

WINDERMERE SOUTH 4TH ADDITION

Preliminary Plat/PUD Narrative

Shakopee, MN

Windermere South 4th Addition is a 53-acre site that will be added north and west of the existing Windermere South neighborhood. The site includes 13 acres that was previously approved for 13 lots in 2017 with the Windermere Preliminary Plat. The request for approval includes Preliminary Plat/Planned Unit Development (PUD) guided by the R-1B Zoning District. The PUD is a tool that allows flexibility to the standard zoning ordinance to create a functional, aesthetically pleasing, quality neighborhood that attracts a wide range of homebuyers. The overall design of Windermere South 4th Addition is based on the City's approved West End Study and Master Park Plan.

The proposed Windermere South 4th Addition consists of 126 total home sites accessed from extensions of Zumbro Avenue and Aloha Avenue. The neighborhood will include a centrally located public park. Horton will work with city staff on park programming, which will include play and music components. The park will include a trail system that will connect nearby neighborhoods to this and future park and open space areas.

The public trail and park divides the site into northwest and southeast portions. Two styles of single family homes are planned for each area: in the northwest will be the Horton Series and in the southeast will be the newest Express Select Series.

HOME STYLES

The Horton Series homes are the same product currently being constructed in the existing phases of Windermere South. These homes are mostly 2-story single family designs with multiple elevation options to create variety in the streetscape. There will be approximately 11 floor plans ranging in size from nearly 1,900 to 3,400 square feet.

The Express Select Series of homes is Horton's newest product line fitting on 55-foot wide lots. These homes range in square footage from 1,300 to 2,180 and offer multiple elevation and floorplan options that can be built on a slab or basement foundation. Buyers can choose from single-level or 2-story homes, with 2- or 3-car garages and 2- to 4-bedroom plans. The flexibility in this product creates variety for all types of buyers including, but not limited to, first time homebuyers and those looking to downsize.

For all homes and depending on elevation type, exterior materials consist of a combination of vinyl lap siding, vinyl shakes and vinyl board & batten with optional stone accents. DR Horton uses the “Rule of 5” to ensure variety in the streetscape. The “Rule of 5” means that homes on either side or the 3 homes directly across the street of a subject home do not have the same elevation and color package.

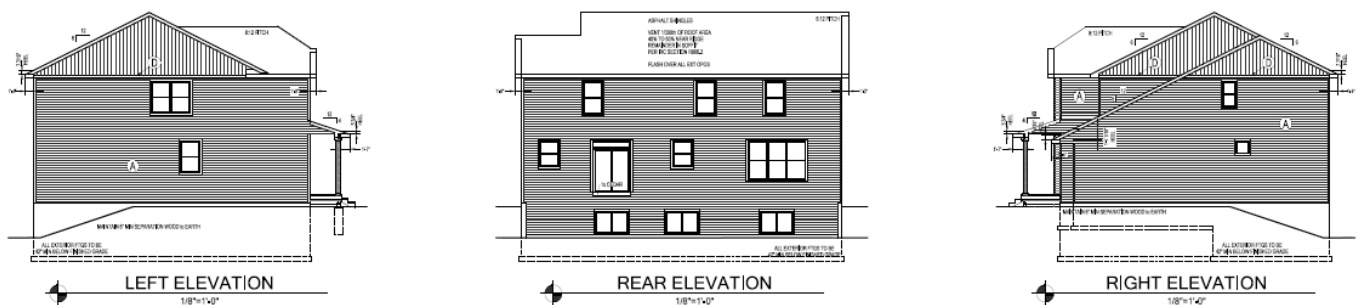
PUD REQUESTS

Windermere South 4th Addition is guided by the R-1B Zoning District. Minimum setbacks are proposed to meet or exceed the district requirements: front setback of 30 feet, side setbacks of 7 ½ feet (15 feet between homes), corner lot setback of 25 feet and rear yard setback of 30 feet.

Flexibility to the zoning code is requested for lot sizes and design standards. The minimum lot size per R-1B is 60 feet wide and 100 feet deep. Horton requests minimum lot sizes of 55 feet wide and 125 feet deep. The minimum lot area proposed for the neighborhood is 7,354 square feet, which is much higher than the calculation of 6,000 square feet per zoning code.

The Code requires minimum architectural detailing standards, specifically garage protrusion and percentage of windows on elevations. As stated earlier, the Horton Series homes will be the same as those in the first phases. For the Express Select homes, the elevations are included with this submission. Horton requests City approval for the plans as submitted. While some side elevations do not meet the minimum percentage, most of the homes average about 10 percent or more window coverage as a total calculation.

While we feel the designs meet the intent of the ordinance, Horton will commit to enhanced elevations for the sides of homes facing public right-of-way or public open space. Enhancements include a second material, like shakes or board and batten. Examples are shown.





In return for relaxing the zoning standards, the following public benefits are realized in Windermere South 4th Addition:

- Housing options that are achievable to a wider range of buyers
- Trails – Meandering public trail system providing connections between neighborhoods and most importantly to public open spaces.
- Land Dedication – Horton will dedicate land for public open space.
- Park Dedication Fees – Horton to pay cash for park dedication
- Park Equipment – Horton to coordinate with City the installation of park equipment with credit to Park Dedication fees
- Park Landscaping – Horton to pay for tree installation in the park and open space areas without credit to park dedication fees

To summarize, a PUD allows flexibility within the City's zoning code to create a neighborhood that not only attracts buyers at different price points, but also provides them with desirable outdoor public spaces. These spaces allow for outdoor play as well as connections to other parts of this growing community.