



AGENDA
CHASKA PLANNING COMMISSION
CHASKA CITY HALL - COUNCIL CHAMBERS & ZOOM
Wednesday, February 12, 2025
7:00 PM

1. Call to Order
2. Roll Call
3. Adopt Agenda
4. Visitor Presentation
5. Approve Previous Meeting Minutes
6. Consent Items
7. Action Items
 - 7.A. PUBLIC HEARING: Recommend Approval of the Preliminary Plat and Rezoning for Fultonwood/Pulte Homes/PC #2024-21
 - 7.B. Recommend approval of the Talero Curve concept plan (3910 Bavaria Road) / Quadriga Ventures / PC #2024-24
 - 7.C. Recommend the Appointment of Chair and Vice-Chair to City Council
8. Other Business
 - 8.A. Staff Memo - February 24, 2024 - Planning Commission-City Council Joint Work Session - Zoning Update
9. Adjourn

REQUEST FOR ACTION CHASKA PLANNING COMMISSION 2/12/2025

Subject: Fultonwood (Engelen & Frenz) – Preliminary Plat & Rezoning

Applicant: Pulte Homes

Location: 4460 Spring Creek Drive and 2-acre Frenz parcel

Case No.: P.C. No. 2024-21

Synopsis: The applicant is requesting a Preliminary Plat and Rezoning approval for a 53-lot single-family subdivision

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval

Background

The property in question is located on the southwest edge of the City. The following exhibit below is intended to show the general site area and adjoining uses:

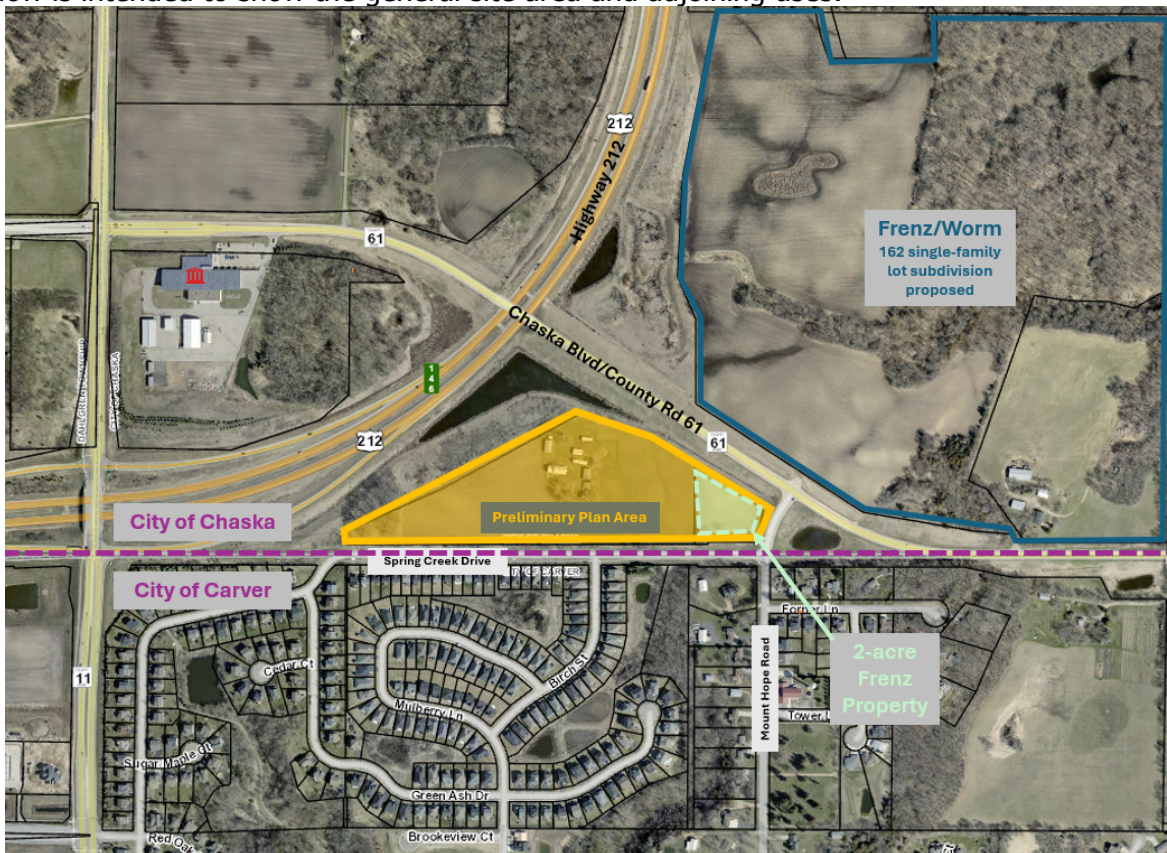


Figure 1: Existing Site & Adjoining Uses

Previous Approvals

The Concept Plan (first step) for the project was approved in September 2024. The concept plan showed 49 lots on approximately 18 acres, and a ghost plat of 3 lots on the 2-acre Frenz parcel.



Figure 2: Concept Plan Approved

Changes Since Concept Plan

The following are meant to summarize changes that have occurred since Concept Plan:



Figure 3: Preliminary Plan Proposed

- **Project Area:** Pulte Homes have included the 2-acre Frenz parcel east of the Engelen site. Pulte's concept plan (see Figure 2) included a ghost plat on this parcel with 3

potential lots. Adding this parcel brings the total project area up to approximately 20 acres in size.

- **Lot Count:** The lot count has been updated from 49 lots to 53 lots with the addition of the Frenz parcel. This is 4 added lots.
- **Access:** The concept plan approved showed the inclusion of two street access points on Spring Creek Drive. The preliminary plan shows one access point which was in response to staff comments and desires from the neighbors.
- **Tot Lot:** In response to the conditions of approval from concept plan the applicant has included a tot lot within the development, which will be owned and maintained by the HOA. This tot lot is situated off the western cul de sac.
- **Pedestrian Facilities:** Sidewalks are included on both sides of the street for the development that will also connect up to the Mount Hope Road/Chaska Blvd intersection. Additionally, the applicant is showing a crosswalk at the Birch Street/Spring Creek Drive intersection. This crosswalk will be designed with bump-outs on the north side of the intersection to match the south side and make the intersection safer for pedestrians.

Neighborhood Meetings – July 11, 2024 and January 28, 2025

The developer held a neighborhood meeting on Thursday, July 11th at 6:30pm ahead of their concept plan submittal. 23 people attended the meeting and asked questions. The following is intended to briefly summarize residents' questions and concerns during that meeting:

- Site layout pertaining to homes facing Spring Creek Drive
- Proposed density
- Tree preservation
- Highway noise
- Traffic increases and intersection of CR61 & Mount Hope Rd
- Construction traffic and access

An additional neighborhood meeting was conducted by the developer on Tuesday, January 28th. The purpose of this additional meeting was to inform the property owners 500 feet from the 2-acre Frenz parcel that were not a part of the original mailing notice for the concept plan. 8 properties were sent a neighborhood notice for the January 28th meeting. No one showed up.

Preliminary Plat & Rezoning

The applicant is requesting approval of a Preliminary Plat and Rezoning. The following is intended to summarize the applicant's request:

- **Existing Conditions.**

The site is comprised of two separate parcels; one almost 18 acres (Engelen), and one that is 2 acres (Frenz). These parcels are located east of Highway 212 and south of County Road 61 (Chaska Blvd). The site is north of Spring Creek Drive, which is a public road roughly centered on Chaska's border with Carver. The site is currently used for agricultural purposes with an existing residential house and multiple accessory buildings on the Engelen parcel. The site has slight topography and varies in elevation throughout the property boundary. Trees are located primarily around the existing residence, in the southwest corner, and within right-of-way along Spring Creek Drive.



Figure 4: Existing Conditions

- **Preliminary Plan.** The preliminary plan contemplates connection off of Spring Creek Drive with the addition of 53 detached single-family lots. 23 of those lots would face and directly access off of Spring Creek Drive. The remaining 30 lots would come from the internal local road network.

Goals: The applicant has identified the following goals for the project:

- Create a sense of place where residents can know and interact with each other
- Provide high-quality and aesthetically pleasing homes
- Increase taxable value to the City
- Provide multiple product types and home elevations to create a diverse community for all residents

Lot Design & Setbacks: Generally, lots would range from 60 feet – 221 feet in width and in size from 7,600 – 25,000 sq. ft (0.17 acres – 0.5 acres). Setbacks proposed are 25 foot front setback, 7.5 foot side setback, 20 foot corner setback, and 20 foot rear setback.

Building Type and Design: Pulte is the proposed developer and builder. As shown below, the houses would be a mix of: (1) roughly 2,400 – 3,000+ sq. ft. in size; (2) two stories in height; and (3) two and three-car garages. The developer anticipates sale prices will range between \$500k - \$600k.



All new homes within the development would be subject to the city's architecture and anti-monotony ordinances¹. New homes on corners and rear facades visible from public ROW must also provide 360-architecture.

Outlots: The plan includes three outlots. These outlots are proposing to hold the stormwater ponds and a new tot lot.

Access: One point of access is proposed on Spring Creek Drive that would align with Birch Street.

Utilities and stormwater: Utility connections are not currently available to this site. With the development of Highpoint Vistas (Frenz/Worm) the water and sewer lines would extend to the intersection of Chaska Boulevard and Mount Hope Road. Utilities are proposed to extend from Chaska Boulevard and along the north side of Spring Creek Drive to service the development.

Stormwater would be directed to the newly constructed stormwater ponds within the outlots.

- **Land Use.** The property is currently zoned O, Open Development². The property is being rezoned to PRD, Planned Residential Development, similar to the surrounding southwest Chaska developments.

Preliminary Plan - Staff Analysis

The applicant is requesting approval of a Preliminary Plat and Rezoning. The following is intended to summarize the applicant's request and staff's analysis:

- **Comprehensive Plan.**
The comprehensive plan guides the area as low-density residential (yellow).



Figure 5: Chaska's 2040 Land Use Plan

Low Density Residential

Lots or parcels guided for predominantly single-family detached dwellings, but also allowing single-family attached dwellings and mid-rise multiple-family housing such as apartments and condominiums. Density range allowed is from two (2) to five (5) dwelling units per net acre including local access streets.

		Comp Plan	Proposal
¹ By ordinance, new houses:			
• may not be similar to any house within two houses to each side, directly across the street, or diagonal;	Density (per net acre)	2.5 units	3.1 units
• provide LP Smartside on the front elevations, at least 4 windows on all windows, and provide varied color packages; and			
• are subject to 360-architecture on homes/ elevations abutting major roadways.			

² By [City Code Sec. 15.12.190](#), the intent of the O – Open Development district is to provide a “holding zone” for land which is currently served by trunk sanitary sewer facilities but which has not yet been developed for urban use. The bulk of undeveloped land which the City's urban service area is zoned O-Open Development. As various urban developments are proposed, the “O” District will be rezoned to the appropriate zoning district.

- **Land Use and Product Type.** The proposed 20-acre property consists of 53 single-family lots that are mainly 60 feet wide. The density proposed is 3.1 dwelling units per net acre. The lot dimensions are similar to the lots directly across the street on Spring Creek Drive. For comparison, the lots on the south side of Spring Creek Drive are 50-55 feet wide and contain mainly two-story homes.

The parcel of land that this development encompasses is currently zoned Open (O). The area in question is being rezoned to Planned Residential Development (PRD).

Seeing an opportunity to create more housing options and potential diversity in price points, city staff have previously advised the applicant to look at the potential of including another housing product in this development (i.e. townhomes and/or villas), much like the Brooks Ridge development on the northeast corner of Pioneer Trail and Bavaria Road. The purpose of this advisement is to create more housing variety in this area as the majority of the southwest area has been developed for detached single-family homes.

The applicant evaluated the option to include an additional product type into the development in response to staff direction. The applicant concluded that an additional product type was not feasible for the following reasons stated in their narrative:

- Non-compliance with Chaska's Comprehensive Plan; adding a different product like attached housing will typically create more density. Pulte's attached products generally range at 7-9 units per acre which is above the Low Density Residential threshold.
- Parcel constraints; the size of the parcel limits the area to introduce an additional product. The site requires multiple ponds which takes away from the buildable area of the development. Additionally, the site is less than 20 acres, which is relatively small to introduce another product.
- Not complementary to the existing neighborhood; Pulte considers proposing a development that fits in well with the homes and neighbors already living in the area. They are proposing detached, single-family homes that complement the existing homes to the south.
- Neighborhood feedback; Townhomes or any attached product typically generates more traffic since more people live there. Pulte is attempting to alleviate the neighbors' concerns by choosing a less dense product to minimize traffic impacts.
- Lack of proximity to nearby retail/amenities; Products like smaller homes (i.e. villas) and attached units typically require similar criteria of locating near retail, restaurants, or other amenities to support the denser product or empty-nester. The Fultonwood site is not large enough for Pulte to create a neighborhood amenity that could attract this buyer, nor is it proximate enough to a large retail node to attract the "move-down" buyer to live here.

- Market study doesn't support additional product type; Pulte Homes introduces a second or third product only when a given site is large enough to allow for more than a 3-year supply of a given product. A large enough site is typically over 30 acres or offers the potential for over 80 units.

Staff believes the applicant has evaluated the options thoroughly in including an additional product. The Holasek site off of Big Woods Boulevard and Savanna Way will provide an opportunity to introduce a variety of housing types due to the size and different land use (Mixed Residential) guided there.

- **Preliminary Plat.** The 20-acre site proposal consists of 53 single family lots and 3 outlots. The outlots are proposed as follows:
 1. **Outlot A:** stormwater to be owned by the City of Chaska
 2. **Outlot B:** stormwater to be owned by the City of Chaska
 3. **Outlot C:** private park and sidewalk to be owned by the HOA

Staff would require that all stormwater ponds and their maintenance paths need to be placed in outlots. The applicant will need to revise this in their final submittal.

- **Rezoning.** The property is proposed to be rezoned from Open (O) to Planned Residential District No. 88 (PRD-88).
- **Setbacks.**

The following tables summarize the required setbacks for the site:

BUILDING SETBACKS	
Direction	Setback
Trunk Highway 212	50 feet from the ROW line or 225 feet from the centerline, whichever is greater
County Road 61	150 feet from centerline
Wooded Steep Slopes	50 feet building setback and 30 feet no grade/no mow setback
Wetlands	Varies based on wetland type

In addition to the above, the applicant is proposing the following setbacks within the development:

	Proposal
<i>Front</i>	25 ft
<i>Side</i>	
<i>interior</i>	7.5 ft
<i>corner</i>	20 ft
<i>Rear</i>	20 ft

For comparison, the nearest developments in Chaska have the following setbacks:

Rivertown Heights	Highpoint Vistas
Front: 25 ft	Front: 20 ft
Side, int: 7.5 ft	Side, int: 5 ft
Side, corner: 20 ft	Side, corner: 20 ft
Rear: 20 ft	Rear: 25 ft

In sum, the setbacks proposed are reasonable.

- **Layout.**

The layout of the development will come from one access point on Spring Creek Drive that will align with Birch Street. 23 lots will directly access off of Spring Creek Drive. 30 lots will access from the internal street system that forms in two cul de sacs. Stormwater ponds are proposed on the west, north and east sides of the site.

The lots proposed will be very similar in size and in housing product with the existing homes on Spring Creek Drive (see Figure 6 below of existing homes south of Spring Creek Drive).



Figure 6: existing homes on the south side of Spring Creek Drive

- **Phasing.**

The applicant would like to start site development by Summer 2025, and have a model home open by early 2026. Full build out is anticipated to occur by early 2028. These dates are dependent on utility availability, which currently doesn't exist until extended through the Highpoint Vistas development.

- **Transportation/ROW/Construction Traffic.**

Spring Creek Drive intersects with Mount Hope Road on the east side which brings vehicles up to County Road 61/Chaska Boulevard. The intersection of Chaska Blvd/Savanna Way will be improved with the proposed Highpoint Vistas (Frenz/Worm) development to the north of this property. The design is currently being coordinated and timed between the Highpoint Vistas developer and Carver County.

The improvements are shown in Figures 7 & 8. An interim condition and ultimate condition are contemplated.

The *interim* condition is what's required in the near term to sufficiently accommodate the proposed Highpoint Vistas development. The *ultimate* condition is a future layout that accommodates the proposed Highpoint Vistas development and surrounding development and associated traffic forecasts. For either access and their interim and ultimate conditions, it is still being discussed and evaluated with Carver County what condition will be built with the onset of Highpoint Vistas/Savanna Way extension. Overall, both these roadway improvements will increase the capacity that can be accommodated at the intersection, including the proposed traffic that comes with developing the Engelen property.

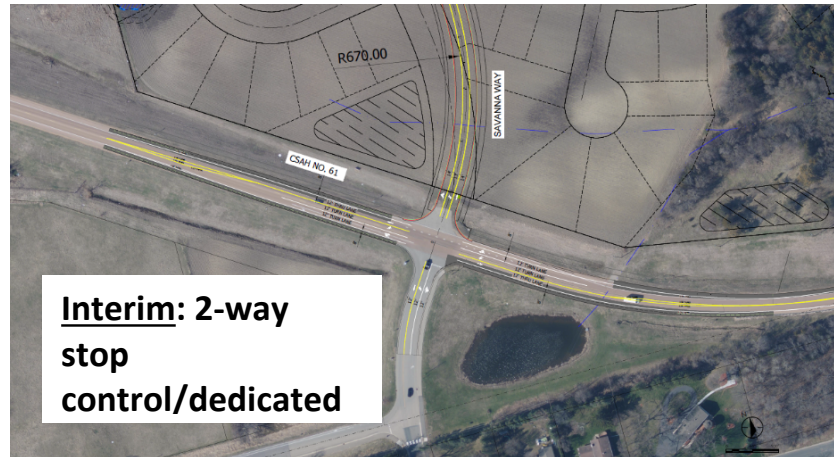


Figure 7: Savanna Way/CR61 *interim* condition

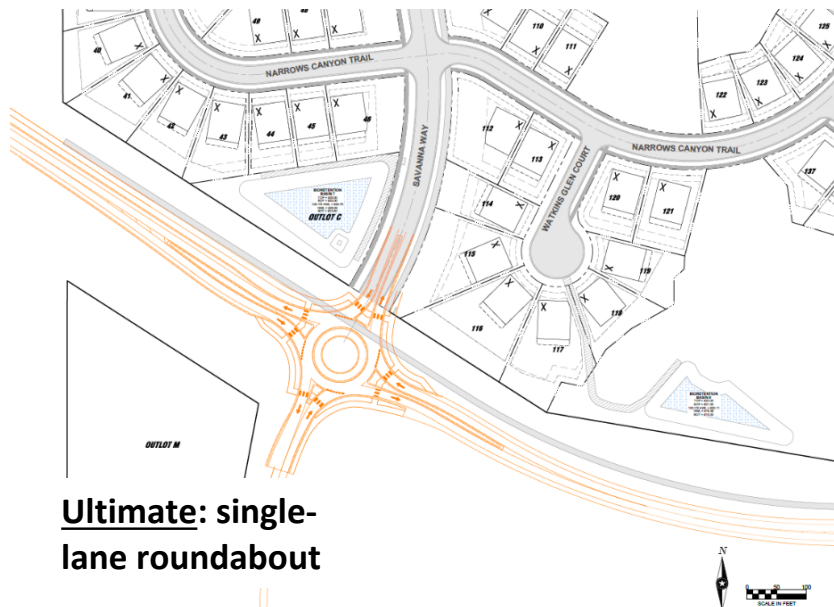


Figure 8: Savanna Way/CR61 *ultimate* condition

Increased traffic on localized roadways is often a concern raised by neighbors at the time of a development. While staff acknowledges the development would increase traffic to the localized network, 53 homes is a reasonable increase that can be accommodated on the larger regional network (Chaska Blvd/Mount Hope Rd).

The current plan appears to show proposed road right-of-way widths that are consistent with the City's requirements of 60 feet wide for the internal streets. It will be important with the final plat that adequate ROW is established over Spring Creek Drive to encompass necessary roadway width and utility corridors. The City of Carver is also evaluating the plans as it relates to Spring Creek Drive and utilities and will share comments when available.



