



March 19, 2018

Mark Noble
City of Shakopee
485 Gorman St
Shakopee, MN 55379

RE: Windermere South Variance Request

Dear Mr. Noble,

D.R. Horton requests that the City of Shakopee approve two variances as part of our Preliminary Plat approval of Windermere South. We request that the City allow us to have smaller side yard setbacks and lot widths than those that are allowed within the R-1b District.

The proposed Windermere South lot design follows the lot requirements that were approved under the Windermere PUD. As part of the of the Windermere approval the side yard setbacks were reduced from 10' on either side to 7.5' on either side. Also the corner side yard setback was reduced from 30' to 25'. We request that these same lot standards be approved in Windermere South.

In Windermere South, D.R. Horton proposes to introduce our Freedom Series Homes. These homes are one level with the option to add an upper or a lower level if the buyer chooses. All homes come standard with a two car garage with an optional third stall on certain lots. Currently, we have 5 floor plans with 3 elevations each. The proposed floor plans and elevations are attached. The homes are marketed as detached townhomes with an association providing for lawn care and snow removal services throughout the neighborhood. Being a detached townhome, homeowners have the freedom to individualize their yards with landscaping or a small garden much like a typical single family residence. To allow these homes to be attractive and affordable to a wider range of buyers, they work best on a 55' wide lot. This lot width still allows for 15' between each home.

D.R. Horton, Inc.-Minnesota
20860 Kenbridge Court, Suite 100
Lakeville, MN 55044
www.drhorton.com

We request that the City grant these variances for Windermere South as part of the Preliminary Plat approval. By granting these variances, it will allow us to continue to develop the Windermere South neighborhood with same feel as the approved Windermere neighborhood and introduce another home style that is desired within the City of Shakopee.

Thank you for your consideration and if you have any questions, please contact me at 952-985-7823 or via e-mail at msuel@drhorton.com

Sincerely,

A handwritten signature in blue ink, appearing to read "Mike Suel", with a stylized flourish at the end.

Mike Suel
Land Development Manager

Attachments