet space within each unit, there are 36 storage lockers within the building which can be rented month-to-month from the cooperative for those desiring to store seasonal or special items. An additional storage cabinet can be purchased to set in front of your vehicle in the assigned parking space – talk to your sales representative for more information.
BIKE STORAGE	Bike racks are provided in a designated area of the basement.
PICKLEBALL COURT	A pickleball court can be found in the northwest corner of the property. This private court will be quite the talk of the town and the envy of your neighbors that will undoubtedly ask to join your Artessa Canterbury Crossing league.
GARDEN BEDS	6 raised garden beds are located in the southeast corner of the property. Whether you're into veggies or perennials, there is room for gardening enthusiasts of all kinds.

PROPERTY INVOLVED:

ADDRESS / LEGAL	PID	PROPERTY OWNER
2695 Paddock Path / Lot 2 Block 1 Subdivision 27502 Canterbury Crossing	275020020	Lifestyle Communities LLC.

UNIT COMPOSITION

UNIT TYPE	SQ. FT. RANGE	APPROVED COUNT	PROPOSED COUNT
ONE BEDROOM + DEN	998 – 1,042 sf	11	8
2 BEDROOM	1,247 – 1,326 sf	31	23
2 BEDROOM + DEN	1,530 – 1,576 sf	14	13
TOTALS:	1,178 – 1,564 sf	56	44

ZONING INFORMATION OF PROPERTY INVOLVED:

	EXISTING	PROPOSED
COMPREHENSIVE PLAN GUIDANCE	ENTERTAINMENT DISTRICT – LOW DENSITY	ENTERTAINMENT DISTRICT – LOW DENSITY
ZONING	PUD	PUD
SITE AREA	99,230 SF (2.28 ACRES)	99,230 SF (2.28 ACRES)
DENSITY	24.6 UNITS PER ACRE	19.3 UNITS PER ACRE

COOPERATIVE BULK REGULATIONS:

REGULATION/METRIC	APPROVED CONDITIONS	PROPOSED CONDITIONS
- PRINCIPAL STRUCTURES -		
FRONT YARD SETBACK [SHENNENDOAH/SCHENIAN/NEW] (MIN):	20 feet	20 feet
SIDE YARD SETBACK (MIN):	20 feet	20 feet
REAR YARD SETBACK (MIN):	20 feet	20 feet
- ACCESSORY STRUCTURES -		
SETBACK FROM ALL PROPERTY LINES (MIN):	6 feet	6 feet
HEIGHT (MAX):	55 feet	48.75 feet
PROJECTING SIGN (#/MAX)	1 sign/32 sf	1 sign/32 sf
MONUMENT SIGN (#/MAX)	1 sign/40 sf	1 sign/40 sf

PARKING COUNT & RATIOS:

USE: MULTIFAMILY RESIDENTIAL	EXISTING		PROPOSED	
	RATIO	COUNT	RATIO	COUNT
GARAGE PARKING	1.34:1	75	1.36 : 1	60
SURFACE PARKING	0.52 : 1	29	0.50 : 1	22
TOTAL PARKING	1.86 : 1	104	1.86 : 1	82
BICYCLE PARKING	0.41 : 1+	40+	0.91 : 1+	40+

