

VALLEY CREST
1ST ADDITION
FINAL PLAT

Valley Crest

VALLEY CREST 1ST ADDITION FINAL PLAT

INTRODUCTION

M/I Homes has purchased the property located west of Mystic Lake Boulevard and roughly south of Eagle Creek Boulevard. The approximately 57-acre site is comprised of two parcels, PIDs 279160130 and 279160060. Preliminary Plat and Planned Unit Development Plan (PUD) approval was granted for the project on April 20, 2021. The entire development will consist of 175 total lots which is comprised of a mix of 62 single family lots and 68 villa lots and 45 carriage lots. The final plat will consist of 71 lots comprised of 14 villa lots, 23 carriage lots, 25 single family lots and four outlots.

The Valley Crest development site plan 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 connecting to the rest of the Shakopee trail system and community.

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 approved under the PUD:

	STANDARD	APPROVED PUD
Villa	50%	52%*
Single Family	50%	50%
Carriage	50%	50%

*There are 17 villa lots that exceed 50% impervious. Four lots were granted further flexibility to have 54% impervious surface: Lots 13, 14, and 15, Block 4 and Lot 3, Block 5.

OPEN SPACE

PARKS

The proposed site plan creates both passive and active recreation areas to create a greater sense of community. Under the approved PUD, 15% (8.4 acres) of the overall site is set aside for open space. This open space is spread throughout the development to create walkability and connectivity within the community. As previously mentioned, the 1st Addition includes four outlots, Outlots A, B, C, and D which total 7.4886 acres. Outlot E (0.8968 acres) will be platted with a future addition.

WETLANDS

There are no wetlands on the site.

LANDSCAPING AND TREE PRESERVATION

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 farmland.

STREETS

All proposed streets within the development shall be public streets. The proposal includes connecting Thrush Street to Mystic Lake Drive. A traffic memorandum addressing the additional traffic the development will create was submitted with the preliminary plat application.

RESTRICTIVE COVENANTS

Valley Crest 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 lawn care 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.

DESCRIPTION OF OUTLOTS

Outlots A, B, C, D, and E will be deeded to the City and used for open space and stormwater management. Outlots F and G will be platted with future additions.

CONSISTENCY WITH PRELIMINARY PLAT

The 1st Addition Final Plat is consistent with the approved Preliminary Plat and PUD. The conditions of approval have been addressed as follows:

1. Development of the site, including public streets, trails, sidewalks and land uses must be consistent with the submitted PUD site plan and the review comments provided.

Comment: *The final plat is consistent with the approved Preliminary Plat and PUD.*

2. Facades of all houses must meet the minimum design requirements in Shakopee City Code Section 151.108, Subdivision B, for garage protrusion and window coverage (minimum 10% window coverage for front and rear elevations, 5% window coverage on sides).

Comment: *The houses in this development will meet these standards.*

3. 19 of the Villa lots are permitted to have up to 52% impervious surfaces, 4 Villa lots are permitted to have 54% impervious surfaces. The applicant must provide a plan noting the specific lots approved for additional impervious surfaces.

Comment: *The only lot that we are requesting to have 54% impervious surface within the 1st Addition is Lot 3, Block 5. The three other lots in a future addition that we will request to have 54% impervious surface are Lots 13, 14, and 15, Block 4 on the Preliminary Plat.*

4. Minimum lot widths and setbacks for lots in the PUD are as follows:

o Carriage Lots: 40’ minimum width

1. Front yard Setback: 25’
2. Side yard Setback: 5’
3. Street-side Setback: 10’
4. Rear yard Setback: 25’, 40’ to County Road 83

o Villa Lots: 50’ minimum width

1. Front yard Setback: 25’
2. Side yard Setback: 5’

3. Street-side Setback: 10'

4. Rear yard Setback: 25'

o Single-Family Lots: 65' minimum width

1. Front yard Setback: 25'

2. Side yard Setback: 7.5'

3. Street-side Setback: 15'

4. Rear yard Setback: 25', 40' to County Road 83

Comment: *These setbacks will be met.*

5. The setback for dwelling units (including the deck) to stormwater basins is 30' to the HWL.

Comment: *This will be met.*

6. Cantilevers are permitted to encroach up to 2' into a rear yard, front yard, street-side, or stormwater basin setback.

