

Ridge Creek City of Shakopee

Introduction

U.S. Home Corporation, d/b/a Lennar is proposing to carefully orchestrate the development of a challenging parcel of land in a manner that is sensitive to the environment and surrounding area. Our vision creates a dynamic neighborhood that will stimulate growth and vitality within the City of Shakopee.

City Standards

- **Surrounding Land Uses**

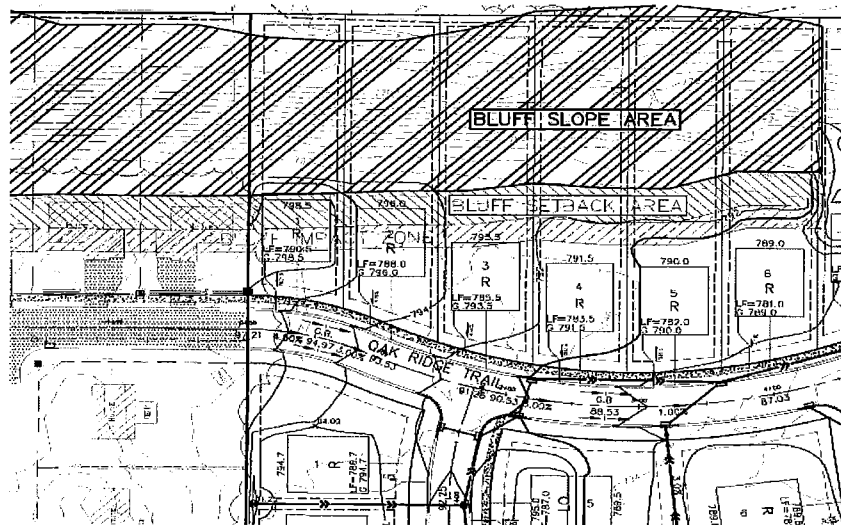
The property is predominately surrounded by residential development of varying lot size and age.

- **Zoning Classification**

The property is currently zoned R1B – Urban Residential. The intent of the application is to follow the existing zoning guidelines. Lot sizing and setback requirements will generally adhere to the standards set forth in the R1B District. The typical lot size is 70 feet wide with side yard setbacks of 10' and 10'. The application does ask for flexibility in the area described below.

- **Request for Variance**

- Bluff Impact Zone - Lennar is requesting flexibility to the Bluff setback ordinance, specifically relating to Lots 1- 6 of Block 4. Hardship to the property has been created by two factors. First, the location of the existing street connections from the West, and second an update to Bluff setback and buffer requirements. Based on today's ordinance the existing homes to the West could not be built. We have attempted to match the bluff preservation line and setbacks from the existing homes directly adjacent in the community to the West. The below graphic demonstrates the relationship between the two properties. In an attempt to meet the current ordinance we relocated Oak Ridge Trail to the south as much as possible but we are still locked in by the existing road stub location. Lots 1-3 of Ridge Creek are particularly problematic. We are optimistic that we can work with the City to find a solution that allows homes to be built with a reasonable amount of rear yard while protecting the integrity of the bluff.



Building Plans/Product Information

Extensive research on housing availability and market conditions in the area has guided us in putting together a product portfolio that includes an architecturally interesting variety of homes, prices points, and services.

- Discovery Series** - Designed with efficiency in mind, the Discovery series meets the demands of today's challenging housing market by offering a fantastic value. A relatively new concept, the Discovery series has typical footprints that are 50' wide allowing the ability to maintain setbacks designated by R1B zoning standards. A variety of houseplans and elevations make up this series offering square footages ranging from 2,200 sq ft to 2,700 sq ft plus the ability to finish the basement to add footage to the home. With families in mind, the homes typically include four bedrooms, a large open living space on the main level, a master suite, mud room, and an optional three car garage. Seventy foot wide lots allow the ability to allow for a 3 car garage while maintaining side setback standards without compromising the integrity of the neighborhood. An interesting streetscape will be maintained through the incorporation of a variety of elevations, materials, and color packages. Homesites are arranged in a manner to maximize open space views and will include an assortment of walk-outs, look-outs, and flats. Based on today's market research we anticipate these homes to start with pricing in the mid to upper \$300,000's. The market ultimately dictates what price people looking for a new home are willing to pay and what features they want included in with that price. All house plans follow Lennar's signature "Everything you want, Everything you need" marketing platform which includes features built into the home that would typically be considered 'upgrades'.

Environmental Impacts

- **Wetlands** - There are a number of wetlands scattered throughout the site. Every effort was made to minimize the impact to existing wetlands. In order to maintain adequate vehicular circulation, wetlands were only impacted for internal streets and Crossings Boulevard. We will attempt to mitigate for the impacts through the purchase of wetland banking credits in conformance with BWSR regulations. Adequate buffering will be provided. We hope the City will consider allowing flexibility to use buffer averaging if needed. As part of this application we are requesting consideration for the construction of decks within the wetland buffer setback.
- **Water Quality** – Water quality will be managed through the incorporation of stormwater ponding and other appropriate erosion control measures. Lennar is committed to following stormwater policies enacted by the City of Shakopee and the Minnesota Pollution Control Association (MPCA).
- **Outlots** – With this application we are contemplating the dedication of Outlots A, B, and F to the City of Shakopee for public uses related to parks, trail, and stormwater management. We are requesting consideration for park dedication credits for any upland portions of Outlot A that could be used for future park improvements. The remaining Outlots would be dedicated to a private homeowners association for buffering that will allow uniform maintenance along County Road 21.

Lennar has a long history of building successful Communities in the Twin Cities. We are very excited for the opportunity that lends itself through the careful development of this location. We are confident Ridge Creek will provide the City of Shakopee and Lennar with a neighborhood in which residents will be proud of. We appreciate your support.

Ridge Creek Team

Municipality: City of Shakopee

Developer: U.S. Home Corporation, D/B/A, Lennar

Builder: Lennar Corporation

Primary Contact: Joe Jablonski, Lennar

Entitlement Manager: Paul Tabone, Lennar

Development Manager; Mark Bode, Lennar

Planner/Engineer/Surveyor: Pioneer Engineering, Inc

Wetland Specialist: Melissa Barrett, Kjolhog Environmental Consulting

Landscape Architect: Pioneer Engineering, Inc.

Legal Council: Vantage Law Group

Association Manager: TBD