



GENE HAUER PROPERTY – SUMMERLAND PLACE

Summergate Development is proud to introduce an exceptional new project to the Shakopee community. Summerland Place is approximately 115 acres of land located on the North side of 17th Avenue about a ¼ mile west of Mystic Lake Drive. The property is currently zoned AG and is utilized for agricultural purposes. The property has a large number of challenging easements that cross the property in a number of areas. This has led the design team to come up with unique ideas to incorporate those challenges into the design of the property”.

Summergate is proposing a PUD (Planned Unit Development) on the site. Some of the key features of the development will include a divided parkway along its primary access roads and taking advantage of the easement areas to create storm basins, open spaces and trails. It will consist of a mixed variety of residential housing types and styles. A majority of the site will be approximately 242 single family homes with varying sizes focused on the western ¾ of the property. Along the northern area of the property there will be approximately 92 townhomes that back up to the easement open areas and Highway 169 with great views to the north of the river valley. On the far eastern 1/3 of the property, there will be an Apartment Complex consisting of approximately 350 units backing up to farm land. There is single family residential housing, townhomes and a gravel pit to the South.

We have included a preliminary site plan, an overall grading plan, an overall sanitary sewer and water plan and a storm sewer plan. We have also included a color rendering of the proposed site. We are planning on a net density of 7.38 units per acre.

Summergate Development LLC is currently developing properties in Plymouth, Cottage Grove, Lakeville and Prior Lake and looking forward to working with the City of Shakopee to develop this property.