HighView Park
Shakopee MN

D.R. Horton is pleased to submit this application for approval of a Preliminary Plat for HighView Park. The proposed development consists of 601 total homes (509 single family homes and 92 twin homes), HOA open space and a neighborhood clubhouse on approximately 237 acres located south of County Road 78/130th Street and Zumbro Avenue. The development plan for the neighborhood was patterned after the approved City's AUAR for the area. Surrounding land uses include agricultural to the west and south, Windermere South to the north and Jackson Township property and rural residential to the east.

EXISTING CONDITIONS

The HighView Park property, currently used for agricultural purposes, consists of 6 parcels. There are 7 wetlands within the site ranging in size from 0.06 acres to 1.8 acres. Trees are generally clustered around the homesteads and mainly consist of Oak, Ash, Boxelder, Cottonwood and Spruce among a few others.

A Notice of Determination of wetlands on the property was received December 2022 and it was determined that there are 7 wetlands on the site and one water course.

An update to the AUAR traffic study is in process. The study will show traffic impacts for the proposed High View Park development.

THE NEIGHBORHOOD

The proposed HighView Park consists of 509 single family lots. There will be two lots sizes to provide diversity in the homes being proposed: 178 of the home sites will have a typical lot size of 60 feet wide by 130 feet deep and 331will have a typical lot size of 65 feet wide by 130 feet deep. Minimum setbacks are proposed to be consistent with the City's R-1B Zoning District: front setback of 25 feet, side setback of 7.5 feet, corner lot side setback of 25 feet and rear yard setback of 30 feet.

The development will also contain a 92-unit twin home sub-neighborhood in the north portion of the site. Here, setbacks consist of 35-foot front, 10-foot side, 25-foot corner lot side and 20-foot rear.

The neighborhood's primary entrance will be accessed from County Road 78/Zumbro Avenue. Zumbro will be paved to the southerly neighborhood boundary and include a planted center median to slow traffic and allow easier pedestrian crossing. Multiple streets will be stubbed to the property boundaries for roadway connections when adjacent properties are developed in the future. Sidewalks will be constructed on one side of public streets. Additionally, the proposed trails in High View Park will provide connectivity to the existing public trail system.

A master neighborhood association would be responsible for ownership and maintenance of the amenities serving HighView Park. These include associated improvements, monuments and ponds. Additionally, the twin home neighborhood will be part of a separate sub-association and would be responsible for building exteriors and grounds maintenance.

Three single family home styles will be offered in the neighborhood, all with multiple floorplan and elevation options: Horton Series, Express Premier and Express Select. These homes are currently being built in Windermere South 4th and 5th Additions. The Horton Series homes are traditional 2-story homes with full depth basements ranging in size from 1,800 to 3,100 square feet. The Express Premier homes are multi-level homes with square footages from 1,500 to 2,500. The Express Select homes fit on the narrower lots. These are 2-story homes built on a slab or basement foundation ranging in size from 1,500 to 2,600 square feet.

Horton will also be offering our newest twin home product in the neighborhood. These are 2-story homes with or without basements. There are 2 floorplan options both with 4-bedrooms and range in square footage from 1,650 to 2,000.

CONSTRUCTION & PHASING

The site is planned to be graded in 2 phases beginning Spring/Summer 2023. The 1st phase will be the northly portion of the site encompassing about 100 acres. The remaining phase will be graded in subsequent years. The street and utilities will be built in 4 phases with the 1st phase starting Summer 2023.

Dependent on market conditions, the entire site will be developed over the next 5 years.