Figure 9: Construction traffic plan

The applicant has provided a general construction traffic plan (see Figure 9) indicating that trucks will come in off of Mount Hope Road and Spring Creek Drive from the east. The engineering department will have to review and approve the overall construction traffic plan prior to a permit being issued for the site.

- Utilities.**

Sewer and water utilities are currently not available to this site. Water that is planned to service this site is currently located at the terminus of Founder's Path in the Rivertown Heights neighborhood and planned to be extended south through the City-owned right of way of the future Savanna Way extension planned with the Highpoint Vistas development. Sewer would also come south from the extension of Savanna Way when Highpoint Vistas is developed. This development's access to nearby utilities are dependent on Highpoint Vistas being developed first.

Should the Engelen property want to develop before Highpoint Vistas, the cost of these necessary extensions of water and sewer to the property, including property acquisitions/rights-of-way/easements, would need to be born (paid for) by the developer. This is because the developer's proposal will require these extensions to occur ahead of the naturally anticipated path of development.

- Trails & Sidewalks.**

The City's Comprehensive Plan shows the inclusion of a trail on the north side of County Road 61. An existing trail exists on the south side of Spring Creek Drive and east side of Mount Hope Road. It was noted during the concept plan that it will be important for the applicant to show how the development can connect safely into these existing and proposed trails.

The preliminary plan shows the inclusion of sidewalks on both sides of the streets. A sidewalk is proposed to be extended along the north side of Spring Creek Drive that will connect into the Mount Hope Drive/Chaska Boulevard intersection. Staff would require that a boulevard is maintained along this stretch to provide for boulevard trees and separation from the roadway. The applicant will be required to show this in their final submittal.

The preliminary plan also shows the inclusion of bump-outs on the north side of Spring Creek Drive at the Birch Street intersection (see Figure 10). A pedestrian crosswalk is shown on the east side between the bump-outs so that pedestrians can connect to the trail. The inclusion of these bump-outs are to help create a safer pedestrian connection across Spring Creek Drive as well as create a traffic calming mechanism for drivers.

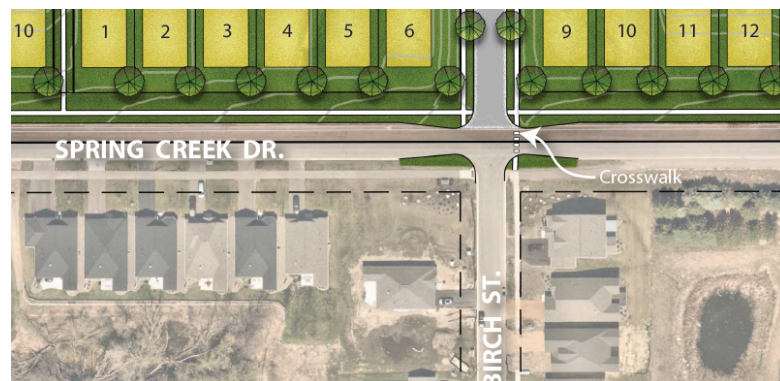


Figure 10: bump-outs and crosswalk in Birch Street/Spring Creek Drive

In addition, staff would require the applicant to further evaluate a pedestrian connection between the eastern cul de sac and proposed sidewalk along Mount Hope Road (see Figure 11). There is a community park proposed a half a mile north of this development and pedestrians will likely walk there. Having a more direct connection between the development and the Mount Hope Road sidewalk will be advantageous and more efficient to bring residents to the community park.

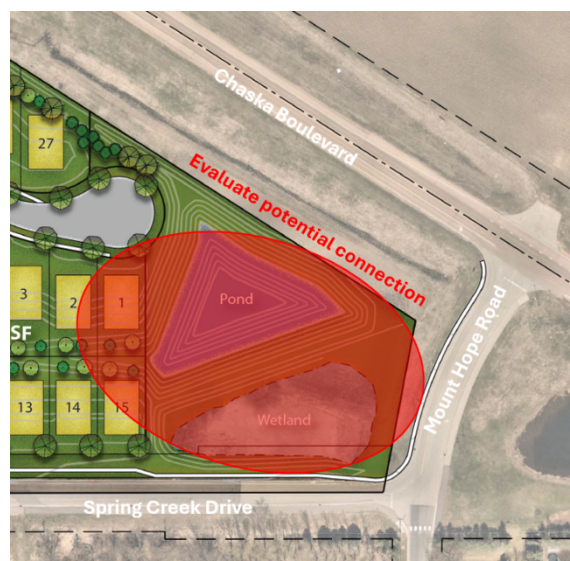


Figure 11: pedestrian connection evaluation area

- **Parkland Dedication & Usable Space.**

A public park is not identified in this area per the Comprehensive Plan. Because a park is not identified for this area park dedication fees will be required.

The applicant has included an HOA-owned tot lot into their preliminary plan (see Figure 13). This was in response to the condition of approval added by Planning Commission and City Council during the concept plan to include usable area (i.e. tot lot) for the residents. The addition of this area will fill in a needed gap between existing public park facilities (see Figure 12).

- **Screening, Landscaping & Tree Preservation**

This development abuts Trunk Highway 212 and County Road 61, which are major roadways. The use of berms and landscaping are often the best methods to help buffer from adjacent roads. The applicant has provided cross sections to show the topographical differences between the development and Highway 212 and Chaska Boulevard. The nearest home from Highway 212 will be approximately 450 feet away. The area between the properties and Highway 212 contain a layer of existing trees and ponding, which create natural separation and buffer to the proposed homes. Chaska Boulevard sits higher than the development site, so introducing a berm along the north side of the development would not be as beneficial. The applicant is showing the inclusion of buffer trees along the rear properties of lots 24-27, Block 1 to aid in screening and buffering from Chaska Boulevard.



Figure 12: Public Park Proximity

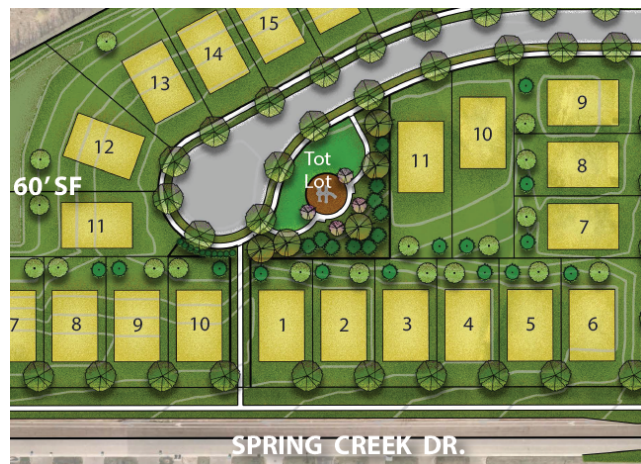


Figure 13: Proposed tot lot

Trees will be required in all boulevards for every 50 linear feet to meet the City's Boulevard Tree Policy. It should be noted that the boulevard is the area between the sidewalk and the street. The applicant is showing this for all internal streets. The plans do not show the inclusion of boulevard trees along Spring Creek Drive and the west side of Mount Hope Road. The applicant will be required to show this in their final plans.

A tree survey and preservation plan were submitted, which states that a total of 62 trees were surveyed. These trees are situated in the center of the site near the home and outbuildings, and along the perimeter facing Spring Creek Drive. 52 of those 62 trees are proposed to be removed; 15 of which are maples and oaks. The remaining removals mainly consist of ash, elm, spruce, walnut, and boxelders.

A total of 10 trees are proposed to be preserved – 4 of which are significant oak trees (ranging from 32 inch DBH to 54 DBH). These oak trees are situated on the west side of the property.

Additionally, there is a memorial tree that sits in the right-of-way at the corner of Spring Creek Drive and Mount Hope Road (see Figure 14). This tree was planted to recognize the construction worker that was hit and killed on Chaska Boulevard/Mount Hope Road in 2008. The applicant has stated that they plan to preserve this memorial.



Figure 14: Memorial tree on Spring Creek Drive and Mount Hope Road

- **Noise Study**

A noise study was completed for the preliminary submittal. In sum, the study determined that noise generated by traffic on Highway 212 and County Road 61 can be mitigated by installing windows that meet the necessary STC rating. This conclusion is similar to other developments adjacent to Highway 212 (i.e. Harvest West and Highpoint Vistas). MnDOT has not yet provided comment on this noise study.

- **Development Costs (Infrastructure Improvements)**

The City of Chaska has a number of area-wide development cost such as, but not limited to:

- Arterial Road Network
- Collector Roads
- Storm Sewer
- Trails
- Parks

Prior to final platting, the developer will need to work with City Staff to determine which of these are applicable and what those fees will be.

Deadline for Agency Decisions

Complete Application Received	60-day review *	120 – day **
February 6, 2025	April 6, 2025	June 5, 2025
* Pursuant to MN State Statutes the City must act on the request within 60-days. ** The city can provide the applicant with a written letter requesting an additional 60-day review period if further review is needed.		

Planning Commission Action Requested:

Motion to recommend approval to the City Council approval of the preliminary plat for Fultonwood, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits unless modified by the conditions below:
 - a. Narrative (pgs 1-15), prepared by Pulte Homes, dated January 24, 2025
 - b. Cover sheet, prepared by Westwood, dated January 25, 2025
 - c. Existing Conditions, prepared by Westwood, dated January 25, 2025
 - d. Preliminary Plat, prepared by Westwood, dated January 25, 2025
 - e. Preliminary Grading Drainage & Erosion Control – Overall, prepared by Westwood, dated January 25, 2025
 - f. Preliminary Grading Drainage & Erosion Control (pgs 5-6), prepared by Westwood, dated January 25, 2025
 - g. Preliminary Utility Plan – Overall, prepared by Westwood, dated January 25, 2025
 - h. Preliminary Utility Plan (pgs 8-9), prepared by Westwood, dated January 25, 2025
 - i. Street Profiles, prepared by Westwood, dated January 25, 2025
 - j. Details (pgs 11-13), prepared by Westwood, dated January 25, 2025
 - k. Overall Tree Preservation Plan & Data, prepared by Westwood, dated January 25, 2025
 - l. Tree Preservation Plan (pgs 15-16), prepared by Westwood, dated January 25, 2025
 - m. Overall Preliminary Landscape Plan, prepared by Westwood, dated January 25, 2025
 - n. Preliminary Landscape Plan (pgs 18-19), prepared by Westwood, dated January 25, 2025
 - o. Illustrative Plan, prepared by Westwood, dated January 23, 2025
2. Adherence to the City Engineer memo dated September 5, 2024.
3. Adherence to the Carver County Public Works memo dated August 28, 2024.
4. Adherence to the City's Boulevard Tree Policy and local street section design.

5. In addition to the items required by City Code Sec. 15.36.070 and Final Plat Submittal Requirements, the following must be submitted for a final plat application to be complete:
 - a. Stormwater management plan meeting city standards;
 - b. Tree inventory and preservation plan;
 - c. Grading plans; and
 - d. Landscaping plans in conformance with City Code Sec. 15.28.070.
6. Coordination with:
 - a. City Engineer regarding utilities, grading, access, and drainage.
 - b. MnDOT regarding noise mitigation plans.
 - c. Electrical department (and Minnesota Valley) on service locations.
 - d. City of Carver on right-of-way width and utility corridor needs for Spring Creek Drive
7. Compliance with City Ordinances, including:
 - a. Sec. 15.28.290, Anti-monotony and Design requirements: including LP Smartside on front elevations and 4-inch window trim on all windows.
 - b. Sec. 15.36.080, Subdivision Design Standards: including streets and sidewalks
8. Setbacks are as follows:
 - a. Front yard setback: 25 - feet
 - b. Side yard setbacks:
 - Interior: 7.5 – feet
 - Corner: 20 – feet
 - c. Rear yard setback: 20 – feet
 - d. Wooded Steep Slopes: 50 feet building setback and 30 feet no grade/no mow setback
 - e. Wetlands: Varies based on wetland type
 - f. County Road 61: 150 feet from centerline
 - g. Trunk Highway 212: 50 feet from the ROW line or 225 feet from the centerline, whichever is greater
9. A construction management plan approved by the Engineering Department will be required prior to the release of a permit for any construction [site or building]. The plan must address work hours, construction access and parking, and overall site maintenance compliance.
10. Provision of sidewalks on both sides of all local streets.
11. Provision to further evaluate a pedestrian connection between the east cul de sac and proposed sidewalk on Mount Hope Road, and to be addressed at final submittal.
12. Provision to further evaluate including a boulevard of at least 7.5 feet wide along Spring Creek Drive east of Lot 15, Block and along Mount Hope Road, and to be addressed at final submittal.
13. Provision of boulevard trees every 50 feet between the curb and sidewalk for the full extent of all local streets, specifically along Spring Creek Drive and Mount Hope Road, and to be shown on the final plans.
14. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs, including but not limited to park dedication fees.
15. Provision of a storm water management plan meeting City and Carver County WMO standards.
16. Provision that adequate maintenance accesses are provided for the stormwater ponds, be placed in outlots and not private properties, and to be shown on the plans at final

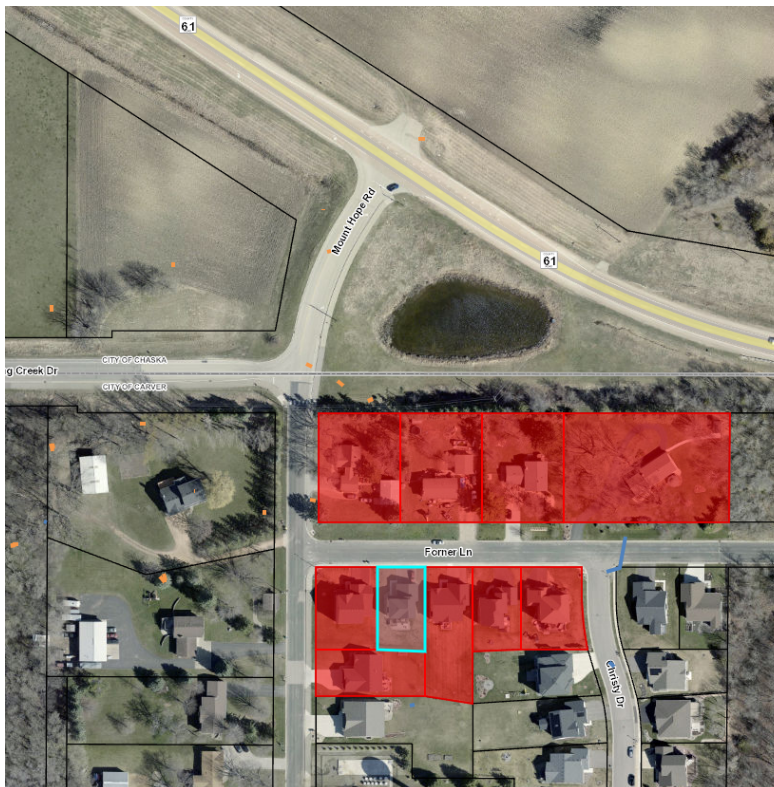
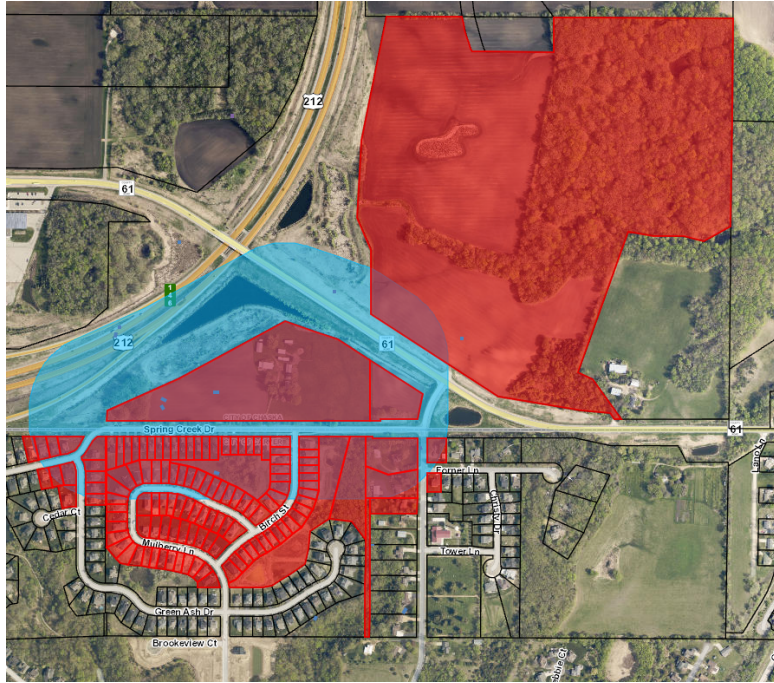
submittal.

17. Provision to provide adequate landscaping, berming, and buffering along the development edges abutting Highway 212 and County Road 61, and to be shown on the final plans.
18. Provision to further evaluate preservation of the memorial tree on Spring Creek Drive and Mount Hope Road, and to be addressed at final submittal.
19. Provision that applicable easements, as identified by the Engineering department, for the extension of City utilities are secured prior to final plat recording.
20. Provision of a wetland delineation and/or replacement plan to be completed and approved prior to issuance of a grading permit and prior to final submittal.
21. Provision that roadway access can be accommodated through the Engelen property to access the Frenz property east of Engelen.
22. Provision that city utilities are extended to the site by the developer and paid for by the developer.
23. Disposition of outlots shall be as follows:
 - a. Outlot A: stormwater to be owned by the City of Chaska
 - b. Outlot B: stormwater to be owned by the City of Chaska
 - c. Outlot C: private park and sidewalk to be owned by the HOA

Motion to recommend approval of the rezoning from Open (O) to Planned Residential District No. 88 (PRD-88) for Fultonwood, based on the draft ordinance.

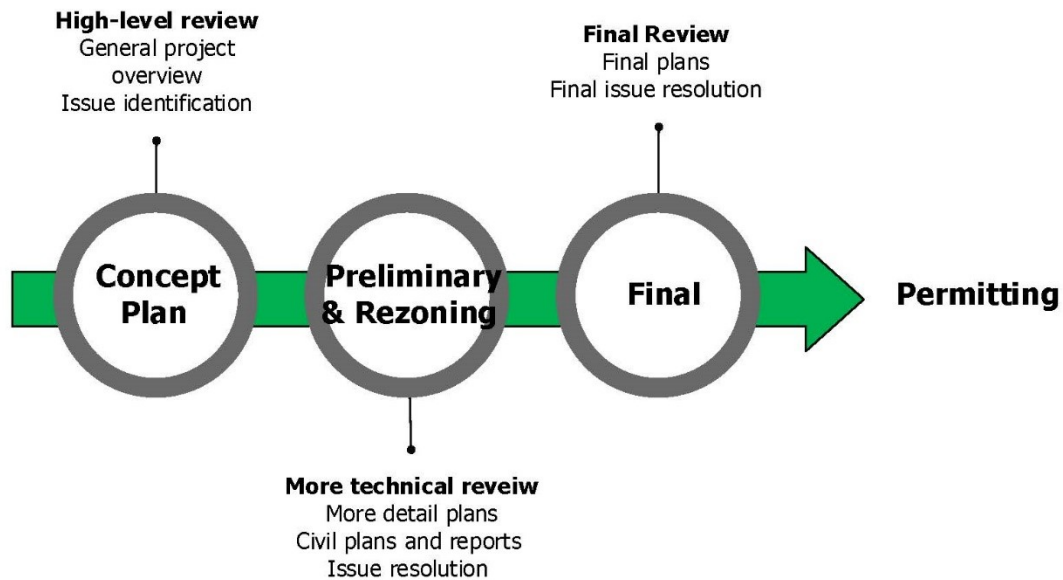
SUPPORTING INFORMATION

Mailing Area: The following addresses were included in the mailing list for the project (red):



Land Use Review Process

The City of Chaska reviews land use applications in three steps, with plans becoming more detailed at each stage. The concept plan review is high-level and is intended to identify any issues to be resolved. As the project continues through the process, plans become more detailed. Staff's review of these plans also becomes more detailed to ensure previously identified issues are resolved and compliance with statutes, ordinances, and policies. At each stage, the planning commission makes a recommendation to the city council.