Respectfully Submitted,

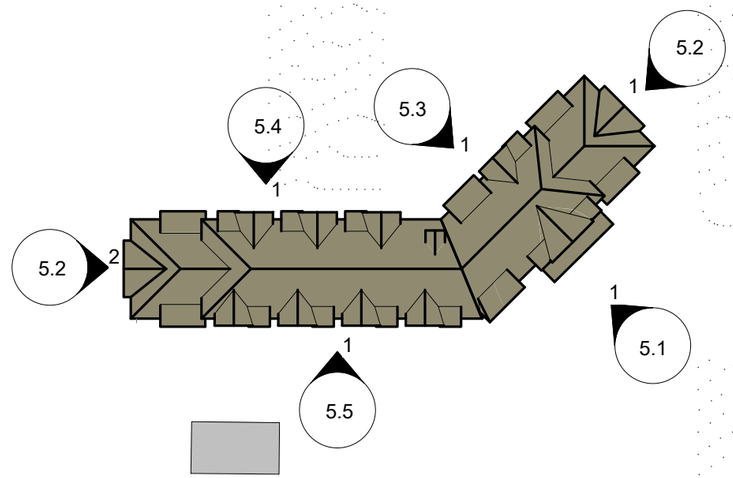


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lifestyle communities

Approved Elevation - 56 Unit Building

South 1 Elevation Material Percentages

Material	Percentage
Glazing	32.6%
Stone Veneer	33.4%
CMU Block	2.5%
CFB Panel	16.9%
Board and Batton	5.0%
Lap Siding	9.6%





1 Elevation - South 1
1/16" = 1'-0"

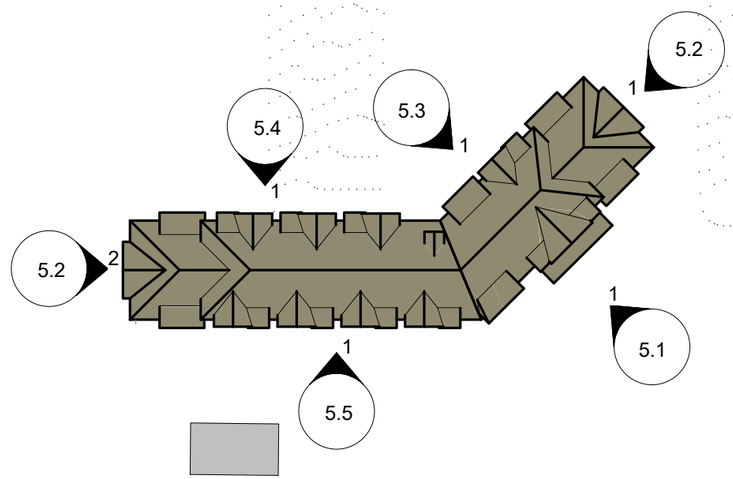
Approved Elevation - 56 Unit Building

East Elevation Material Percentages

Material	Percentage
Glazing	19.0%
Stone Veneer	26.2%
CMU Block	4.9%
CFB Panel	32.6%
Board and Batton	3.4%
Lap Siding	13.9%

West Elevation Material Percentages

Material	Percentage
Glazing	17.5%
Stone Veneer	24.2%
CMU Block	12.1%
CFB Panel	30.1%
Board and Batton	3.2%
Lap Siding	12.9%





1 Elevation - East
1/16" = 1'-0"

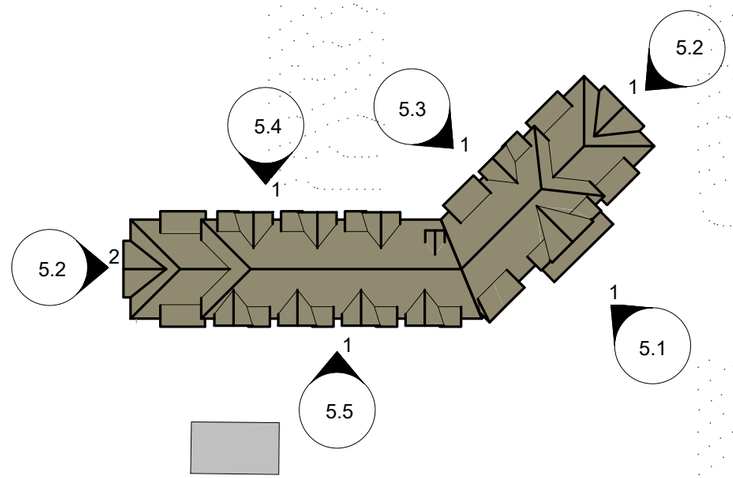


2 Elevation - West
1/16" = 1'-0"

Approved Elevation - 56 Unit Building

North Elevation Material Percentages

Material	Percentage
Glazing	30.3%
Stone Veneer	30.9%
CMU Block	2.4%
CFB Panel	14.4%
Board and Batton	1.8%
Lap Siding	20.2%



