

# **Galpin Property City of Chanhassen**

## **Introduction**

U.S. Home Corporation, d/b/a Lennar is proposing to develop Galpin Property (actual name TBD) in a manner that is sensitive to the environment and surrounding area. With this application we are submitting two conceptual scenarios. The first scenario is a 'lot yield' plan that has 202 homes and demonstrates how the property could be developed following the existing RSF zoning standards with one standard lot width and home style for the entire property. The second scenario is a 'density transfer' plan that has 199 homes with varying lot sizes demonstrating how the property could be developed through the use of a PUD that will offer diverse housing opportunities and price points accompanied by the preservation of open space.

## **Background/History**

In November 2017 the property was listed for sale by Comerica Bank; Trust NA, as personal representatives of the Estate of Prince Rogers Nelson and Paisley Park Enterprises. On several occasions the seller's agents and members of Lennar have met with City staff to begin reviewing the zoning standards and the best use for the property. In May of 2018 U.S. Home Corporation entered into an Option Agreement to purchase the property.

## **Property Description**

The site consists of approximately 188 acres made up of several tax parcels (PID 25.6900010, 25.6900020, 25.6900030, 25.0100100, and 25.0100200) located in the Northeast Quarter of the Northwest Quarter of Section 10, Township 116, Range 23. All buildings have been removed and the property has been vacant for some time. The site suffers from frequent trespassers that use the property for walking trails.

## **City Standards**

- **Land Use designation**

The property is designated for Low Density residential: RSF 1.2-4 units per acre.

Lot yield Plan – 1.46 DU/Acre (202/138)

Concept Plan – 2.26 DU/Acre (199/88)

- **Zoning Classification**

The site is currently zoned as Rural Residential with underlying zoning of RSF; low density residential 1.2-4 units per acre. The lot yield plan follows RSF standards and has a density of 1.46. The density transfer plan requires a zoning

change to PUD to allow flexibility and the relaxation of strict application of the zoning ordinance in exchange for greater environmental sensitivity and preservation of open space for public use. At 2.26 units per acre the density transfer plan also fits within the RSF density classification.

- **Surrounding Land Uses**

Residential developments of varying densities surround the site to the North, South, and West. To the West, across Galpin is Long Acres which was developed as a PUD to allow flexibility in design standards. Our primary street connections appropriately line up with Hunter Drive and Long Acres Drive. Boarding the property to the North and South are existing neighborhoods zoned RSF. The existing neighborhood to the North (Ashling Meadows) provides two existing road stubs to the subject property. There are no road connections to the South. Lake Lucy, and Lake Ann and their surrounding wetlands are located to the East. Both Ashling Meadows and Long Acres were built by Lennar under the Lundgren Bros Construction name.

On the North end, both plans mirror the lot dimensions of the existing neighborhood. Topographical challenges naturally make the North portion of the site more conducive to a wider home style that may not require as much depth for building pads. On the South end of the property the 'lot yield' plan shows nine homes backing to the existing neighborhood to the South. The density transfer concept mitigates the visual impacts of smaller lots to the existing neighborhood by incorporating the use of cul-de-sacs and by limiting the home-style in that location to a single story Villa. In this scenario eleven homes will be visible to the existing neighborhood but will be orientated in a manner that attempts to minimize the number that back directly to the existing homes.

## **Open Space Preservation**

The City of Chanhassen's 2030 Comprehensive Plan identifies significant trail improvements along the Eastern boundary of the property that would enhance the Lake Ann Park and trail system by completing important connections between Lake Ann, Lake Lucy and Galpin Road.

As part of this application we have provided two conceptual plans. The first scenario is a 'lot yield' plan that follows the City's land use designation for the property and conforms to the minimum lot sizes and setbacks allowed within the RSF and Shoreland Overlay district. Park dedication would follow the Cities requirements as described in City Code.

The second scenario is the 'density transfer' plan that focuses housing development closer to Galpin and preserves approximately 50 acres of land adjacent to Lake Lucy and Lake Ann that could be used for park dedication to the City.

The overall lot count in both scenarios is roughly 200 homes. The difference between the two lies in the concentration of acreage used. In scenario one approximately 138 acres

are being developed to reach 200 homes. By mixing lot sizes scenario two strategically places the same 200 homes on 88 acres of land giving the opportunity to preserve significantly more open space for use by the residents of Chanhassen. Preserving the open space in this manner not only minimizes environmental impacts but also significantly reduces the length of public infrastructure (sewer, water, roads) required for long term maintenance by the City.

## **Building Plans/Product Information**

Extensive research on housing availability and market conditions within the City of Chanhassen has guided us in putting together a plan that is matched by a product portfolio that includes an architecturally interesting variety of homes, and price points, that meet multiple buyer niches in Galpin Property .