Generally, the planning commission has three options:

1. Concur with staff's recommendation. In this case, a motion should be made recommending the city council approve the plan.
2. Disagree with staff's recommendation. In this case, a motion should be made recommending the city council deny the plan. This motion must include a statement as to why denial is recommended.
3. Table the request. In this case, a motion should be made to table the item. The motion should include a statement as to why the request is being tabled with direction to staff, the applicant, or both.

CITY OF CHASKA

ORDINANCE NO. xxxx

MOTION BY COUNCILMEMBER _____, SECOND BY COUNCILMEMBER _____

**AN ORDINANCE AMENDING ORDINANCE NO. 229 (ZONING ORDINANCE)
BY REZONING CERTAIN REAL ESTATE WITHIN THE CITY OF CHASKA**

THE CITY COUNCIL OF THE CITY OF CHASKA DO ORDAIN:

Section I. Rezoning. The boundaries of the Zoning District as established by Ordinance No. 229 and as shown on the Zoning Map of Chaska, Minnesota are hereby amended as follows:

The following described real estate is hereby removed from the O, Open Development zoning district and rezoned to PRD-88, Planned Residential District No. 88 for all of Blocks 1-3 of Fultonwood, Carver County, Minnesota.

The following graphic exhibits shall serve as the general guide for the development of the Highpoint Vistas area:

- i. Cover sheet, prepared by Westwood, dated January 25, 2025
- ii. Existing Conditions, prepared by Westwood, dated January 25, 2025
- iii. Preliminary Plat, prepared by Westwood, dated January 25, 2025
- iv. Preliminary Grading Drainage & Erosion Control – Overall, prepared by Westwood, dated January 25, 2025
- v. Preliminary Grading Drainage & Erosion Control (pgs 5-6), prepared by Westwood, dated January 25, 2025
- vi. Preliminary Utility Plan – Overall, prepared by Westwood, dated January 25, 2025
- vii. Preliminary Utility Plan (pgs 8-9), prepared by Westwood, dated January 25, 2025
- viii. Street Profiles, prepared by Westwood, dated January 25, 2025
- ix. Details (pgs 11-13), prepared by Westwood, dated January 25, 2025
- x. Overall Tree Preservation Plan & Data, prepared by Westwood, dated January 25, 2025
- xi. Tree Preservation Plan (pgs 15-16), prepared by Westwood, dated January 25, 2025
- xii. Overall Preliminary Landscape Plan, prepared by Westwood, dated January 25, 2025
- xiii. Preliminary Landscape Plan (pgs 18-19), prepared by Westwood, dated January 25, 2025
- xiv. Illustrative Plan, prepared by Westwood, dated January 23, 2025

Section II.

PRD-88 District regulations. Permitted uses and regulations applicable to the PRD-88 District to read as follows:

A. Intent

The intent of PRD - 88 is to create an area for Low Density Residential, which is reflective of the SW Chaska Growth and Development Plan:

- Housing is predominately single-family detached houses.
- A mix of single-family detached lot sizes, housing sizes, prices, and ownership styles provided.
- Block sizes and curvilinear grid street network that support a walkable residential neighborhood environment; smaller blocks near the neighborhood center with larger blocks allowed on the neighborhood edges.
- Housing is oriented to streets to create an attractive and walkable residential neighborhood environment.
- Streets designed to balance walking, biking, and driving needs.

B. Guiding Principles

The Guiding Principles for Neighborhoods within the SW Chaska Growth and Development Plan are as follows:

- Neighborhoods that have an identifiable center and edges.
- Neighborhoods where the most important and visible property is utilized by public gathering places (e.g. civic buildings, schools, parks, plazas).
- Neighborhoods whose size is limited by the distance from the edge to the center, generally a five to ten minute walk (1/4 to 1/2 mile radius).
- Neighborhoods that consist of an integrated network of walkable streets.
- Neighborhoods that have strong physical connections to the overall community, including the historic downtown, community facilities and parks, street network, open space and trails network.
- Neighborhoods that contain diversity in land uses, housing types, housing sizes, housing prices, and styles of ownership, thereby, providing good lifecycle and affordable housing options for residents.

C. SW Chaska Growth Plan

The document entitled "SW Chaska Growth and Development Plan" shall serve as the development guide for this development.

D. Detached Single Family

The following described real estate shall be limited in its use to Detached Single Family all of Blocks 1-3, all in the plat of Fultonwood, Carver County, Minnesota.

1. Permitted Uses shall be those as found in the R-1, Low Density Residence, zoning ordinance Section 15.12.050, Special Uses shall be those found in the zoning ordinance Section 15.12.050c, and Accessory Uses shall be as found in the zoning ordinance Section 15.12.050D.
2. Minimum principal structure setbacks shall be:
 - a. Front: 25 feet
 - b. Rear: 20 feet (10 feet for unenclosed decks)
 - c. Side: 7.5 feet
 - d. Side, corner: 20 feet
 - e. Wooded Steep Slopes: 50 feet building setback (40 feet for unenclosed decks) and 30 feet no grade/no mow setback
 - f. Wetlands: Varies based on wetland type
 - g. County Road 61 (Chaska Blvd): 150 feet from centerline
 - h. Trunk Highway 212: 50 feet from the ROW line or 225 feet from the centerline, whichever is greater
3. Minimum accessory structure setbacks shall be:
 - a. Front: 20 feet
 - b. Rear: 5 feet
 - c. Side, corner: 20 feet
 - d. Side, interior: 5 feet
 - e. In addition, no swimming pools or other recreational courts or appurtenant equipment shall be located in a front or side yard. Setbacks shall be measured from the impervious surfaces of such uses.
4. 360-degree architecture shall be provided for corner lots and lots where the rear or side of the building would be visible from public rights-of-way or open spaces, specifically these lots as defined in the preliminary plat:
 - a. Lots 20-27, Block 1
 - b. Lots 6, 9, and 11, Block 2
 - c. Lots 1, 6, 9 and 15, Block 3

E. Outlots

The following described real estate shall be limited in its use to the following:

1. **Outlot A:** stormwater to be owned by the City of Chaska
2. **Outlot B:** stormwater to be owned by the City of Chaska
3. **Outlot C:** private park and sidewalk to be owned by the HOA

all in the preliminary plat of Fultonwood, Carver County, Minnesota.

Section III. Effective Date. This Ordinance shall be in full force and effect from and after its date of passage, adoption, and publication according to law.

Passed and adopted by the City Council of the City of Chaska, Minnesota
this 24th day of February, 2025.

Taylor Hubbard, Mayor

Attest: _____
Deputy Clerk



City of Chaska Memorandum

To: Planning Commission
From: Alex Mollenkamp, Assistant City Engineer
Date: September 5, 2024
Subject: Engelen Property Concept Plan – Engineering Review

The proposal considers developing the property for single family homes with interior local public roadways. The project includes roadway connections to Spring Creek Drive which is roughly centered on Chaska's border with Carver. The traffic impacts and any improvements that may be necessary on Spring Creek Drive will need to be coordinated with both Chaska and Carver.

The property is within the City of Chaska's sewer and water comprehensive service territory. Gravity sanitary sewer and water main to serve the property while planned are not readily available. Sanitary sewer for the property is from the metropolitan council sewer line near County Road 40. The water main is located near the new SW Chaska Community Park. Significant utility extensions would need to occur that are not scheduled at this time.

In general, there is varying slope on the west portion of the site, while the east portion appears to drain to the east and exits the property via a culvert under Spring Creek Drive. The project is unique in that overland drainage is conveyed both the Chaska and to Carver and will need to be coordinated jointly between the Cities and watersheds stormwater standards. Wetlands are known to exist on or near the site and as a part of the preliminary planning process would require agency reviews and any applicable regulatory permitting process.



Fultonwood

APPLICATION FOR:
PUD – Residential (Preliminary Plat) and PUD – Residential (Rezoning)

CHASKA, MINNESOTA
January 24, 2025

Introduction

Pulte Homes of Minnesota, LLC (“Pulte”) is pleased to be submitting this application.

Our company mission statement is ***“Building Incredible Places Where People Can Live Their Dreams.”*** We currently operate under three distinct brands of homebuilding throughout the country: Pulte Homes, Centex Homes, and Del Webb. The office for Pulte’s Minnesota Division is in Bloomington. We will sell and build over 600 homes in the Twin Cities a year under the Pulte Homes and Del Webb brands.

Pulte will act as both developer of the property and builder of the homes. The primary contact for Pulte is Haley Daily, Manager of Land Planning & Entitlement. Haley’s contact information has been provided to City Staff.

There are two owners of the property:

- (1) Bernard Engelen
4024 NW 73rd Way
Coral Springs, FL 33065
954-547-0199
Berniealan@comcast.net
- (2) Rosanne Gregory
4927 Mae Bill Rd
Longville, MN 56655
612-708-1166
rosanne.gregory4927@gmail.com

The planner, surveyor, civil engineer, and landscape architect are:

Westwood
Attn: Ryan Bluhm
12701 Whitewater Drive, Suite 300
Minnetonka, MN 55343
952-906-7432
ryan.bluhm@westwoodps.com

The Property

Legal Description:

- (1) 10.32 AC IN SE1/4 DESC AS: BEG AT NW CORN W1/2 SE1/4 TH E 6.7 CH TH S11*W 12.3 CH TH S4*W
- (2) SE1/4 EXC: P/O W1/2 SE1/4 LYING W OF LINE DESC AS: COMM AT NW CORN W1/2 SE1/4 TH E 442.2'

Property Identification Number:

- (1) 30-0070600
- (2) 30-0070700

Key Facts

- | | |
|------------------------|--|
| • Existing zoning | O – Open Development |
| • Guided Land Use | Low Density Residential |
| • Proposed zoning | Planned Residential Development District |
| • Proposed use | 53 detached single-family homes |
| • Net calculations: | |
| ○ Gross area | 20 acres |
| ○ Spring Creek Dr. R/W | 2.34 acres |
| ○ Wetland | 0.51 acre |
| ○ Net area | 17.15 acres |
| ○ Net density | 3.09 units/acre |
| • Dimensions/Setbacks | |
| ○ Front setback | 25 feet |
| ○ Corner setback | 20 feet |
| ○ Rear setback | 20 feet |
| ○ Side setback | 7.5 feet and 7.5 feet; 15 feet total |
| ○ Minimum lot width | 60 feet |
| ○ Minimum lot depth | 125 feet |
| ○ Highway 212 | 50' from R/W |
| ○ County Road 61 | 150' from CLN |

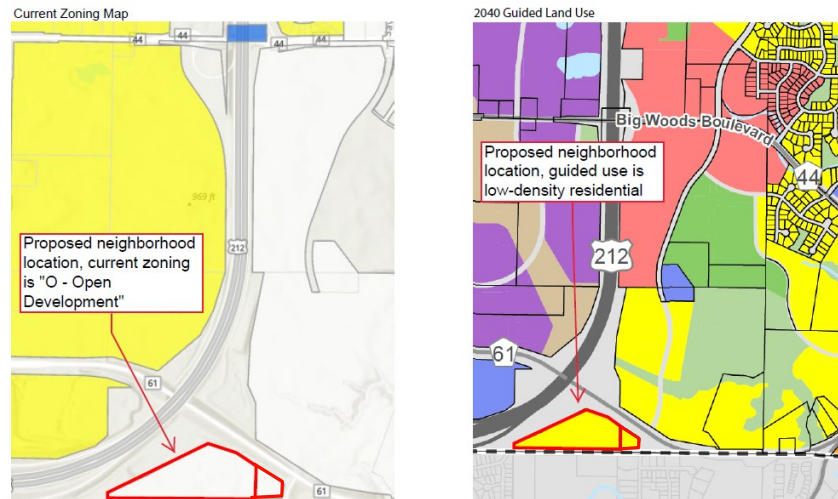
Existing Conditions

The proposed neighborhood called “Fultonwood” is 20 acres and is located east of Highway 212 and south of County Road 61. The site is north of Spring Creek Drive; however, Spring Creek Drive is located within the city limits of Carver. The site is currently used for agricultural purposes with an existing residential house and multiple accessory buildings. The site has slight topography and varies in elevation throughout the property boundary. Trees are located primarily around the existing residence, in the southwest corner, and within the right-of-way along Spring Creek Drive.

Proposed Zoning

The current zoning is listed as “O, Open Development.” The Chaska 2040 Comprehensive Plan guides the property as Low-Density Residential, allowing for 2 to 5 units per acre. Due to the limited size and odd shape of the Engelen property, Pulte is proposing a planned residential development district for this site, which will be composed of 60' lots. The proposed development

will have a net density of 3.09 units per net acre, staying within the Low-Density Residential guidelines.



Fultonwood Proposed Revised Plan

During the concept plan review process, we heard several comments from the neighbors, staff, planning commissioners, and city council members. The stakeholders directly affected by a newly proposed neighborhood always have various interests. Our revised site plan has not significantly changed. The previous plan proposed 49 lots, along with 3 ghost-platted lots on the gap parcel. Our revised site plan now proposes a total of 53 lots. We have shifted one pond to the gap parcel, expanded the northern pond, and added a new pond in the western portion of the site. Our revised plan adds two lots on the internal road and two on Spring Creek Drive. With this slightly modified site plan, we can handle stormwater more efficiently, a remanent parcel is not left behind and undeveloped, and the lots are all the same width with the same homes as proposed earlier.

As applicants, we must respond to feedback from stakeholders as much as possible while adhering to the city-approved comprehensive plan and the city zoning and subdivision regulations. Below, we will address the feedback we received and the proposed revisions that we feel will best alleviate the concerns we heard.

Exception Parcel—Directly to the east of the Engelen property was an orphaned parcel that was not originally part of Pulte's site plan proposal since another developer contracted it. Including the gap parcel with our development prevents the parcel from being left undeveloped while the surrounding area is being built. It removes the uncertainty of when and what will be developed on that parcel. By including the gap parcel, we've also revised our sidewalk plan to allow future and existing homeowners to connect to the surrounding area more easily. Lastly, it makes our site more efficient and allows one cohesive neighborhood to develop simultaneously.



Access—Our original concept plan showed two access points on Spring Creek Drive. During the neighborhood meeting, adjacent residents were concerned about having two access points on Spring Creek Drive, specifically with the proposed western access location. We heard mixed comments from planning commissioners and city council members who were either in favor, against, or undecided on whether there should be two access points to the road.

Our revised site plan addresses these concerns by entirely removing the western access point. The City's current code allows up to 30 homes to be located on a street with one point of access. Our proposed plan has 30 homes utilizing the single access point, which abides by the code and responds to the concerns that we heard.

Additionally, Highway 212 runs parallel to the northwest side of the subject parcel, and Chaska Boulevard runs parallel to the northeast side. Our proposed concept plan meets the required setback of 50' from Highway 212 and the mandatory setback of 150' from Chaska Boulevard.



Number of Driveways & Speed on Spring Creek Drive—We heard concerns over the proposed number of driveways and the current perception of speed on Spring Creek Drive.

The road is classified as a neighborhood street, and currently, there are homes on the south side of Spring Creek Drive that range from 50' to 55'. It is typical for neighborhood streets in Chaska and other cities in the surrounding area to have homes on both sides of neighborhood roads. Our proposed layout mimics the existing homes across the street. We believe this will help contribute to a uniform look in the surrounding area. Additionally, in response to the City of Carver memo we received, we propose installing traffic calming bump-outs at the intersection of Spring Creek Drive and Birch Street. We also propose installing a crosswalk on the east side of Birch Street to connect the development to the south.

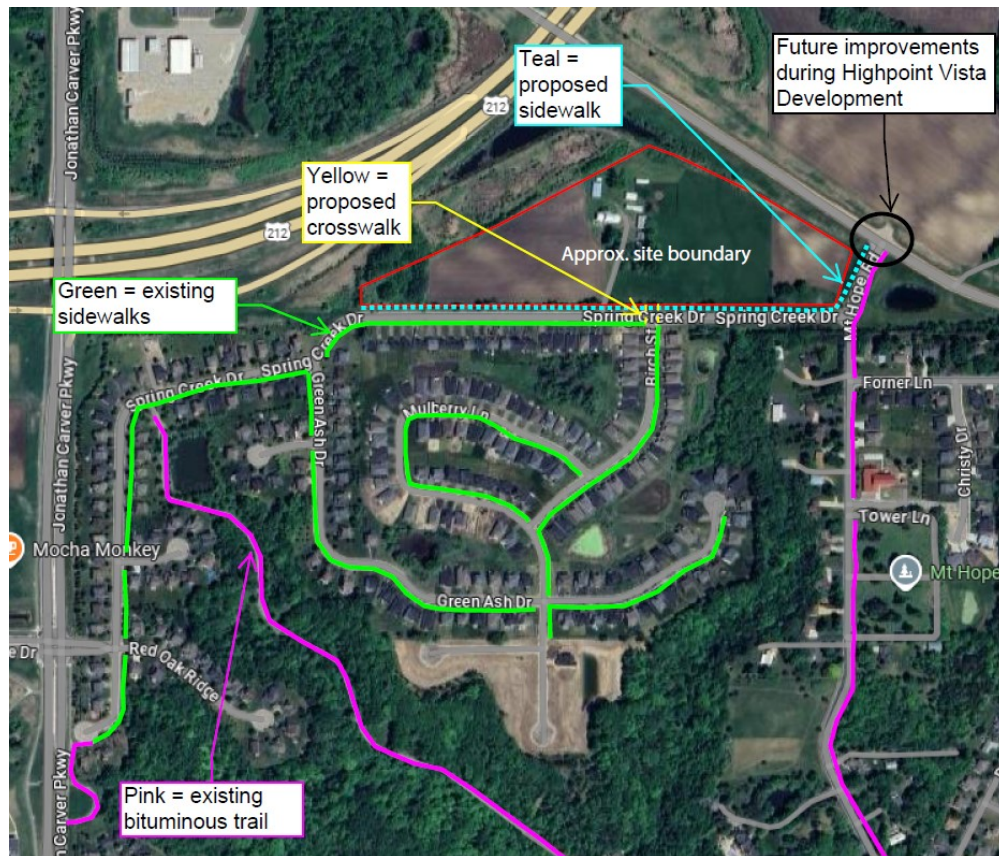
Amenities—We heard statements from different planning commissioners and city council members that our proposed concept plan did not include amenities. We also received feedback stating the tot lot should be located centrally within the community, not along Spring Creek Drive.

Our revised site plan addresses these comments by centrally incorporating a tot lot in the community. We added a sidewalk connection between lot 10 and 1 to allow future homeowners on Spring Creek Drive a quicker avenue to reach the tot lot. Future residents will have a shared space to gather and meet one another. A Homeowner's Association will manage the tot lot.



Sidewalks and Connectivity—To address conditions 11 and 12 of the concept plan resolution, we have revised our site plan to increase the connectivity of the future proposed development within the surrounding context.

Our revised plan shows sidewalks on both sides of the street as required by condition 11. We also added a sidewalk connection between lot 10 and lot 1 to allow future homeowners on Spring Creek Drive a quicker avenue to reach the tot lot. We also propose adding a crosswalk connection at the intersection of Birch and Spring Creek Drive. This will allow future residents to safely cross south into the City of Carver. Once residents cross the street to the south side of Spring Creek Drive, there is a sidewalk they can use to walk further through the neighborhood in Carver, as shown in green in the graphic below. An existing bituminous trail is located to the south, as shown in pink in the graphic below. Future residents would have the option to use the crosswalk to walk on the sidewalk and then to the bituminous trail.



Since we revised the site plan to include the gap parcel, we propose that our sidewalk continues east along the boundaries of Spring Creek Drive and north along Mount Hope Road. This will lead future residents to CR 61. We understand that the Highpoint Vista community must make improvements at the intersection of CR 61 and Mount Hope Road. Our proposed sidewalk will lead up to the intersection, and there is an existing bituminous trail on the east side of Mount Hope Road that is directly behind the curb that residents can use at their leisure.

