

SCHNEIDER PROPERTY

February 26,
2020

Plan Unit Development (PUD) and Preliminary Plat Applications

Schneider Property

PLAN UNIT DEVELOPMENT (PUD) AND PRELIMINARY PLAT APPLICATIONS

INTRODUCTION

Magellan Land Development, LLC has the property located east of Mystic Lake Boulevard and roughly south of Eagle Creek Boulevard under contract. The property is currently owned by Roberta Schneider Revocable Trust. The approximately 57 acre site is comprised of two parcels PID 279160130 and 279160060.

The site plan for the Schneider Property development takes a unique and creative approach to design and utilization of the property. The site plan incorporates a green belt throughout the development to create walking paths and interconnectivity within the

development and also connecting to the rest of the Shakopee trail system and community.

The project site plan proposes 175 total lots which is comprised of a mix of 62 single family lots and 68 villa lots and 45 carriage lots. The housing types are clustered giving the sense of smaller communities within the overall larger neighborhood. Villa Homes and Carriage Homes are single family homes with association maintenance of yard areas and snow removal. These homes meet the increasing demand for one-level living with association maintenance. The association maintenance of lawn areas and snow removal provides the homeowner with the freedom to travel, own a winter or summer home, or more time for recreation.

- Single Family lot size: 55 feet
- Villas lot size: 50 feet and 60 feet
- Carriage lot size: 40 feet

The mix of housing types and varied lot sizes provides for diversity and interest in the community. Homebuyers will have the ability to select from a wide range of floor plans, exterior materials, architectural features, and landscape designs. Careful attention is paid to ensuring the use of varied elevations and materials to avoid any monotony of architecture from the street. Attached as Exhibit A are elevations for the wide range of floor plans.

PUD STANDARDS

The City allows 50% impervious area per lot. The following is the impervious percentage per housing type:

	STANDARD	REQUEST
Villa	50%	52%*
Single Family	50%	50%
Carriage	50%	50%

There are 17 villa lots that exceed 50% impervious. We are asking for flexibility under the PUD to allow for up to 52% to accommodate those 17 villa lots that exceed the standard.

OPEN SPACE

PARKS

The proposed site plan creates both passive and active recreation areas to create a greater sense of community. Under the proposed PUD there be 15% of the overall site set aside for open space or roughly 8.4 acres. The 8.4 acres will be spread throughout the development to create walkability and connectivity within the community.

WETLANDS

There are no wetland on the site.

LANDSCAPING AND TREE PRESERVATION

Schneider Property

The proposed site plan will create extensive landscaping as a buffer against Mystic Lake Drive along with connection to the existing trails that run parallel with Mystic Lake Drive. There are not trees on the site. The site has been farmed for many decades and has been used as farm land.

STREETS

All proposed streets within the development shall be public streets. The proposal includes connecting Thrush Street to Mystic Lake Drive. The attached Exhibit D is a traffic memorandum that addresses the additional traffic the development will create.

RESTRICTIVE COVENANTS

Schneider Property Homeowners Association (“HOA”) will provide for the maintenance of the overall common elements to the community, including landscaping and irrigation of the common areas, snow removal from sidewalks and trash in the community. The Villas homeowners will pay additional fees under the HOA that provide for a higher level of maintenance, including lawncare in the summer and snow removal in the winter of the Villa Homeowner’s lots. The HOA will also provide for restrictions on outdoor storage, parking (no boats, campers, or trailers) in order to keep the community looking orderly and well maintained.

EXHIBIT A

Single Family Homes





CARRIAGE HOMES



VILLA HOMES