- **Landmark Series** - Designed with efficiency in mind, the Landmark series meets the demands of today's challenging housing market by offering a fantastic value planned specially for 65' wide homesites. Lennar has successfully built the Landmark series in Reflections at Lake Riley, Boulder Cove, and Camden Ridge. Typical footprints are 50' wide allowing the ability to maintain setbacks designated by zoning standards. A variety of houseplans and elevations make up this series offering square footages ranging from 2,200 sq ft to 3,200 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 three car garage. Sixty-five foot wide lots allow the ability to preserve open space without compromising the integrity of the neighborhood. Typical side yard setbacks will be maintained. An interesting streetscape will be maintained through the incorporation of a variety of elevations, materials, and color packages. Lots are arranged in a manner that will include an assortment of walk-outs, look-outs, and flats. •

**Traditional Series** - The Traditional series is designed for the 90' wide homesites with the move up buyer in mind. A variety of house plans will be offered ranging from 2,600 sq ft to 3,700 sq ft. plus the ability to finish the basement to add additional footage to the home. These well thought out plans typically include four bedrooms, a large open living space on the main level, master suite, craft room, three car garage, and allow for luxury upgrades such as an indoor sport court. No deviation from RSF standards is requested in the large lot area. An interesting streetscape will be maintained through the incorporation of a variety of elevations, materials, and color packages.

**Luxury Villa** – The Luxury Villa is designed for the 55' wide homesites along the Southern Boarder. The Luxury provides minimal maintenance housing for an underserved market in Chanhassen; and the Twin Cities in general, the 'empty nester'. Designed for single level living, the Villa homes offer a spacious first floor that includes a master suite, fireplace, open living room, gourmet kitchen,

and study. A deck or three season porch is included with the home to allow the opportunity to enjoy the natural features of Galpin Property . Multiple elevations and color packages will be incorporated to reduce monotony.

It is important to note that the lot yield plan would be made up of all Traditional Series homes. Based on our absorption forecasts and financial modeling it is a possible that we would need to sell off portions of the lots to other builders.

## **Environmental Impacts**

- **Wetlands** - A wetland delineation was completed on the site in September 2017. Wetland impacts have been minimized by careful planning and the preservation of open space. The 'lot yield' plan will require more impact to existing wetlands for the extension of public infrastructure (sewer, water, streets) to serve the upland adjacent to Lake Ann and Lake Lucy.
- **Tree Preservation** – Preservation of open space for public use will allow the opportunity to preserve large wooded areas that may otherwise be disturbed with development. The 'lot yield' concept that follows the existing zoning guidelines will have a much greater impact on the large stands of trees located in the upland areas fronting Lake Ann and Lake Lucy.
- **Water Quality** – Water quality will be managed through the incorporation of on-site ponding and other appropriate erosion control measures. We are evaluating the potential for water re-use on site to supplement irrigation systems. Lennar is committed to following stormwater policies enacted by the City of Chanhassen and the Minnesota Pollution Control Association (MPCA).

## **Homeowners Association(s)**

A Master Homeowners Association will be established to maintain private common areas and community monuments. In the density transfer concept a Sub-Association will be created to take care of the common elements within the Villa area. The Villa will be 'full maintenance' in nature to include; professional management, mowing, plowing, and exterior upkeep of the homes. Owners of detached single family homes will be responsible for their own upkeep and maintenance subject to City Ordinance and Architectural Controls established within the Master Association.

## **Summary**

Lennar has a long history of building successful Communities in the City of Chanhassen under the names Lennar, Ryland, Lundgren Bros. Construction, and Orrin Thompson Homes. We are very excited for the opportunity that lends itself through the careful development of this fantastic property and ask for your support.

## **Project Team**

Developer: U.S. Home Corporation, D/B/A Lennar  
Builder: Lennar Corporation  
Primary Contact: Joe Jablonski  
Planner/Engineer/Surveyor: Pioneer Engineering  
Wetland Specialist: TBD  
Landscape Architect: Pioneer Engineering  
Legal Council: Vantage Law Group  
Association Manager: TBD

## **Project summary (US Home/Lennar) Galpin Property – 188 Gross Acres**

### **Scenario # 1**

Total Homesites – 202  
Approximate Developed Area – 138 acres  
Open Space – 50 acres

Traditonal homesites – 202  
Average Lot – 90' wide

### **Scenario # 2**

Total Homesites – 199  
Approximate Developed Area = 88 Acres  
Open Space = 100 Acres

Traditional homesites – 45  
Average Lot – 90' wide

Landmark Homesites – 102  
Average Lot – 65' wide

Villa Homesites – 52  
Average Lot – 55' wide