Along the gap parcel boundary, our proposed sidewalk is also shown as directly behind the curb along Spring Creek Drive and Mount Hope Road. There is significant elevation on the gap parcel leading from Mount Hope Road to County Road 61. Additionally, a wetland is located on the gap parcel towards Spring Creek Drive. We propose the sidewalk along the curb in these two small areas to minimize impacts to the wetland and work with the existing grades on Mount Hope Road. This also matches what was done on the east side of Mount Hope Road.

Vehicles can connect to the surrounding area using Spring Creek Drive and Mount Hope Road to further access County Road 61 or Highway 212. Our proposed neighborhood's convenient location to the existing roadways will allow future residents to travel to other parts of the city and visit different Twin Cities areas.

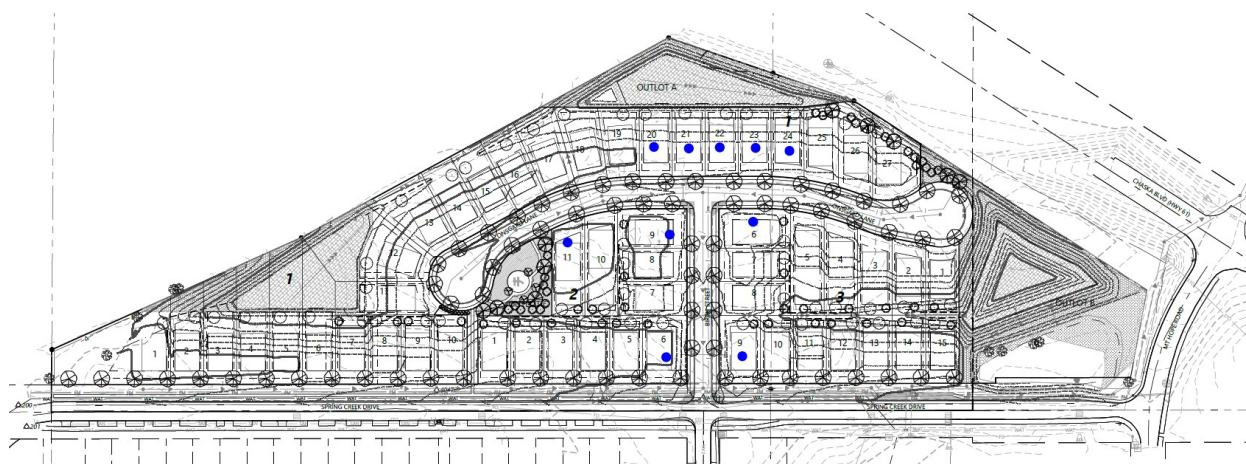
Trees and Landscaping—Trees are located primarily around the existing residence in the middle of the proposed neighborhood, in the southwest corner, and within the right-of-way along Spring Creek Drive. We are not impacting the trees that border the property line adjacent to the MnDOT property. The trees within the MnDOT property are large, mature trees that provide a natural screening to the community. Additionally, we are preserving as many trees as possible in the southwest corner. A landscape plan is being submitted with our preliminary plat application. Our proposed landscaping plan includes planting 200 additional trees in the

neighborhood, including additional ones to buffer the homes abutting County Road 61 and the tot lot.



Proposed 360 Architecture Homes—We understand that the proposed homes would be subject to the city’s architecture and anti-monotony ordinances. 360-degree architecture intends to make homes more appealing because they are highly visible from multiple angles. On this site, there are several naturally existing trees, which provide screening of certain lots from Highway 212. Additionally, we are planting more trees in the backyards of Block 1: lots 25, 26, and 27, which screen those homes closest to County Road 61. We propose that the following homes be subject to the city’s 360-architecture requirement:

- Block 1: lots 20, 21, 22, 23, 24
- Block 2: lots 11, 9, 6
- Block 3: lots 6 and 9



Wetlands—On 8/14/24, the Technical Evaluation Panel (TEP) sent us a Notice of Decision (NOD) agreeing with the boundaries of the wetlands on site for the Engelen property. The wetland is 0.06 acres, and a copy of the NOD will be included with the preliminary plat application. In our previous site plan, we avoided the wetland on the Engelen property to preserve it. However, we propose removing the wetland to meet the Carver County Water Management Organization (CCWMO), City of Chaska, and City of Carver stormwater

requirements. Our engineer determined it was impossible to keep the Engelen wetland and meet the stormwater requirements.

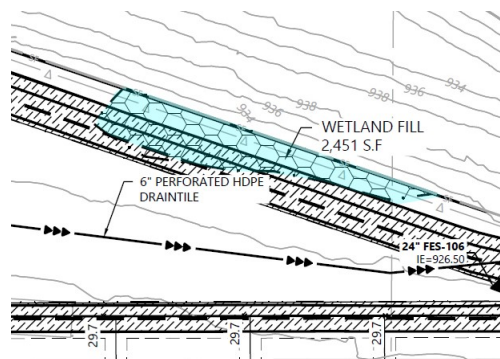
The previous developer did not perform a wetland delineation for the gap parcel. We have since had our environmental engineer perform a winter delineation and prepare a preliminary report. The report will detail the methodology used to assess the wetland and approximate its boundaries. It will be included with the submission of our application.

To be conservative, we have intentionally overestimated the boundary of the wetland on the gap parcel. We have also strategically designed our pond to avoid the wetland on the gap parcel; however, we will impact part of the wetland due to the city's requirement to install a sidewalk along Spring Creek Drive.

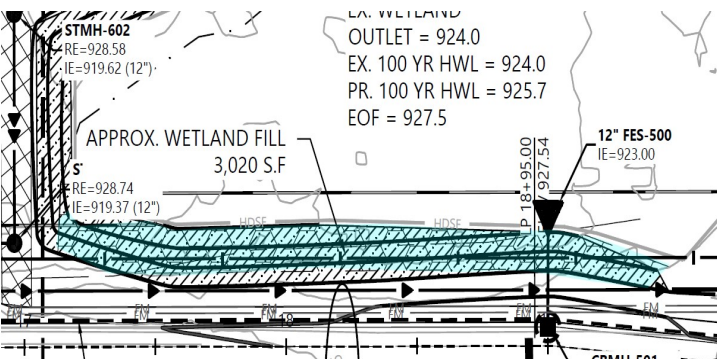
It is our understanding the TEP will not allow a formal winter delineation to be completed. We have scheduled a preliminary application meeting with the TEP on 2/12/25 to discuss our proposed impacts and plan for mitigation for the wetlands on site. Once conditions allow, we will request a TEP boundary meeting in the Spring of 2025. After we receive the NOD from the TEP agreeing to the wetland boundary on the gap parcel, we will submit a Replacement and Mitigation plan to the TEP. We anticipate mitigating the wetlands at a 2:1 replacement using an approved wetland bank. We believe this will be completed by the Summer of 2025, depending on winter conditions. We would not start construction until we receive all necessary permits, as WCA laws require.

We request that our preliminary plat application be considered updated once it is submitted and, if approved, be approved with the condition that no building permits be issued until we have complied with WCA requirements on all impacted wetlands.

Engelen Wetland Impact



Approximate Gap Parcel Wetland Impact



Noise—During the neighborhood meeting, we heard concerns about a potential increase in noise from Highway 212 and County Road 61. Staff also requested that we perform a sound study to ensure that current and future residents will not be negatively impacted.

We hired an outside consultant to perform a sound study for the project. The study determined that noise generated by traffic on Highway 212 and County Road 61 can be mitigated by installing windows that meet the necessary STC rating. The report will be included in our application for staff and MnDOT to review.

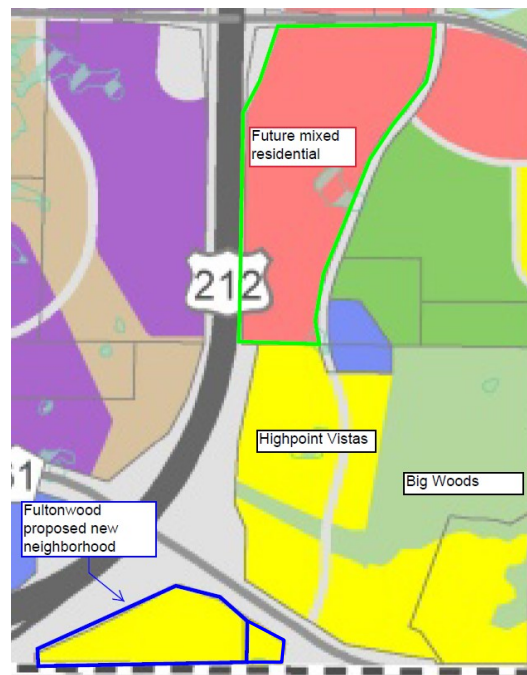
Utility Timing—We understand that utilities will become available as the site to the north develops. We propose to connect to the utilities at our own cost once they are available. We fully understand that any approval granted to our application will be conditioned on gaining access to the necessary water and sewer utilities, and any site work done on the site will be at the developer's risk.

Electric Service Coordination— Pulte will coordinate with Chaska Electric to provide power for the community.

Product Type—During the concept plan review by the planning commission and city council, comments were made regarding introducing a second home product as part of this development.

Introducing a second product will make this project unsuccessful. Pulte Homes considers many factors when creating a site plan, including, but not limited to, the market and supply of homes, fitting with the existing neighborhood, a city's comprehensive plan, meetings with staff, feedback from the public, and meeting all engineering requirements.

- **Comprehensive Plan**—We acknowledge that sometimes a comprehensive plan needs to be amended. However, we also believe the ideal approach is if an applicant can comply with a city's comprehensive plan.
 - Land Guidance – The City of Chaska's comprehensive plan guides this land for low-density residential. An attached product, such as a townhome, is a medium-density product and not a low-density product. Our townhomes typically average 7 to 9 units per acre, more than the comprehensive plan currently allows for this parcel.
 - As the applicant, we propose a use consistent with the comprehensive plan's land use guidance and do not wish to seek a comprehensive plan amendment for this site.
 - The Holasek property north of our proposed neighborhood is large enough (~83 acres) to support more than one home product and is currently guided for Mixed Residential. As the area continues to develop, the city strategically approved a comprehensive plan that allows for low-density, which we are proposing, and accommodates the need for multiple product types within the Southwest Growth Area.



- We understand that a comprehensive plan requires many hours for staff, community members, and surrounding agencies to create. Developers rely heavily on cities' comprehensive plans and codes as guides before approaching a landowner or city staff. When able, we try to follow the approved comprehensive plan and city ordinances as closely as possible since those items indicate to us what the community envisions for an area. We are proposing a single-family detached home, which the community has guided for the parcel.
- Parcel Constraints – Due to the site conditions, we cannot introduce a secondary product. Before adding the gap parcel, we could not meet all CCWMO and city engineering requirements. The site requires multiple ponds, which limits the buildable area for homes. Additionally, the site is less than 20 acres, which is relatively small. If the site were larger, introducing a second product may become more feasible. The parcel boundaries also have unique shapes, which limits our ability to introduce a second product since we must work within the site's boundaries.
- Complementing the existing neighborhood—Pulte Homes frequently considers proposing a development that fits in well with the homes and neighbors already living in the area. We are proposing detached, single-family homes that complement the existing neighborhood. We believe the buyers of our future homes will find this attractive, as would the existing neighbors to the south.
- Neighborhood Feedback—The neighborhood meeting hosted by Pulte Homes was well attended, and we heard concerns about the potential increase in traffic. While Spring Creek Drive is a neighborhood road designed to handle additional vehicles, we propose a less dense product to help minimize the extra traffic to be sensitive to the concerns we heard. Townhomes or any attached product will generate more traffic since more people live there. We are attempting to alleviate the neighbors' concerns by choosing a less dense product to minimize traffic impacts.
- Brooks Ridge—Pulte's development “Brooks Ridge” in the City of Chaska has been mentioned as an example of how two different types of homes have been built on a smaller site before. While Pulte did build this neighborhood in the past, the following paragraphs explain why such a project would not work at Fultonwood.

Proximity to Retail, Restaurants, or Other Amenities—Brooks Ridge's location was closer (1/2 mile) to the robust retail node at the corner of HWY 41 and Pioneer Trail. Both empty nester and townhome buyers have similar criteria when buying a home in that they need proximity to retail as a precondition for purchasing a home. In particular, a single-level, “move-down”/empty nester buyer needs a compelling reason to downsize from their existing home into a smaller home. Typically, this is because the new home will have close access to a community center and/or restaurants/shopping. The Fultonwood site is not large enough for us to create a neighborhood amenity that could attract this buyer, nor was it proximate enough to a large retail node to attract this “move-down” buyer to live here.

The Fultonwood parcel does not enjoy this proximity to such retail amenities and thus lends itself better to a traditional single-family user, which also fits better with the current and future surrounding land uses.

- Market and Supply of Homes—Pulte Homes introduces a second or third product only when a given site is large enough to allow for more than a 3-year supply of a given product. A large enough site is typically over 30 acres or offers the potential for over 80 units. This site is less than 20 acres and is proposed to have 53 homes.

Additionally, when more than two products are built in the same community, they target at least two separate types of buyers. As a result, different buyers frequently fall into different price categories, so having products with significant price differentiation is also an important consideration. Introducing one or two additional products to a site of this size creates pricing challenges, where neither product can be successful since there is not enough price differential between the two.

Furthermore, when assessing a parcel's potential, we also consider what exists in the surrounding area and what has been recently developed. Multiple developing neighborhoods in the immediate area are providing a mix of product types because they have more acres than our proposed neighborhood. There are even a few adjacent larger neighborhoods that offer only one product series, such as Highpoint Vistas.



- M/I Homes built ~150 homes directly to the south. They built villas, narrow-width two-story homes, and traditional two-story homes. When a development is large enough to support a variety of homes, it makes sense for the developer to introduce more than one product type. Additional acreage is needed to have more than one product series.
- Robert Thomas – Harvest Trail: This is a community of around ~300 homes comprised of villas and two single-family products. The Developer was able to support more than one home series because they had enough acreage to provide a variety of homes.
- DR Horton – Rivertown Heights: The neighborhood comprises ~90 traditional two-story, single-family homes. This community also ties into the existing Founder Ridge. Rivertown Heights is a larger community than our proposed Fultonwood that successfully offered only one product series.

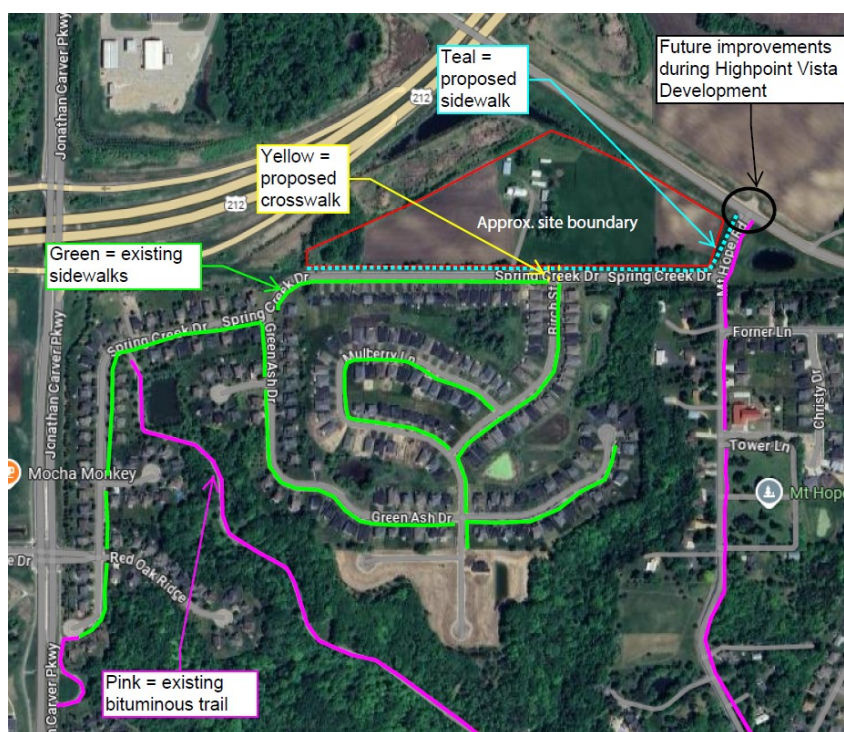
We spend a lot of time researching the location, product demand among different types of buyers, the economic and demographic conditions in each area, as well as the current market conditions in both the new construction and resale home markets. Our planned homes at Fultonwood were selected because they are the most logical product type and will most effectively serve the current needs and demands of prospective homebuyers in this market.

Due to site constraints, market conditions, community feedback, and the approved Comprehensive Plan, we believe our choice of a singular product of detached, single-family homes will best complement the surrounding uses.

Community Connectivity

We are proposing a community comprised of 53 single-family homes; however, the site layout has changed slightly based on feedback from the community. Due to the unique shape of the parcel, the lots would be 60' and have varying depths.

The revised site plan proposes a tot lot in the center of the proposed neighborhood. The addition of the tot lot allows a public space for residents to gather and get to know one another. Additionally, we propose having sidewalks on both sides of the internal road network, along the north side of Spring Creek Drive and on the west side of Mount Hope Road. We also propose adding a new crosswalk at the intersection of Spring Creek Drive and Birch Street. Adding sidewalks on both sides of the street and the crosswalk increases the neighborhood's internal and surrounding connectivity. The graphic below further shows how our proposed neighborhood can connect to the adjoining community in various ways. It was described in more detail in the above section, labeled "Sidewalks and Connectivity."



We also understand that the Big Woods, directly to the north, are being preserved and dedicated to the city as part of the Highpoint Vista community. The preserved Big Woods are less than ~0.3 miles from our proposed neighborhood, granting future residents easy access to a unique natural feature that the City of Chaska offers.

Vehicles can connect to the surrounding area using Spring Creek Drive and Mount Hope Road to further access County Road 61 or Highway 212. Our proposed neighborhood's convenient location to the existing roadways will allow future residents to travel to other parts of the city and visit different Twin Cities areas.

We believe that our revised site plan allows future residents the opportunity to connect to their adjacent community in multiple ways.

Chaska's Mission Statement

This narrative section identifies how our proposed neighborhood contributes to and reinforces the Chaska Mission Statement, "to be the Best Small Town in Minnesota," through its Core Strategies. We are proposing 53 homes within our community and believe the items listed below are reasons why the city should approve our proposed neighborhood.

High Quality of Life Enhanced

- Provides additional quality housing that is needed as deemed by market conditions, allowing residents to live and work within the community.
- Increases the vitality of downtown areas and supports local businesses by adding residents to the community.
- Due to the site location, future residents will have easy access to adjacent highways to travel within the city and access the cosmopolitan offerings of the Twin Cities

Taxpayers Perceive They Are Getting Cost-Effective Service

- New residents bring in additional tax revenue for the City, which enables the City to fund areas as needed.
- The City is not installing additional infrastructure to serve the proposed development.
- We will be paying the required impact fees, which will pay for past expenditures or increase infrastructure fund reserves.

Well-Planned and Orderly Community Development is a Priority

- The 2040 Comprehensive Plan guides the site as Low-Density Residential, and our proposal meets this guidance.
- The proposed concept plan includes homes along Spring Creek Drive, which mimics the layout of the homes across the street, creating a uniform feel throughout the area.
- Due to the site constraints, many homes will have large backyards, allowing ample space for families and neighbors to get together.
- Our proposed layout is designed to positively impact the community's quality of life and support Chaska's small-town values.

A Sense of Community and Small-Town Values are Maintained

- Our proposed community consists of only 53 homes. This limited number of homes should encourage residents to get to know one another.
- The proposal of having sidewalks on both sides of the streets creates connectivity within the neighborhood, thus allowing for more ways for residents to meet.
- The existing bike trail along Spring Creek Drive will also allow residents to interact with the surrounding community.
- Our proposal includes a tot lot in the center of the community. This will allow residents to interact with one another and meet in a shared space.

A Commitment to Excellence

- Pulte Homes has a highly reputable reputation throughout the Twin Cities and nationwide.
- Pulte Homes regularly seeks feedback from multiple stakeholders to ensure our quality and customer service outmatches any other Builder.
- Our company mission statement is "*Building Incredible Places Where People Can Live Their Dreams*," and we uphold this mission statement in every community.