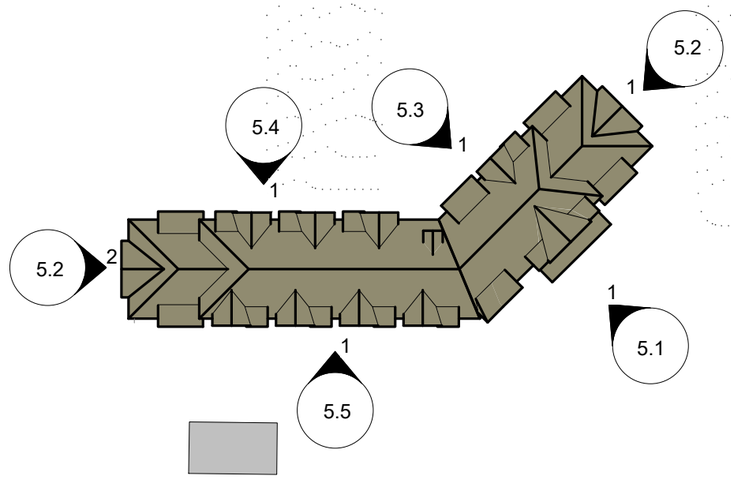


1 Elevation - North 1
1/16" = 1'-0"

Approved Elevation - 56 Unit Building

North 2 Elevation Material Percentages

Material	Percentage
Glazing	27.6%
Stone Veneer	24.2%
CMU Block	7.8%
CFB Panel	16.5%
Board and Batton	2.6%
Lap Siding	21.1%



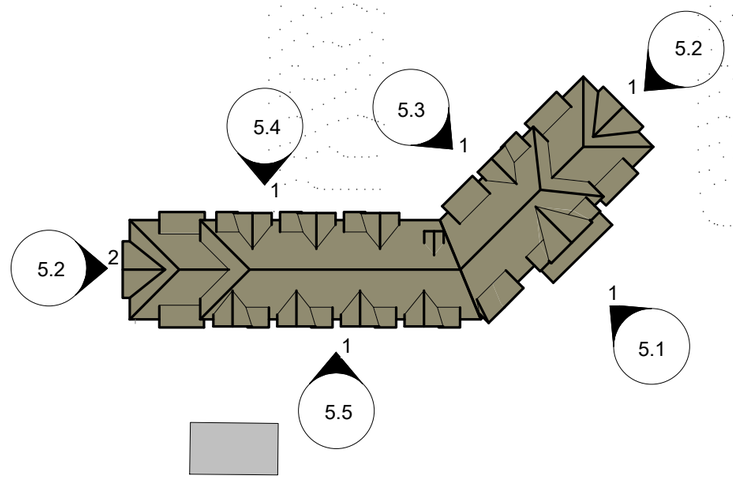


1 Elevation - North 2
1/16" = 1'-0"

Approved Elevation - 56 Unit Building

South 2 Elevation Material Percentages

Material	Percentage
Glazing	27.4%
Stone Veneer	26.1%
CMU Block	8.1%
CFB Panel	16.9%
Board and Batton	1.6%
Lap Siding	19.9%





1 Elevation - South 2
1/16" = 1'-0"

Proposed Elevation - 44 Unit Building



1 Elevation - South Facade - Main Entry
1/16" = 1'-0"



2 Elevation - South Facade - Garage Entry
1/16" = 1'-0"



1 Elevation - West Facade
1/16" = 1'-0"

Proposed Elevations - 44 Unit Building

Proposed Elevations - 44 Unit Building



1 Elevation - East Facade
1/16" = 1'-0"



2 Elevation - North Facade 1
1/16" = 1'-0"



3 Elevation - North Facade 2
1/16" = 1'-0"