Comment: *Noted.*

7. Decks less than 5' in height as defined by City Code are permitted to have a minimum of a 10' rear yard setback on lots. Decks greater than 5' in height must have a minimum of a 20' rear yard setback. The rear setback for decks on lots adjacent to County Road 83 is 40'.

Comment: *Noted.*

8. House facades must be generally consistent with the submitted house elevations for the PUD Concept Review and PUD application.

Comment: *Noted.*

9. Open space areas must be deeded to the City at the time of recording of the first final plat of this development.

Comment: *Outlots A, B, C, D and E will all be deeded to the City at the time of final plat recording.*

10. Final trail alignment through the open space area must be approved by city staff. Construction of trails and seeding of the open space areas must be completed at the time of the completion of other infrastructure during the first phase of development.

Comment: *The proposed trail alignment is shown on the improvement plans being submitted with this application and we will work with City staff to finalize the alignment.*

11. Sidewalks 6' in width are required on both sides of Thrush Street and on one side of all other streets.

Comment: *The required sidewalks are shown on the improvement plans being submitted with this application and will be included on future additions.*

12. The applicant must work with City staff to develop a plan for field monumentation for lots adjacent to the open space.

Comment: *This will be done.*

13. The applicant must work with city staff to develop a plan for the open space area that is at least 15% of the site area that is not encumbered by stormwater basins. The trail easement area between Lots 13 and 14, Block 1 is counted as open space area for purposes of the PUD, even though it will not be a separate parcel to be deeded to the city.

Comment: *We have worked with City staff to accommodate this requirement and the 1st Addition plat is consistent with what was approved.*

14. Trails adjacent to stormwater basins must be located above the HWL elevation of the basin.

Comment: *This is met.*

15. If a monument sign is to be provided to identify the subdivision, a separate sign easement and maintenance agreement must be prepared for maintenance of the landscaping and sign and recorded on the property where the sign is located. City Code requirements for setback, sign area and height must be met. A sign permit is required.

Comment: *There will not be a monument sign.*

16. An additional tree is required in the rear yard per lot for screening of County Road 83. The applicant must work with city staff to provide additional evergreen plantings along the Shakopee Gravel property north of the proposed stormwater basin, and along the Hawkins property.

Comment: *An additional 36 balsam firs have been added along the Shakopee Gravel and Hawkins properties. The utility lines were re-designed along 83 making any additional trees difficult.*

17. Boulevard trees must be a salt tolerant species and meet diversity and size requirements in City Code. Boulevard trees must be spaced at 40' intervals, or the minimum accepted distance for a specific species. Refer to the City Forestry Specifications Manual for required distances from intersections, light poles, etc.

Comment: *Boulevard trees are provided and spaced 40 feet apart.*

18. Financial security for landscaping is required in accordance with City Code and due at time of recording of the first final plat.

Comment: *This will be met.*

19. Trees planted on the individual lots, provided at the time of construction of the houses must meet City Code requirements for size, species, quantity and placement at time of construction of the houses.

Comment: *This will be met.*

20. The existing temporary cul-de-sac on Karner Drive must be removed and turf area established at the time of the extension of Karner Drive into this development.

Comment: *This does not apply to this addition but will be addressed in a future addition.*

21. The rear lot line of Lot 7, Block 11 must be adjusted to meet the corner of Lots 14 and 15, Block 11.

Comment: *Block 11 will not be platted with this addition but will be addressed with a future addition.*

22. Park dedication fees consistent with current city fee schedule are due at the time of recording of final plats.

Valley Crest

Comment: *This will be provided. It is our understanding that with the platting of 71 lots that a total of \$379,140 (\$5,340 X 71) will be due at the time of recording.*

23. The Homeowner's Association for Valley Crest is responsible for maintenance of the landscape buffer along County Road 83.

Comment: *The Declaration for the Homeowners Association outlines its responsibility to maintain the County Road 83 landscape buffer.*

EXHIBIT A

Single Family Homes



CARRIAGE HOMES



VILLA HOMES