Neighborhood Goals

The identified goals in creating this new neighborhood include the following but are not limited to:

- Create a sense of place where residents can know and interact with each other
- Provide high-quality and aesthetically pleasing homes
- Increase taxable value to the City
- Provide multiple product types and home elevations to create a diverse community for all residents

The Homes

Pulte Homes is known for the extraordinary steps that we take to ensure that we are designing and building homes that meet the needs and desires of home buyers. You can click on this link to learn more about Pulte's homebuilding process <https://www.pulte.com/design/life-tested>. We continually reach out to home buyers and Pulte homeowners to get feedback to improve our home designs. It is what we call Life Tested®. Through this intensive process, we have conceived of and incorporated innovative features such as the Pulte Planning Center, the Everyday Entry, Super Laundry, Oversized Pantry, and the Owner's Retreat. This exhaustive process has played a major part in Pulte's success in ***"Building Incredible Places Where People Can Live Their Dreams."***

In striving to be in lockstep with the home-buying public, we update the design of our homes frequently. These changes are driven by the desires and tastes of the home-buying public through the process described above. The homes that will be built are outlined below. Please note that we will offer homes with two or three-stall garages and that the square footage below does not include basements. The homes will range in price from \$500k to \$600k. We are confident that our targeted price range and product offering are the ones most suited to our site's location, and this price point will represent a value relative to comparable new construction competitors in the nearby community.

We would offer six different house plan options, each with different front-facing elevation options for the buyer. In addition to the multiple floor plans and varying front-facing elevations, Pulte offers multiple unique color packages, ultimately increasing the neighborhood's diversity. Hence, no two houses look exactly the same.

60' Lots – Home Specifications

- Floor Plan Options: Waldorf, Prospect, Vestry, Imperial, Dakota, and Wall Street
- Base square footage: 2,426 to 2,996
- Bedrooms: 3 to 5 bedrooms
- Bathrooms: 2.5 to 3.5
- Garage: 2 or 3-stall options
- Two stories

Conceptual Home Elevations

Please see the pages after the "Summary" section for renderings of the proposed homes. Please note that some renderings will show two-stall garages, and others will show the three-stall garage option.

Energy Efficiency and Sustainability

The homes that Pulte will be constructing will have extremely high energy efficiency. Each home is tested using the Home Energy Rating System (HERS) index, which is the industry standard for measuring energy efficiency. Heating, cooling, and water heating constitute the largest cost of homeownership outside of the mortgage. The U.S. Department of Energy has determined that a typical resale home scores 130 on the HERS Index while a home built to the 2004 International Energy Conservation Code is awarded a rating of 100 (lower is more energy efficient). Pulte Homes measures the HERS score of every new home constructed. The average HERS score for our homes runs in the range of 47 to 53. We are building extremely energy efficient homes that dramatically exceed the International Energy Conservation Code threshold.

Phasing & Schedule

The City of Chaska's application schedule suggests that staff review, and possible planning commission and council consideration would occur as follows:

Preliminary plat approval	early 2025
Site development starts	summer 2025
Model home opens	early 2026
Full build of homes	early 2028

Summary

The proposed community will consist of 53 single-family homes, with a centrally located tot lot in the City of Chaska. We look forward to working with the City Commissions, Council, and staff as this application progresses through the review process. We respectfully request the City's support of this application. Thank you for your consideration.

ILLUSTRATIVE PLAN



Westwood

Phone (952) 937-5150 12701 Whitewater Drive
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com

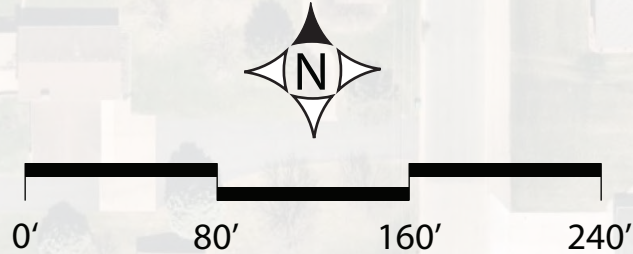
Westwood Professional Services, Inc.

01-23-2025

0037555



FULTONWOOD
CHASKA, MN



PRELIMINARY PLANS

FOR

PRELIMINARY PLAT, GRADING, STREETS,
UTILITIES, LANDSCAPE & TREE
PRESERVATION

FOR

FULTONWOOD

CHASKA, MN

PREPARED FOR:

PULTE GROUP

1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431
CONTACT: HALEY DAILY
PHONE: 952-219-9001
EMAIL: HALEY.DAILY@PULTEGROUP.COM

PREPARED BY:

Westwood

Phone

Fax

Toll Free

(952) 937-5150

(952) 937-5822

(888) 937-5150

12701 Whitewater Drive, Suite #300

Minnetonka, MN 55343

westwoodps.com

Westwood Professional Services, Inc.

PROJECT NUMBER: 0037555.00
CONTACT: THOMAS D. DESUTTER

SHEET INDEX

SHEET NUMBER	SHEET TITLE
1	COVER
2	EXISTING CONDITIONS
3	PRELIMINARY PLAT
4	PRELIMINARY GRADING DRAINAGE & EROSION CONTROL - OVERALL
5	PRELIMINARY GRADING DRAINAGE & EROSION CONTROL
6	PRELIMINARY GRADING DRAINAGE & EROSION CONTROL
7	PRELIMINARY UTILITY PLAN - OVERALL
8	PRELIMINARY UILITY PLAN
9	PRELIMINARY UILITY PLAN
10	STREET PROFILES
11	DETAILS
12	DETAILS
13	DETAILS
14	OVERALL TREE PRESERVATION PLAN & DATA
15	TREE PRESERVATION PLAN
16	TREE PRESERVATION PLAN
17	OVERALL PRELIMINARY LANDSCAPE PLAN
18	PRELIMINARY LANDSCAPE PLAN
19	PRELIMINARY LANDSCAPE PLAN



Vicinity Map
(NOT TO SCALE)

NO.	DATE	REVISION	SHEETS
00	10/24/24	PRELIMINARY PLAT SUBMITTAL TO THE CITY	
01	01/25/25	PRELIMINARY PLAT RESUBMITTAL TO THE CITY	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	

PRELIMINARY PLANS

FOR

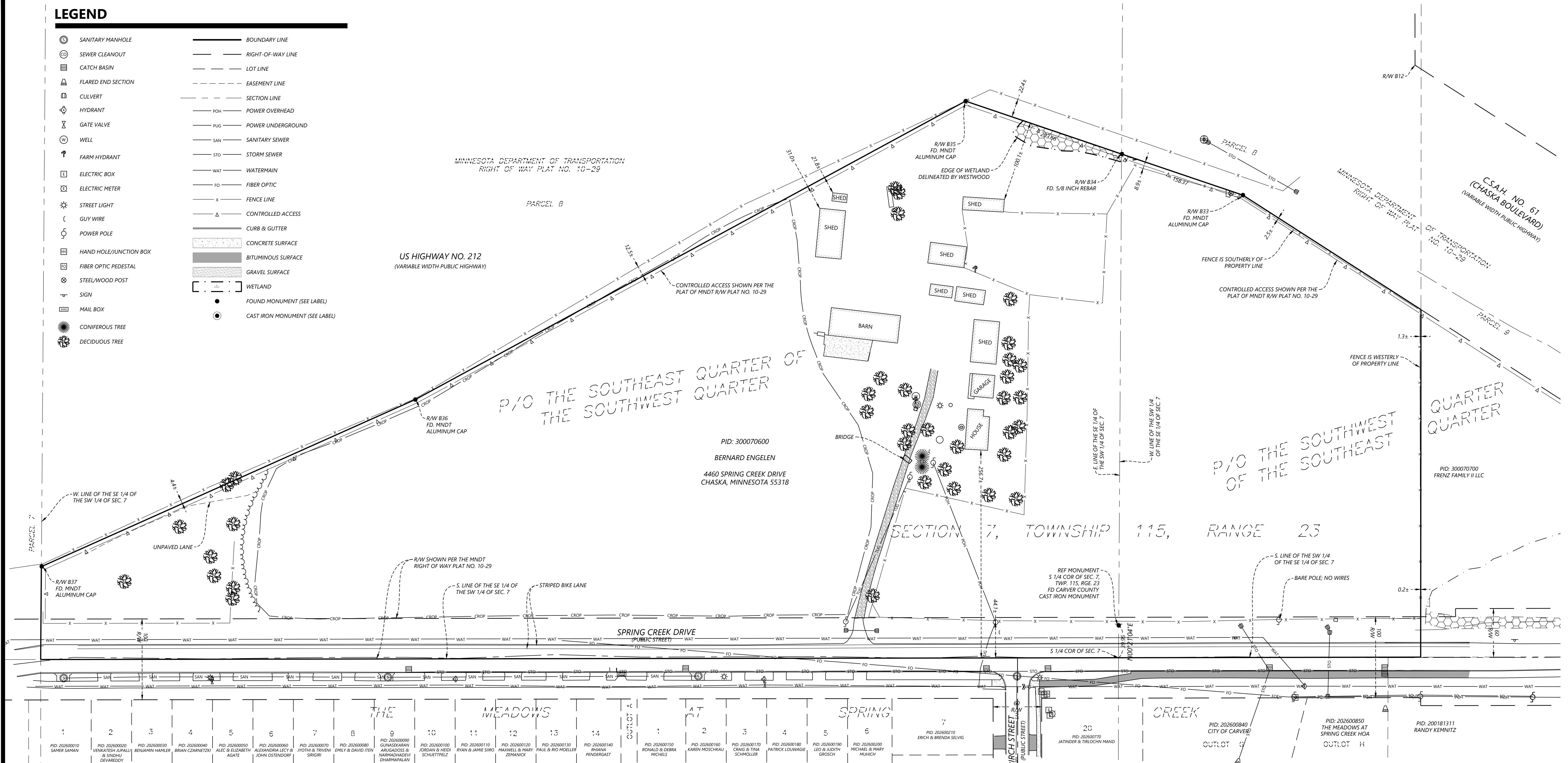
PRELIMINARY PLAT, GRADING,
STREETS, UTILITIES, LANDSCAPE &
TREE PRESERVATION

FOR

FULTONWOOD
CHASKA, MN

INITIAL SUBMITTAL DATE: 10/24/24 SHEET: 1 OF 19

	SANITARY MANHOLE		BOUNDARY LINE
	SEWER CLEANOUT		RIGHT-OF-WAY LINE
	CATCH BASIN		LOT LINE
	FLARED END SECTION		EASEMENT LINE
	CULVERT		SECTION LINE
	HYDRANT		POWER OVERHEAD
	GATE VALVE		POWER UNDERGROUND
	WELL		SANITARY SEWER
	FARM HYDRANT		STORM SEWER
	ELECTRIC BOX		WATERMAIN
	ELECTRIC METER		FIBER OPTIC
	STREET LIGHT		FENCE LINE
	GUY WIRE		CONTROLLED ACCESS
	POWER POLE		CURB & GUTTER
	HAND HOLE/JUNCTION BOX		CONCRETE SURFACE
	FIBER OPTIC PEDESTAL		BITUMINOUS SURFACE
	STEEL/WOOD POST		GRAVEL SURFACE
	SIGN		WETLAND
	MAIL BOX		FOUND MONUMENT (SEE LABEL)
	CONIFEROUS TREE		CAST IRON MONUMENT (SEE LABEL)
	DECIDUOUS TREE		



The following information was provided by PGP Title, Inc., Issuing Agent for Chicago Title Insurance Company, File Number MN-315985-ANC, which has an effective date of April 22, 2024 at 12:00 AM:

The Land is described as follows:

Beginning at the northwest corner of the Southwest Quarter of the Southeast Quarter (SW 1/4 of the SE 1/4) of Section Seven (7), Township One Hundred Fifteen (115), Range Twenty-third (23), thence East on quarter section line 4.26 chains, thence South 26 degrees 30 minutes East 2.9 chains; thence South 17.37 chains to south line of said Section Seven; thence West on said section line 5.57 chains to southwest corner of said Southwest Quarter of the Southeast Quarter (SW 1/4 of the SE 1/4) of said Section; thence North on quarter section line 20.00 chains to place of beginning, Carver County, Minnesota.

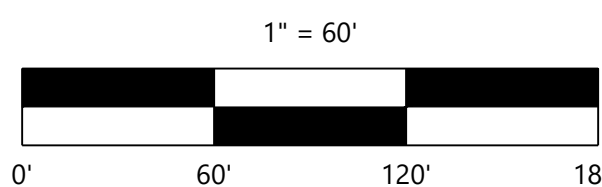
The Southeast Quarter of the Southwest Quarter (SE1/4 of the SW 1/4) of Section Seven (7), Township One Hundred Fifteen (115), Range Twenty-three (23), Carver County, Minnesota.

Beginning at the center of Section Seven (7), Township One Hundred fifteen (115), Range Twenty-three (23); thence East on quarter section line 6.7 chains, thence South 11 degrees West 12.30 chains, thence South 4 degrees West 7.5 chains; thence South 26 degrees 30 minutes East 2 rods to quarter section line; thence West on quarter section line 4.26 chains to southwest corner of the Northwest Quarter of Southeast Quarter (NW 1/4 of SE 1/4) of said Section 7; thence North on quarter section line 20 chains to place of beginning, Carver County, Minnesota.

But Less and Except:

That part of the West Half of the Southeast Quarter and Southeast Quarter of the Southwest Quarter of Section 7, Township 115 North, Range 23 West, shown as Parcel 8 on Minnesota Department of Transportation Right of Way Plat Numbered 10-29 as the same is on file and of record in the office of the County Recorder in and for Carver County, Minnesota.

Abstract Property.



NOT FOR CONSTRUCTION



FUJI TONWOOD

INITIAL ISSUE: 10/24/24	
REVISIONS:	
△	10/24/24 PRELIMINARY PLAT SUBMITTAL TO THE CITY
△	01/25/25 PRELIMINARY PLAT RESUBMITTAL TO THE CITY
△	- -
△	- -
△	- -

PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA

FULTONWOOD
CHASKA, MN

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com

Westwood Professional Services, Inc.

SHEET NUMBER:

2

OF

19

DATE: 01/25/25

PROPERTY DESCRIPTION

SEE EXISTING CONDITIONS SHEET FOR PROPERTY DESCRIPTION.

SITE DEVELOPMENT DATA

- EXISTING ZONING:

• PROPOSED ZONING:
- OPEN DEVELOPMENT
PUD
- GROSS SITE AREA:

SPRING CREEK DRIVE:

WETLAND:

NET SITE AREA:
- 20.00 AC
2.34 AC
0.51 AC
17.15 AC
- DEVELOPMENT SUMMARY

60' SINGLE FAMILY LOTS:
- 53 HOMES
- PROJECT DENSITY:

GROSS:

NET:
- ±2.65 UN/AC
±3.09 UN/AC

LOT STANDARDS

STANDARD	60' SINGLE FAMILY
MINIMUM LOT AREA	7,681 SF
AVERAGE LOT AREA	9,888 SF
MINIMUM LOT WIDTH	60' @ FRT SBK
MINIMUM LOT DEPTH	125'
SETBACKS	
FRONT	25'
SIDE INTERIOR LOT	7.5' / 7.5'; 15' TOTAL
SIDE CORNER LOT	20'
REAR	20'
HIGHWAY 212	50' FROM R/W
COUNTY ROAD 61	150' FROM CLN

OUTLOT TABLE

OUTLOT	USE	OWNERSHIP	GROSS AREA
A	PONDING / WETLAND	CITY	0.88 AC
B	PONDING / WETLAND	CITY	2.19 AC
C	PRIVATE PARK	HOA	0.41 AC

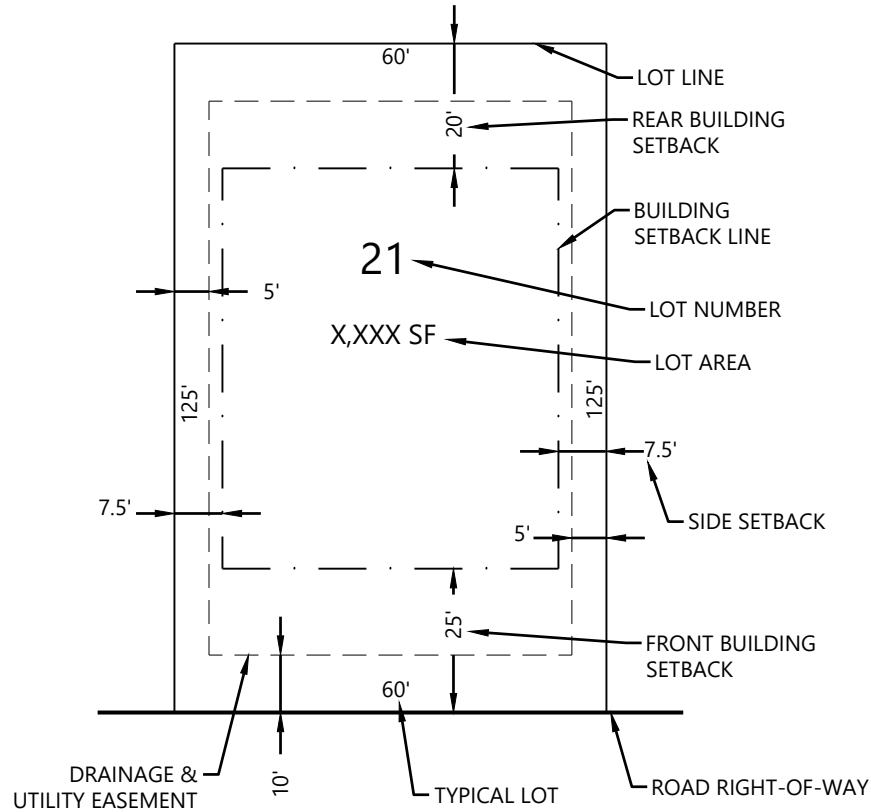
DEVELOPMENT NOTES

- ALL LOT DIMENSIONS ARE ROUNDED TO THE NEAREST FOOT.
- ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
- STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.
- DRAINAGE AND UTILITY EASEMENTS SHALL BE PROVIDED AS REQUIRED.
- STREET WIDTHS ARE SHOWN FROM BACK OF CURB TO BACK OF CURB.

