

**BUILDERS
LOT GROUP LLC**

May 9, 2018

Mr. Kyle Sobota
Senior Planner, City of Shakopee
485 Gorman Street
Shakopee, MN 55379

RE: Stagecoach at Southbridge
PUD Application

Dear Kyle:

Pursuant to our discussions please accept this correspondence as part of the application for consideration of a Planned Unit Development (PUD) for our Stagecoach at Southbridge residential development. Further supporting this request is an attached memorandum from Sambatek detailing the support for this PUD request.

For the benefit of consideration this has been a process involving no fewer than 6 plans that we have specifically and formally discussed and numerous additional concept sketches. As a result we want to thank both planning and engineering staff for finding reasonable solutions to work with unique site specific challenges. We ask for consideration of this PUD in recognition of the solutions to control expense and preserve natural conditions as possible while maintaining the character of the land use guiding. We believe the application is in conformance for the guiding and believe this PUD request meets the requirements of the city ordinance.

Stagecoach at Southbridge is a 60 unit, R1b single family detached development. We currently anticipate a multi builder program with a variety of compatible architectural designs. The lot width will meet or exceed zoning criteria and 50" to 55" wide building pads will comfortably accommodate three car garages attractive to homeowners at this price point. Sidewalk and trail connectivity to surrounding areas and access to commercial and entertainment venues are important considerations and are incorporated in our plan. The addition of the public park and potential improvements compliment a blending with the newer and existing neighborhoods. Stagecoach at Southbridge will smoothly transition between existing rural single family homes, mid-density and finally commercial development.

The current plan evolved from similar plans conforming or exceeding all requirements, but with less or no park land and greater existing tree impact. Although these plans were

conforming and could be presented, we and staff have worked towards mutual reasonable modifications or variations requiring the PUD.

We originally presented a R1b conforming plan and anticipated limited construction on Riverside Drive. We also presented a park component, but later removed this due to engineering concerns with limited improvements on Riverside Drive as conceptualized. Fronting lots on both sides of new street improvements became important but this eliminated the park component. Although the park need is not identified in the current Comprehensive Plan, it became apparent both with neighbors and city staff that there is a need and this development presents an important potential opportunity to obtain this public amenity and limited improvements. We were asked to reconsider and engineering staff also became part of the solution. This plan now works with a variation in side yard setbacks in an effort to shift some lot lines and save additional trees.

The Tree Preservation Regulations have presented significant challenges. Our initial review and inventory resulted in significant replacement and economic obligations. Obligations that we believe far exceed the policy and intent of the ordinance. The result however has been the plan evolution and PUD request. With this PUD we request relief from any further economic penalty imposed by the ordinance and further request full credit for park dedication and improvements we propose to complete on the dedicated land.

We have also met with several neighbors in close proximity of the development. The anticipated value of the homes and character of development is consistent with expectations and current land use planning. We will have the required additional neighborhood meeting but have approached this with early communication and input. Through this process we believe we will have general support and few if any objections to our plan.

Stagecoach at Southbridge will be a strong addition to the variety of housing options in Shakopee. The variations through the PUD will allow this development to work with both existing engineering conditions and natural vegetation that otherwise would prevent development. Relief from further economic penalty or impositions is critical to obtaining valuable park land and improvements and preservation of significant mature trees. The PUD approval will bring a better development for all.

Please contact me if you have any questions.

Sincerely,
Builders Lot Group, LLC

A handwritten signature in black ink, appearing to read "Steven D. Soltau", with a long horizontal flourish extending to the right.

Steven D. Soltau
Project Manager/Member