NARRATIVE: Arbor Bluff Single Family Residential Community

U.S. Home, LLC, dba Lennar, is pleased to submit this request for the Planned Unit Development and Preliminary Plat of a proposed single-family community to be known as Arbor Bluff.

Existing Conditions

The subject property is located at 2512 Valley View Road about midway between Marschall Road and Mystic Lake Drive. The site is 81.34 gross acres in size and is currently farmed agricultural land with a wooded bluff area in the central portion of the site and a stream surrounded by woods at the southwest and southwest edges. Four wetlands have been delineated on the site totaling 1.02 acres in size.

Development Overview

- Homes: The proposed community will consist of 196 single family homes (approximately 4.01 units/acre) of varying size and style.
- Infrastructure: The neighborhood will be served by public street and utilities.
- Wetlands & Ponding: Of the 1.02 acres of existing wetlands on the property approximately 0.11 acres will be fully impacted and replaced with the purchase of credits, and the remaining 0.91 acres will remain undisturbed. Stormwater ponds will be created on site for purposes of stormwater treatment.
- Landscaping: Trees will be planted along Valley View Road and Independence Drive to provide a landscape buffer for the homes backing up to those roads. Boulevard and yard plantings will also be installed per City Code requirements.
- Parks/Open Space/Trail: Lennar is proposing park dedication through fees in lieu of land. Arbor Bluff will have 13.11 acres of open space dedicated to the City for public use. These open space areas are composed of a wooded bluff area centrally located in the middle of the site and a lowland wooded creek area in the southeast corner of the site. A system of trails, totaling 4,900 linear feet, will run through the open spaces and link up with public sidewalks connecting the entire neighborhood.
- Parking: The community will be served by public streets with a curb-to-curb width of 34 feet. These homes will contain 3-car, or 4-car garages which will be served by a minimum 25-foot long driveway. This means each lot could park a minimum of four or five cars.
- Developer/Builder: Lennar will act as both developer of the property and builder of the homes.

Proposed Homes and Architecture

(please see exterior renderings and floorplans)

The Landmark Series are one-story and two-story single-family homes with 3-car or 4-car garages and will be located on 65-foot wide lots. The Discovery and Venture Series are smaller two-story single-family homes with 3-car garages and will be located on the 55-foot wide lots.

Landmark Series		**Discovery Series**		**Venture Series**	
Lot Width:	65 feet	Lot Width:	40 feet	Lot Width:	55 feet
Beds:	4 to 5 bedrooms	Beds:	4 to 5 bedrooms	Beds:	3 to 4 bedrooms
Baths:	3 to 5 bathrooms	Baths:	3 to 4 bathrooms	Baths:	3 to 4 bathrooms
Garage:	3-car or 4-car	Garage:	3-car	Garage:	3-car
Sq Feet:	1,920 – 3,436	Sq Feet:	2,400 – 2,600	Sq Feet:	1,550 – 2,500
**Price:	$590K - $700K	**Price:	$475K - $525K	**Price:	$450K - $500K

***Pricing is estimated and subject to change based on current market conditions at time of sales.*

Lennar homes include varying amounts of stone on front facades and siding materials consist of lap siding, shakes, or board and batten. Other architectural features available on selected facades include columns, gables, shutters, accentuated window trim and fascia, and decorative roof brackets and cornices. Architectural renderings are included with this submittal. Lennar's design team will carefully plan the color packages of each home to avoid monotony and to ensure a visually appealing streetscape.

The varying tiers of single-family homes proposed for this community will attract a wide range of demographics, including first-time home buyers, young to middle-aged singles, small families, divorcees, and empty nesters. The public open spaces with trails which will connect into a larger regional trail system in the future will cater to all these demographics.

Tree Preservation and Landscaping

Given the long-term use of the property has been agricultural much of the site is void of trees. The majority of trees that do exist on the site are clustered on the central bluff and in the southwest and southeast corners. As with most new residential developments Lennar is proposing the removal of some trees from the site. It is estimated that 129 significant trees on the site will need to be removed to accommodate development of the proposed community. Approximately 154 significant trees will be preserved through the dedication of open space and general construction avoidance. Furthermore, there are hundreds of trees located on the site that do not meet the definition of "significant" that will also be preserved.

In addition to tree preservation efforts Lennar will be planting at least two trees on each residential lot, as well as additional boulevard tree plantings throughout the neighborhood and buffer trees along Valley View Road and Independence Drive for a total of 456 new trees.

Description of Requests

Lennar is requesting a rezoning of the subject property from RR – Rural Residential to PUD – Planned Unit Development which will provide flexibility and creativity in the homesite configuration which will result in an efficient use of land through the preservation of trees, wetlands and land for open space dedication.

Shakopee Special Provisions for Planned Unit Developments

The following summarizes how the proposed community meets the criteria for granting a PUD.

- Consistent in all respects with the comprehensive plan and with City Code:
  The Shakopee Comprehensive Plan guides the subject property Suburban Residential which permits single-family residential as a primary use allowing densities between 3 to 6 dwelling units per acre. Therefore, our proposed plan is in conformance with the Shakopee Comprehensive Plan.

- Compatibility with surrounding land uses:
  Land uses surrounding the subject property include:
  - North – single family homes (Pheasant Run and Greenfield neighborhoods);
  - West – agricultural land guided for Suburban Residential;
  - South – wooded open space guided for Suburban Residential;
  - East – agricultural land guided for Suburban Residential.

- Provides adequate open space, circulation, parking, recreation, screening, and landscaping:
  See Parks/Open Space/Trail; Parking; & Tree Preservation and Landscaping sections above.

- Encourages development which will preserve and enhance the natural terrain, rather than developing all portions of the site to force maximum density:
  See Parks/Open Space/Trail & Tree Preservation and Landscaping sections above.

- Overall compatibility of land uses and architecture to surrounding development:
  As a single-family residential neighborhood Arbor Bluff will be compatible with the neighborhoods to the north. The subject property as well as the properties to the west, south, and east are all guided Suburban Residential and were all envisioned together as a cohesive low density residential community through the Southern Shakopee Alternative Urban Areawide Review.

- Affords a greater general public benefit than would be realized through the underlying zoning district:
  Arbor Bluff will offer existing Shakopee residents, as well as various demographics of prospective buyers looking to live in Shakopee, the opportunity to purchase a new home within the City. The new residential properties will generate tax revenue, a significant increase from the current agricultural status of the property. Through the development of this site Wood Duck Trail and Independence Drive will be extended creating new connections and improving circulation for the overall community. Through the dedication of more than 13 acres of open space containing trails the general public will now have access to the sites wooded bluff and stream features.

Schedule

Site grading will likely begin in Fall 2023 with construction of utilities and streets possibly getting underway in Fall 2023 and continuing in 2024. Model home construction will begin in Spring 2024. The overall project will likely be developed in three to four phases. Lennar estimates full occupancy of the community will occur approximately 48 to 60 months from the date sales begin.

Lennar has a long-standing history of building successful communities throughout the Twin Cities, including similar communities under development at Laketown (Victoria), Timber Creek (Carver), and The Park (Chanhassen). We invite you to visit any of these communities and our website at https://www.lennar.com/find-a-home?market=MIN . We are looking forward to this opportunity to work with the City of Shakopee again and thank the City for its support.

Regards,

Josh Metzer
Land Entitlement Manager
Lennar Minnesota