SITE LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		LOT LINE
		SETBACK LINE
		EASEMENT LINE
		CURB AND GUTTER
		TIP-OUT CURB AND GUTTER
		POND NORMAL WATER LEVEL
		RETAINING WALL

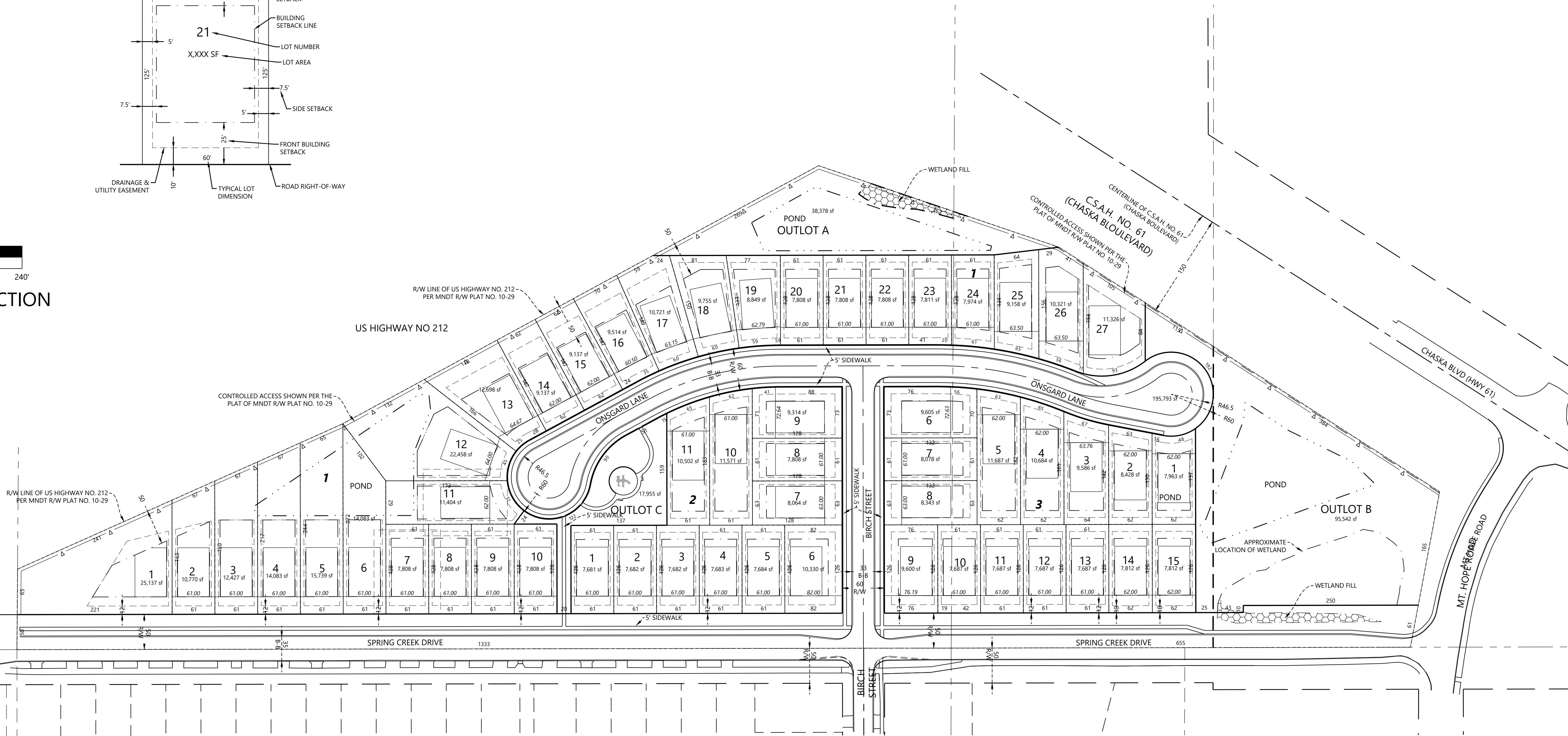
TYPICAL 60' SINGLE FAMILY



1" = 80'



NOT FOR CONSTRUCTION



DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 80'
VERTICAL SCALE: 16' OR 8'

INITIAL ISSUE: 10/24/24
REVISIONS:
10/24/24 PRELIMINARY PLAT SUBMITTAL TO THE CITY
01/25/25 PRELIMINARY PLAT RESUBMITTAL TO THE CITY

PREPARED FOR:

PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA
CORY MEYER
DATE: 01/25/25 LICENSE NO. 26971

FULTONWOOD
CHASKA, MN

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

PRELIMINARY PLAT

PROJECT NUMBER: 0037555.00

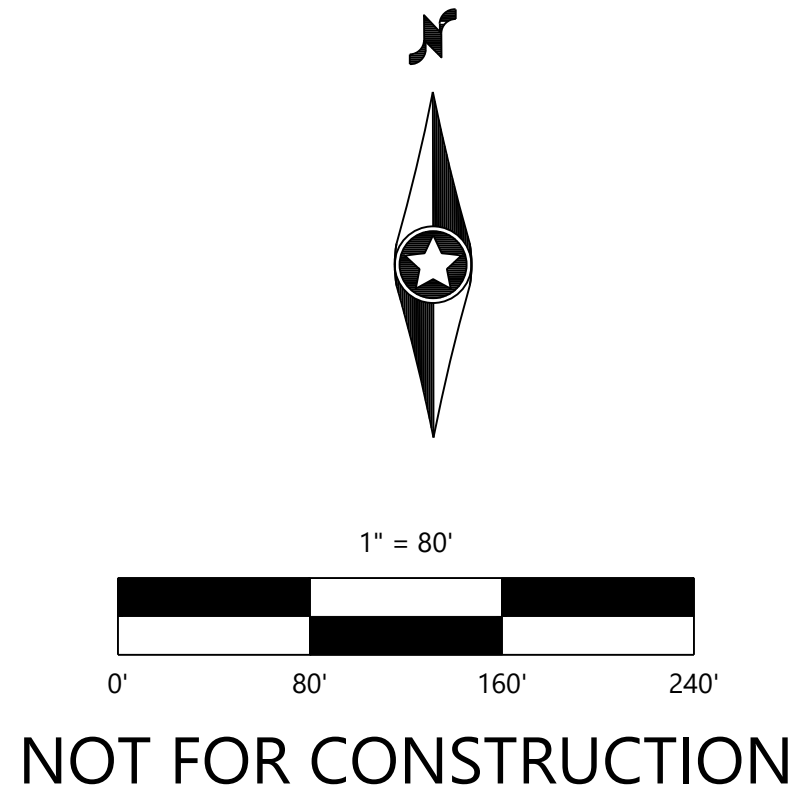
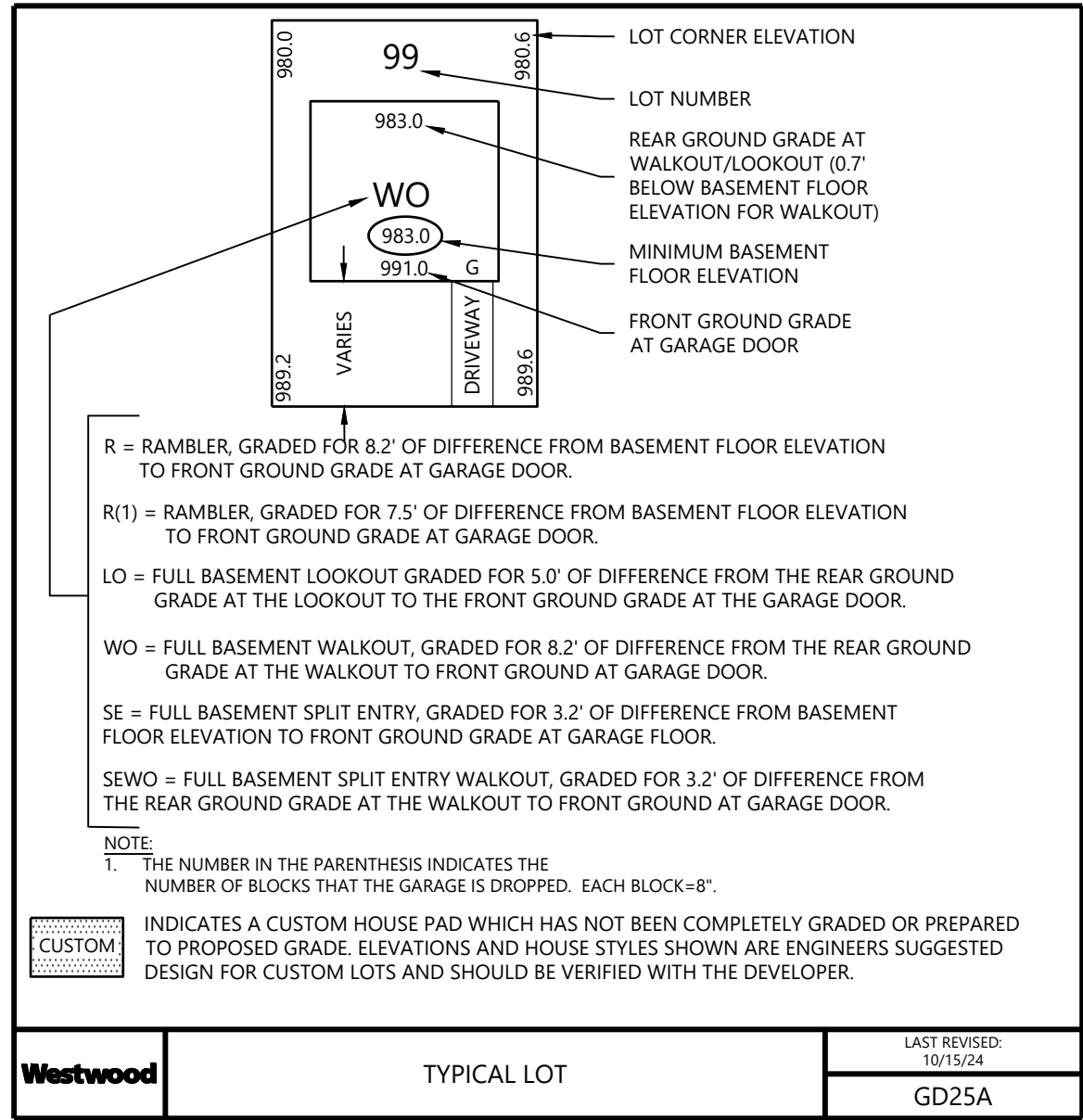
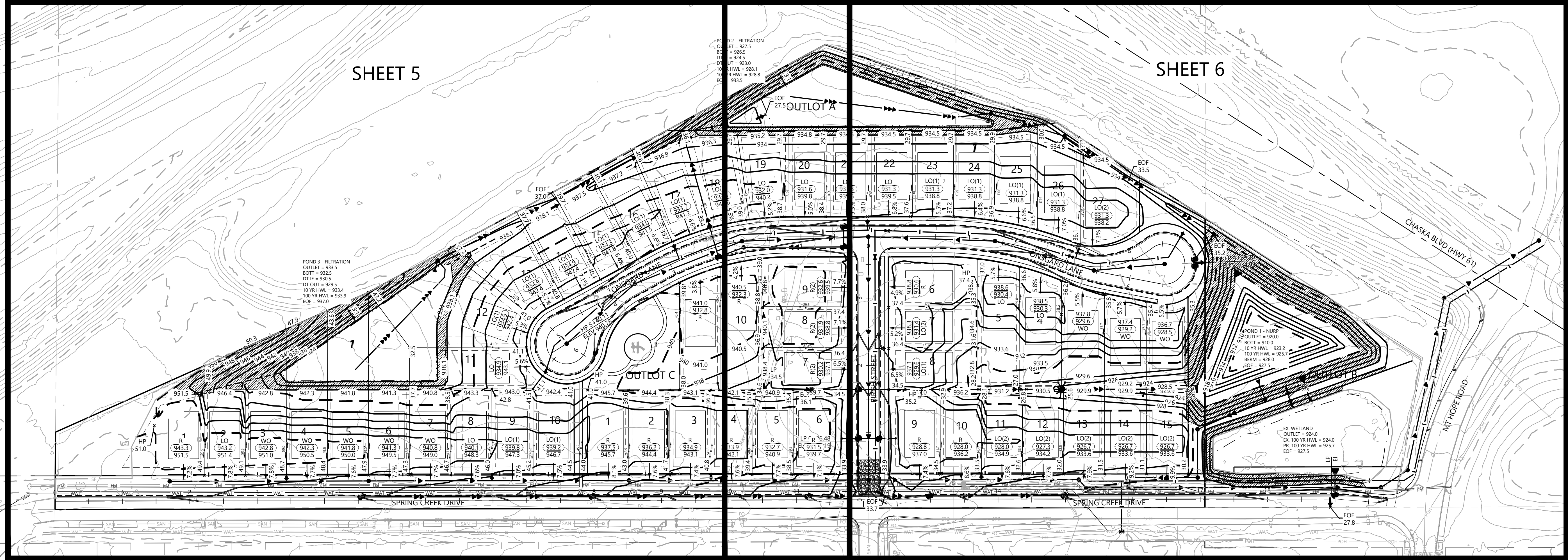
SHEET NUMBER:

3

OF

19

DATE: 01/25/25



DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 80'
VERTICAL SCALE: 16' OR 8'

INITIAL ISSUE: 10/24/24
REVISIONS:
10/24/24 PRELIMINARY PLAT SUBMITTAL TO THE CITY
01/25/25 PRELIMINARY PLAT RESUBMITTAL TO THE CITY

PREPARED FOR:

PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME
OR UNDER MY DIRECT SUPERVISION AND THAT I AM A
DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS
OF THE STATE OF MINNESOTA

THOMAS D. DESUTTER
DATE: 01/25/25 LICENSE NO. 59640

FULTONWOOD
CHASKA, MN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

PRELIMINARY GRADING
DRAINAGE & EROSION
CONTROL - OVERALL
PROJECT NUMBER: 0037555.00

SHEET NUMBER:

4 OF 19
DATE: 01/25/25

DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 10/24/24
REVISIONS:
△ 10/24/24 PRELIMINARY PLAT SUBMITTAL TO THE CITY
△ 01/25/25 PRELIMINARY PLAT RESUBMITTAL TO THE CITY
△ _____
△ _____
△ _____

PREPARED FOR:
PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME
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OF THE STATE OF MINNESOTA

THOMAS D. DESUTTER
DATE: 01/25/25 LICENSE NO. 59640

FULTONWOOD
CHASKA, MN

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 [westwoodsps.com](http://www.westwoodsps.com)
Westwood Professional Services, Inc.

**PRELIMINARY GRADING
DRAINAGE & EROSION
CONTROL**

PROJECT NUMBER: 0037555.00

SHEET NUMBER:

5

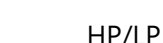
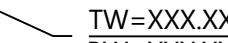
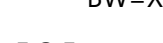
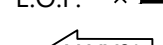
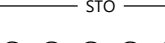
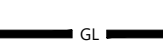
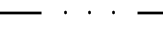
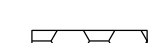
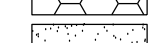
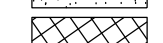
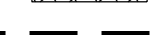
OF

19

DATE: 01/25/25

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

GRADING & EROSION CONTROL LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		SOIL BORING LOCATION
		INDEX CONTOUR
		INTERVAL CONTOUR
		SPOT ELEVATION
		HIGH/LOW POINT
		CL-CL ELEVATION
		FLOW DIRECTION
		TOP AND BOTTOM OF RETAINING WALL
		EMERGENCY OVERFLOW
		PROPOSED STREET PROFILE GRADE
		STORM SEWER
		TREE LINE
		TREE PROTECTION FENCE
		RETAINING WALL (MODULAR BLOCK)
		GRADING LIMITS
		SILT FENCE
		SILT FENCE-POST GRADING
		HEAVY DUTY SILT FENCE
		REDUNDANT SEDIMENT CONTROL
		INLET PROTECTION
		EROSION CONTROL CHECKS/BIOROLLS
		ROCK CONSTRUCTION ENTRANCE
		EROSION CONTROL BLANKET
		TURF REINFORCEMENT MAT
		POND NORMAL WATER LEVEL
		WETLAND LINE
		WETLAND FILL
		WETLAND BUFFER
		POND ACCESS MAINTENANCE BENCH
		WETLAND BUFFER LIMITS
		WETLAND BUFFER MONUMENT
		DO NOT DISTURB

GRADING & DRAINAGE NOTES

- ALL CONTOURS AND SPOT ELEVATIONS ARE SHOWN TO FINISHED SURFACE/GUTTER GRADES UNLESS OTHERWISE NOTED.
- REFER TO THE SITE PLAN/RECORD PLAT FOR MOST CURRENT HORIZONTAL SITE DIMENSIONS AND LAYOUT.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHICAL FEATURES WITH THE OWNERS AND FIELD-VERIFY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
- ALL CONSTRUCTION SHALL CONFORM TO LOCAL RULES.
- POSITIVE DRAINAGE FROM THE SITE MUST BE PROVIDED AT ALL TIMES.

EROSION CONTROL NOTES

- ALL SILT FENCE AND OTHER EROSION CONTROL FEATURES SHALL BE IN-PLACE PRIOR TO ANY EXCAVATION/CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VIABLE TURF OR GROUND COVER HAS BEEN ESTABLISHED. EXISTING SILT FENCE ON-SITE SHALL BE MAINTAINED AND OR REMOVED AND SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONTRACT. IT IS OF EXTREME IMPORTANCE TO BE AWARE OF CURRENT FIELD CONDITIONS WITH RESPECT TO EROSION CONTROL. TEMPORARY PONDING, DIKES, HAY BALES, ETC., REQUIRED BY THE CITY SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
- ALL STREETS DISTURBED DURING WORKING HOURS MUST BE CLEANED AT THE END OF EACH WORKING DAY. A ROCK ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO DETAILS TO REDUCE TRACKING OF DIRT ONTO PUBLIC STREETS.
- REDUNDANT PERIMETER SEDIMENT CONTROLS ARE NECESSARY WHEN SOIL DISTURBANCE IS WITHIN 50 FEET OF SURFACE WATERS. REDUNDANT SEDIMENT CONTROLS COULD INCLUDE:
 - TWO ROWS OF SILT FENCE (SEPARATED BY 8 FEET); OR
 - SILT FENCE AND A TOPSOIL BERM (STABILIZE BERM WITH MULCH); OR
 - SILT FENCE AND FIBER LOGS; OR
 - TOPSOIL BERM AND FIBER LOGS (STABILIZE BERM WITH MULCH).
- REDUNDANT SEDIMENT CONTROLS MUST BE INSTALLED PRIOR TO DISTURBING WITHIN 50 FEET OF THE SURFACE WATER.

NOT FOR CONSTRUCTION

GRADING & EROSION CONTROL LEGEND

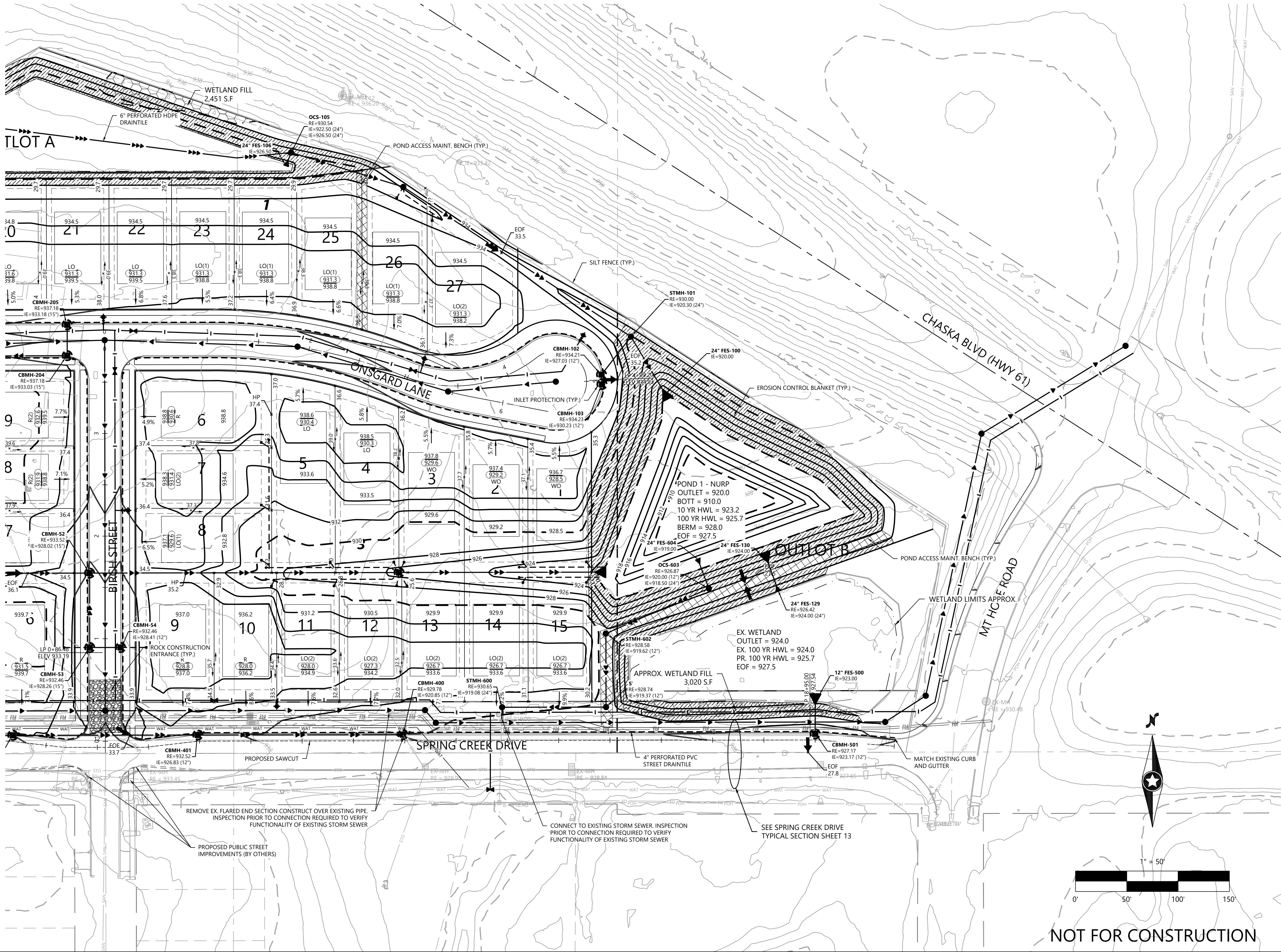
EXISTING	PROPOSED	
SB-19	SB-19	PROPERTY LINE
980	980	SOIL BORING LOCATION
982	982	INDEX CONTOUR
900.00	900.00	INTERVAL CONTOUR
	HP/LP	SPOT ELEVATION
	900.00	HIGH/LOW POINT
	0.00%	CL-CL ELEVATION
	TW=XXX.XX BW=XXX.XX	FLOW DIRECTION
	E.O.F.	TOP AND BOTTOM OF RETAINING WALL
STO	E.O.F.	EMERGENCY OVERFLOW
STS	STS	PROPOSED STREET PROFILE GRADE
TL	STS	STORM SEWER
TPF	TL	TREE LINE
RW	TPF	TREE PROTECTION FENCE
GL	RW	RETAINING WALL (MODULAR BLOCK)
SF	GL	GRADING LIMITS
POST-SF	SF	SILT FENCE
HDSP	POST-SF	SILT FENCE-POST GRADING
RSC	HDSP	HEAVY DUTY SILT FENCE
IP	RSC	REDUNDANT SEDIMENT CONTROL
EOC	IP	INLET PROTECTION
RCE	EOC	EROSION CONTROL CHECKS/BIOROLLS
ECK	RCE	ROCK CONSTRUCTION ENTRANCE
TRM	ECK	EROSION CONTROL BLANKET
PNWL	TRM	TURF REINFORCEMENT MAT
WL	PNWL	POND NORMAL WATER LEVEL
WFL	WL	WETLAND LINE
WBU	WFL	WETLAND FILL
PAMB	WBU	WETLAND BUFFER
WBL	PAMB	POND ACCESS MAINTENANCE BENCH
WBM	WBL	WETLAND BUFFER LIMITS
DND	WBM	WETLAND BUFFER MONUMENT
	DND	DO NOT DISTURB

GRADING & DRAINAGE NOTES

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- ALL CONSTRUCTION SHALL CONFORM TO LOCAL RULES.
- POSITIVE DRAINAGE FROM THE SITE MUST BE PROVIDED AT ALL TIMES.

EROSION CONTROL NOTES

- ALL SILT FENCE AND OTHER EROSION CONTROL FEATURES SHALL BE IN-PLACE PRIOR TO ANY EXCAVATION/CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VIABLE TURF OR GROUND COVER HAS BEEN ESTABLISHED. EXISTING SILT FENCE ON-SITE SHALL BE MAINTAINED AND OR REMOVED AND SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONTRACT. IT IS OF EXTREME IMPORTANCE TO BE AWARE OF CURRENT FIELD CONDITIONS WITH RESPECT TO EROSION CONTROL. TEMPORARY PONDING, DIKES, HAY BALES, ETC., REQUIRED BY THE CITY SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
- ALL STREETS DISTURBED DURING WORKING HOURS MUST BE CLEANED AT THE END OF EACH WORKING DAY. A ROCK ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO DETAILS TO REDUCE TRACKING OF DIRT ONTO PUBLIC STREETS.
- REDUNDANT PERIMETER SEDIMENT CONTROLS ARE NECESSARY WHEN SOIL DISTURBANCE IS WITHIN 50 FEET OF SURFACE WATERS. REDUNDANT SEDIMENT CONTROLS COULD INCLUDE:
 - TWO ROWS OF SILT FENCE (SEPARATED BY 8 FEET); OR
 - SILT FENCE AND A TOPSOIL BERM (STABILIZE BERM WITH MULCH); OR
 - SILT FENCE AND FIBER LOGS; OR
 - TOPSOIL BERM AND FIBER LOGS (STABILIZE BERM WITH MULCH).
- REDUNDANT SEDIMENT CONTROLS MUST BE INSTALLED PRIOR TO DISTURBING WITHIN 50 FEET OF THE SURFACE WATER.



NOT FOR CONSTRUCTION

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 10/24/24
REVISIONS:
10/24/24 PRELIMINARY PLAT SUBMITTAL TO THE CITY
01/25/25 PRELIMINARY PLAT RESUBMITTAL TO THE CITY

PREPARED FOR:

PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

THOMAS D. DESUTTER
DATE: 01/25/25 LICENSE NO. 59640

FULTONWOOD
CHASKA, MN

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minneapolis, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

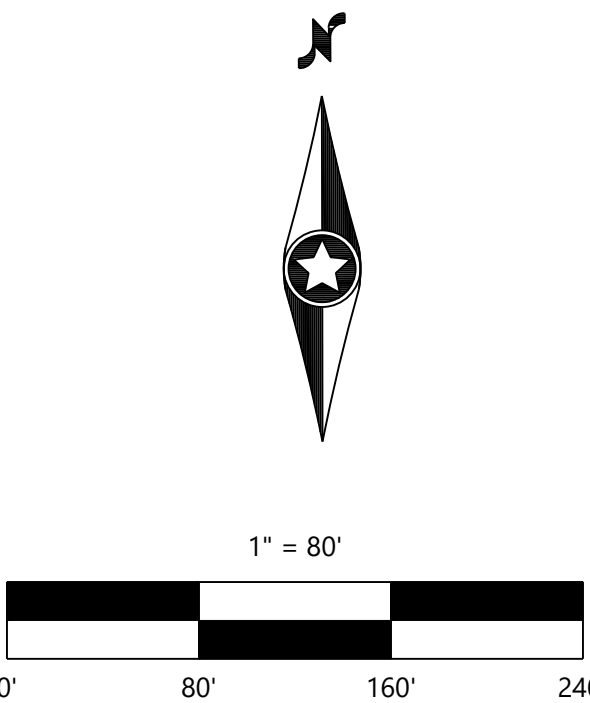
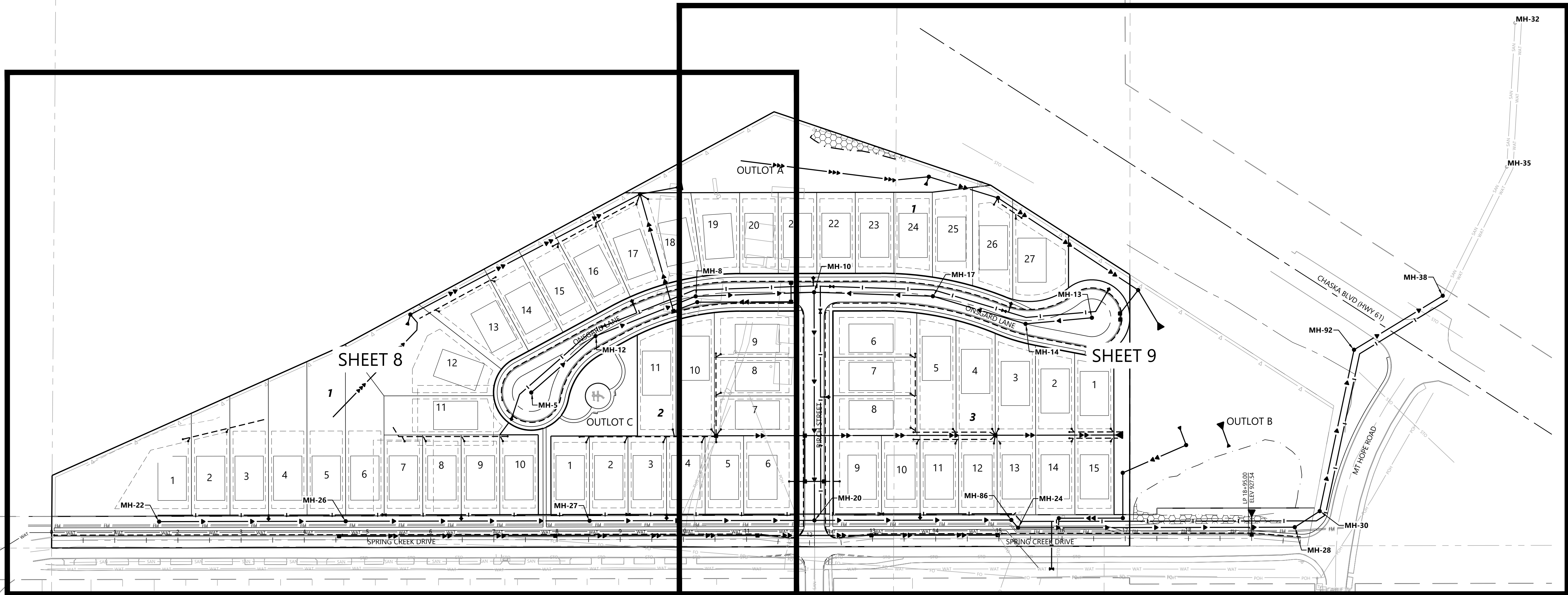
**PRELIMINARY GRADING
DRAINAGE & EROSION
CONTROL**

PROJECT NUMBER: 0037555.00

SHEET NUMBER:

6 OF 19

DATE: 01/25/25



NOT FOR CONSTRUCTION

DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 80'
VERTICAL SCALE: 16' OR 8'

INITIAL ISSUE:	10/24/24
REVISIONS:	
△	10/24/24 PRELIMINARY PLAT SUBMITTAL TO THE CITY
△	01/25/25 PRELIMINARY PLAT RESUBMITTAL TO THE CITY
△	
△	
△	

PREPARED FOR:

PULTE GROUP

1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

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THOMAS D. DESUTTER
DATE: 01/25/25 LICENSE NO. 59640

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Westwood Professional Services, Inc.

PRELIMINARY UTILITY
PLAN - OVERALL

PROJECT NUMBER: 0037555.00

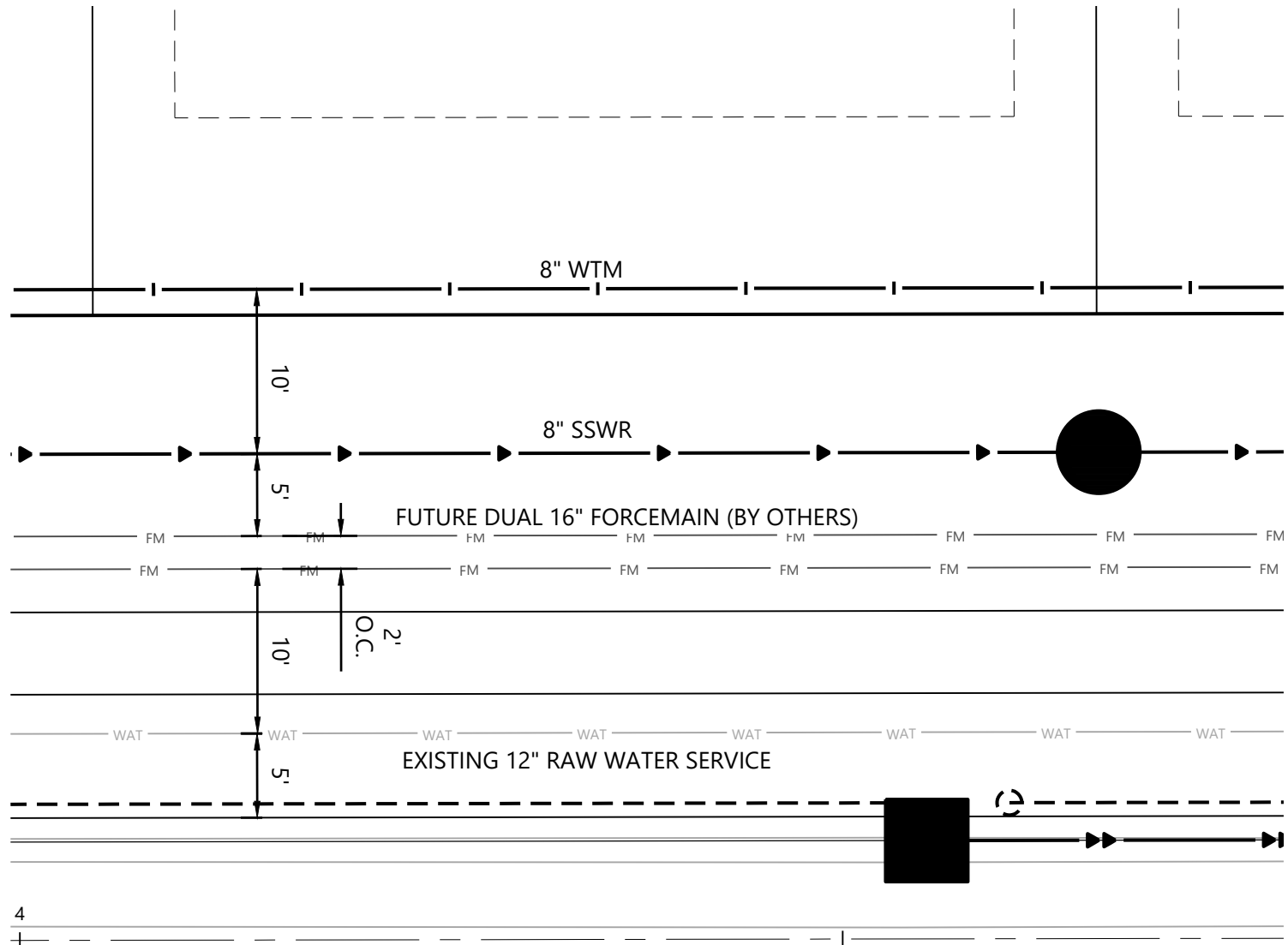
SHEET NUMBER:

7

OF

19

DATE: 01/25/25



ENLARGED PUBLIC UTILITY DETAIL 1" = 10'

POND 2 - FILTRATION
OUTLET = 927.5
BOTT = 926.5
DT IE = 924.5
DT OUT = 923.0
10 YR HWL = 928.1
100 YR HWL = 928.8
EOF = 933.5

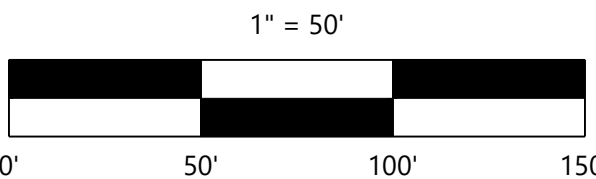
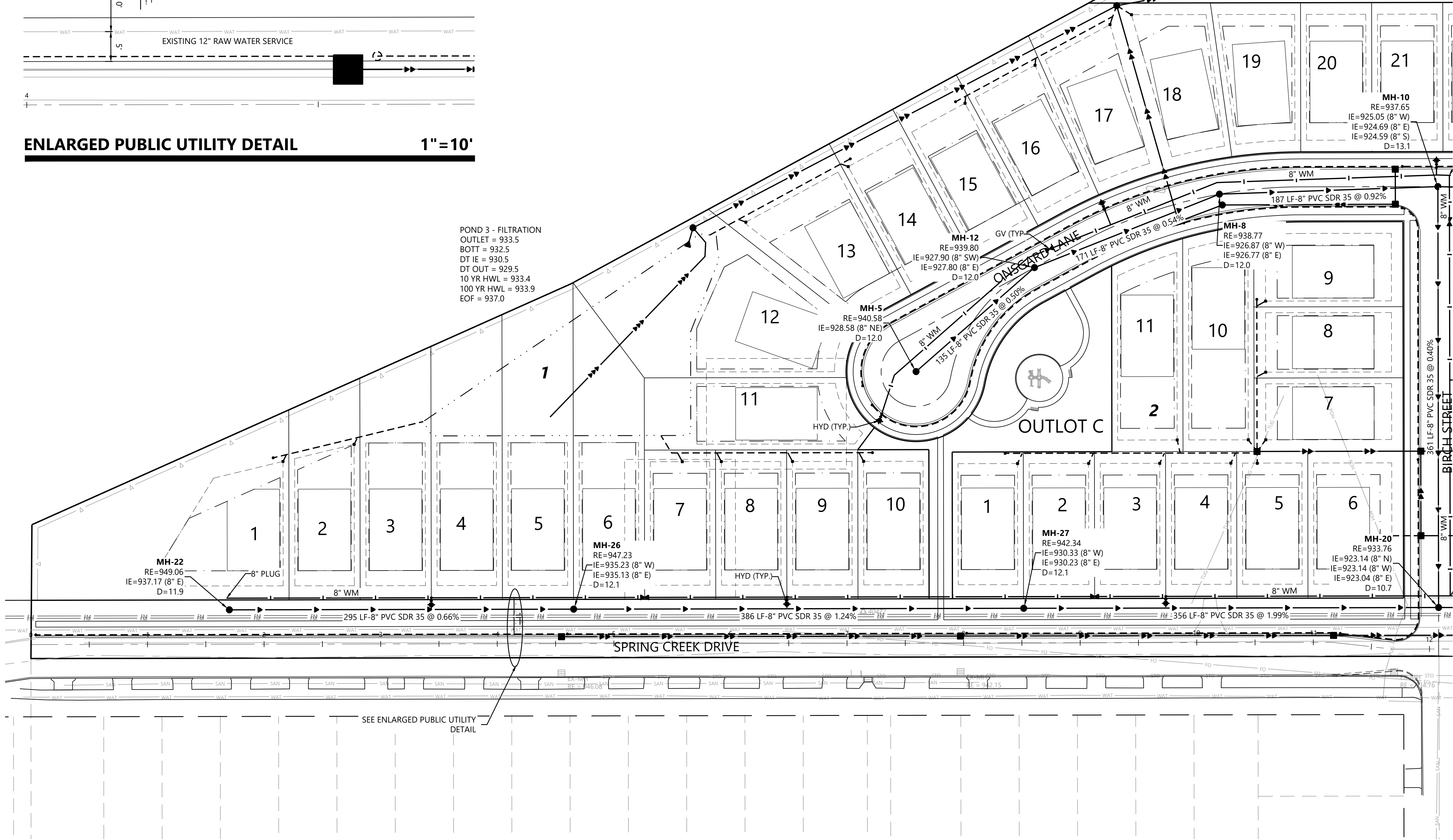
OVERALL UTILITY LEGEND

EXISTING	PROPOSED	FUTURE	
SAN			SANITARY SEWER
STO			STORM SEWER
DT			DRAIN TILE
WAT			WATER MAIN
WAT			HYDRANT

GENERAL UTILITY NOTES

- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OF ANY DIFFERENCES.
- UNLESS OTHERWISE NOTED, ALL MATERIALS, CONST. TECHNIQUES AND TESTING SHALL CONFORM TO THE 2023 ED. OF THE "STANDARD UTILITIES SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION BY THE CITY ENGINEERING ASSOCIATION OF MINN." AND TO THE "STANDARD SPECIFICATION FOR HIGHWAY CONSTRUCTION" MINN. DEPT. OF TRANS., 2020 EDITION AND SUPPLEMENTAL SPECIFICATIONS SEPTEMBER 2022. THE CONTRACTOR SHALL BE REQUIRED TO FOLLOW ALL PROCEDURES AS OUTLINED BY THE LOCAL AGENCY.
- THE CONTRACTOR SHALL RECEIVE THE NECESSARY PERMITS FOR ALL WORK OUTSIDE OF THE PROPERTY LIMITS.
- VERIFY EXISTING INVERT LOCATION & ELEVATION PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL CONTACT "GOPHER STATE ONE CALL" FOR FOR UTILITY LOCATIONS PRIOR TO UTILITY INSTALLATION.

POND 3 - FILTRATION
OUTLET = 933.5
BOTT = 932.5
DT IE = 930.5
DT OUT = 929.5
10 YR HWL = 933.4
100 YR HWL = 933.9
EOF = 937.0



NOT FOR CONSTRUCTION

DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 10/24/24
REVISIONS:
10/24/24 PRELIMINARY PLAT SUBMITTAL TO THE CITY
01/25/25 PRELIMINARY PLAT RESUBMITTAL TO THE CITY

PREPARED FOR:

PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME
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THOMAS D. DESUTTER
DATE: 01/25/25 LICENSE NO. 59640

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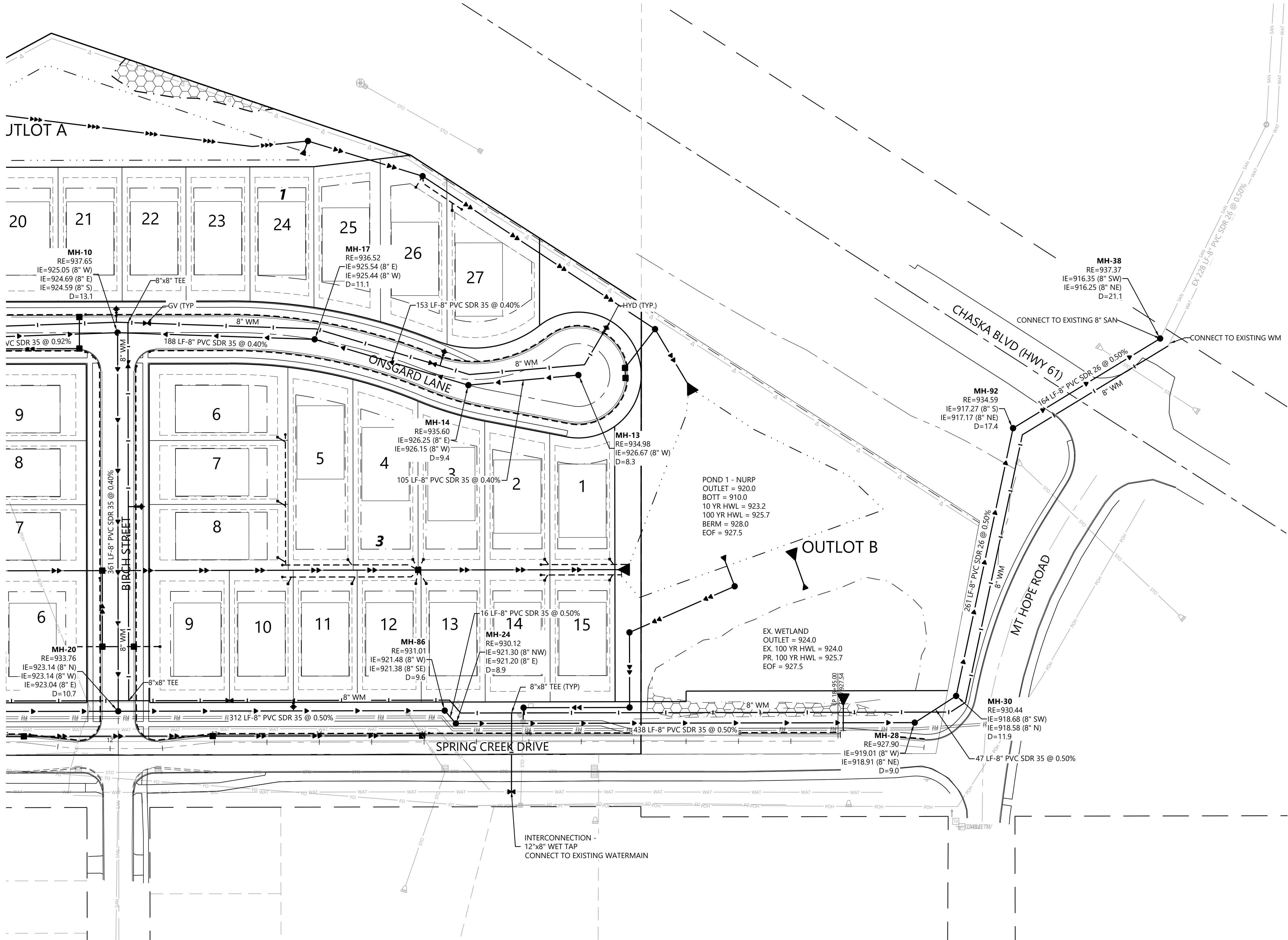
PRELIMINARY UILITY PLAN

PROJECT NUMBER: 0037555.00

SHEET NUMBER:

8 OF 19

DATE: 01/25/25

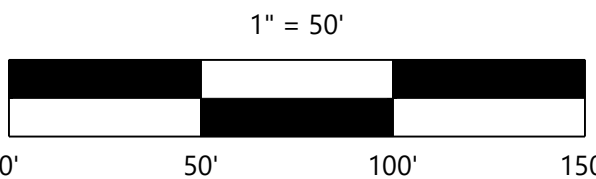


OVERALL UTILITY LEGEND

EXISTING	PROPOSED	FUTURE	
			SANITARY SEWER
			STORM SEWER
			DRAIN TILE
			WATER MAIN
			HYDRANT

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- THE CONTRACTOR SHALL CONTACT "GOPHER STATE ONE CALL" FOR FOR UTILITY LOCATIONS PRIOR TO UTILITY INSTALLATION.



NOT FOR CONSTRUCTION

DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 10/24/24
REVISIONS:
10/24/24 PRELIMINARY PLAT SUBMITTAL TO THE CITY
01/25/25 PRELIMINARY PLAT RESUBMITTAL TO THE CITY

PREPARED FOR:

PULTE GROUP

1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

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Westwood Professional Services, Inc.

PRELIMINARY UILITY PLAN

PROJECT NUMBER: 0037555.00

SHEET NUMBER:

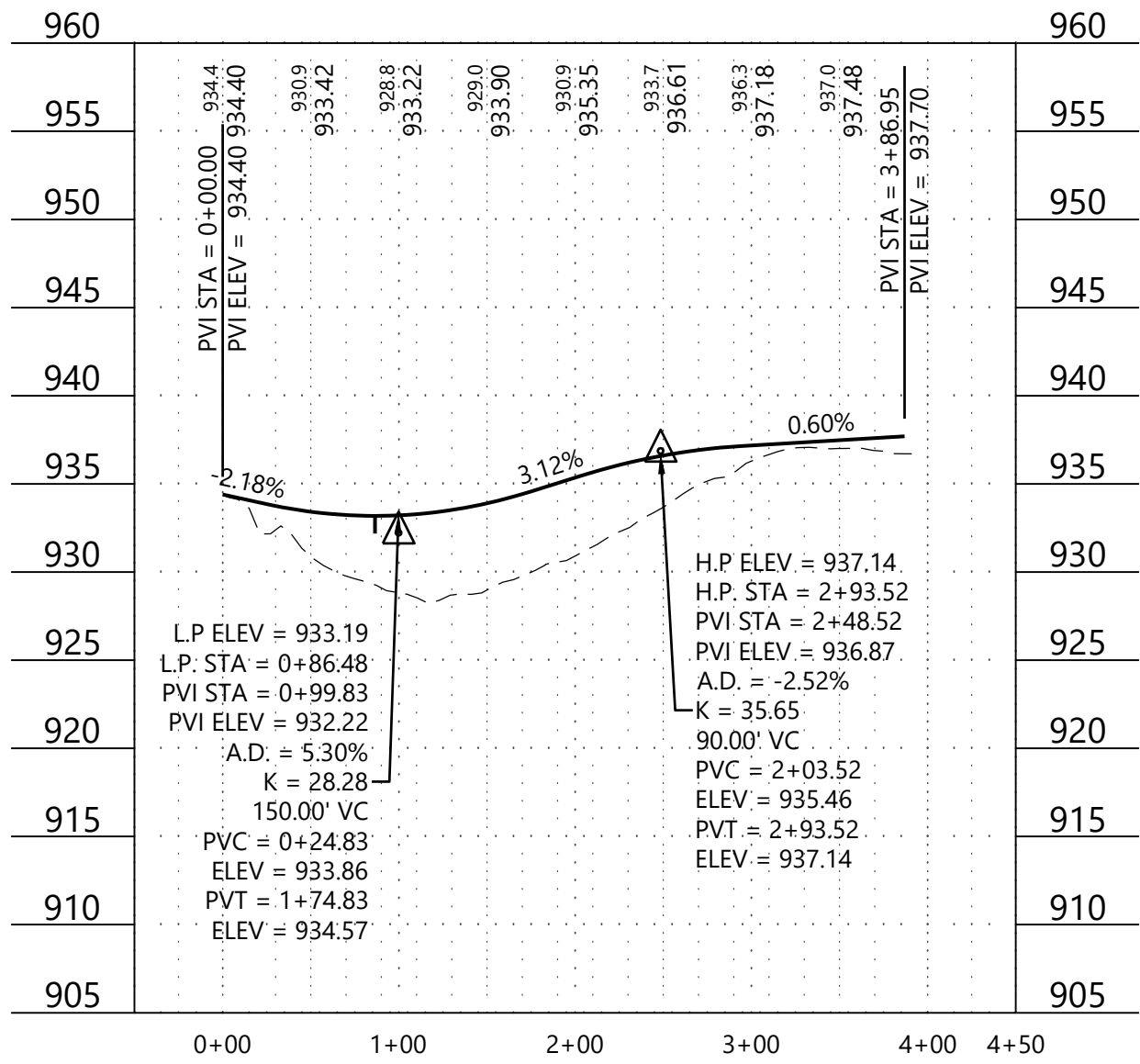
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OF

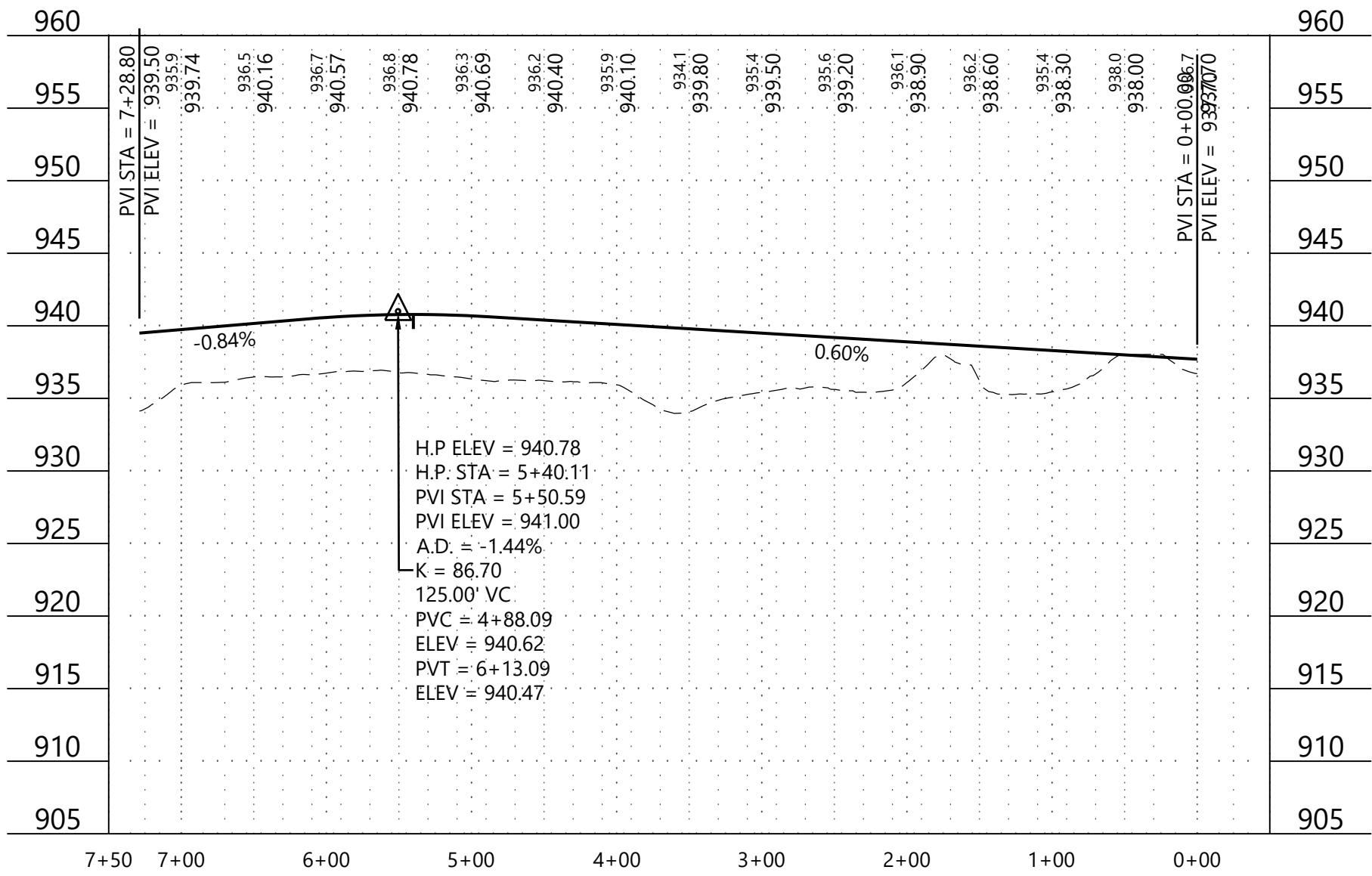
19

DATE: 01/25/25

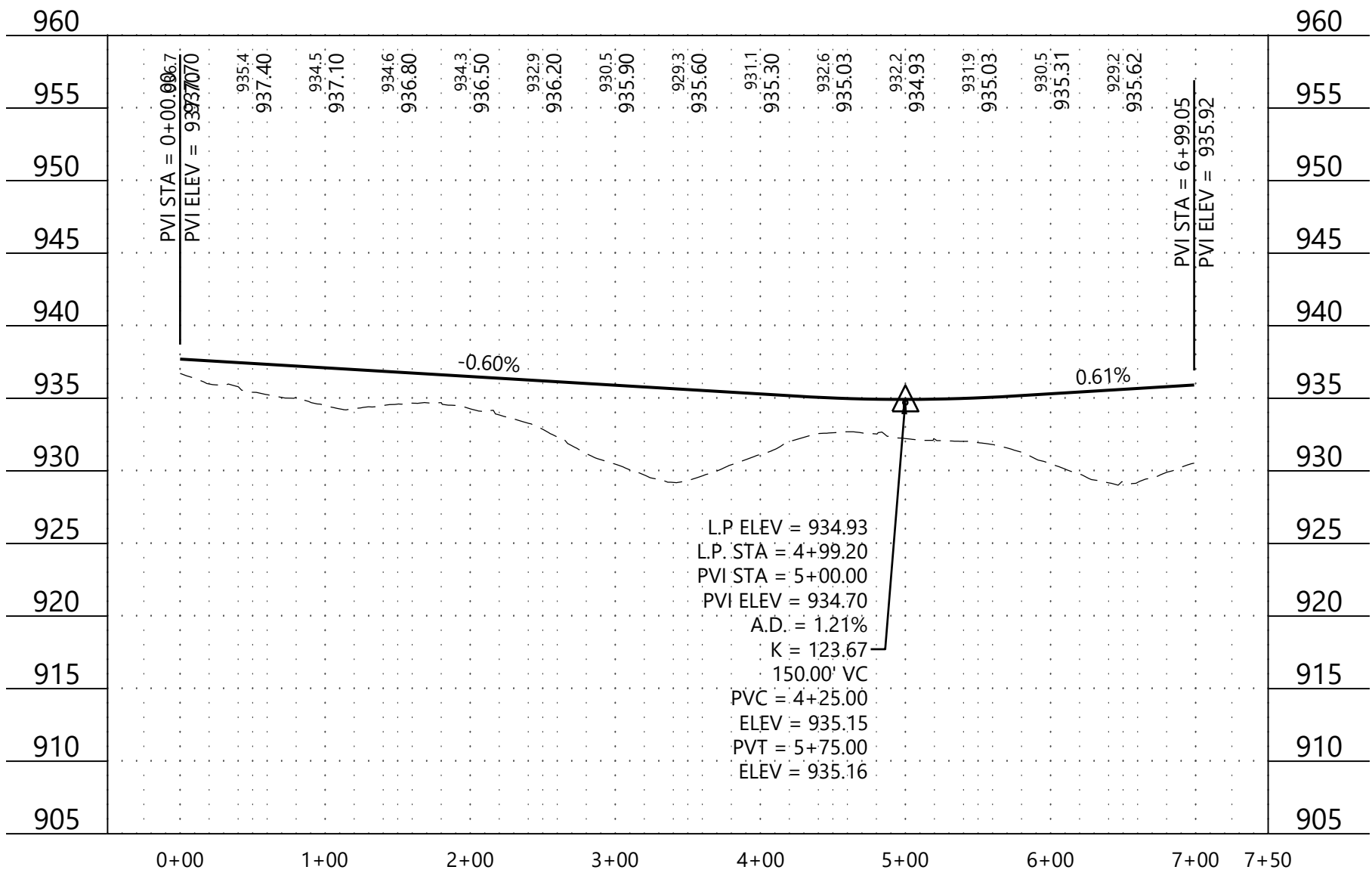
BIRCH STREET



ONSGARD LANE WEST



ONSGARD LANE EAST



NOT FOR CONSTRUCTION

DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 100'
VERTICAL SCALE: 20' OR 10'

INITIAL ISSUE: 10/24/24
REVISIONS:
10/24/24 PRELIMINARY PLAT SUBMITTAL TO THE CITY
01/25/25 PRELIMINARY PLAT RESUBMITTAL TO THE CITY

PREPARED FOR:

PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

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THOMAS D. DESUTTER
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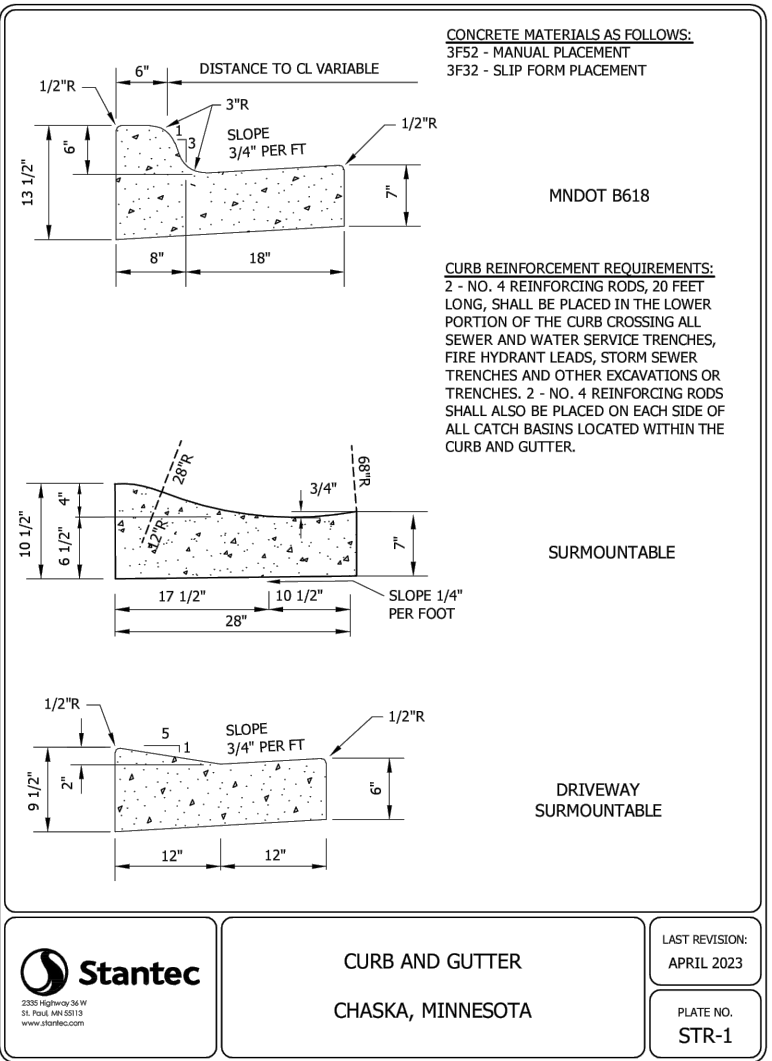
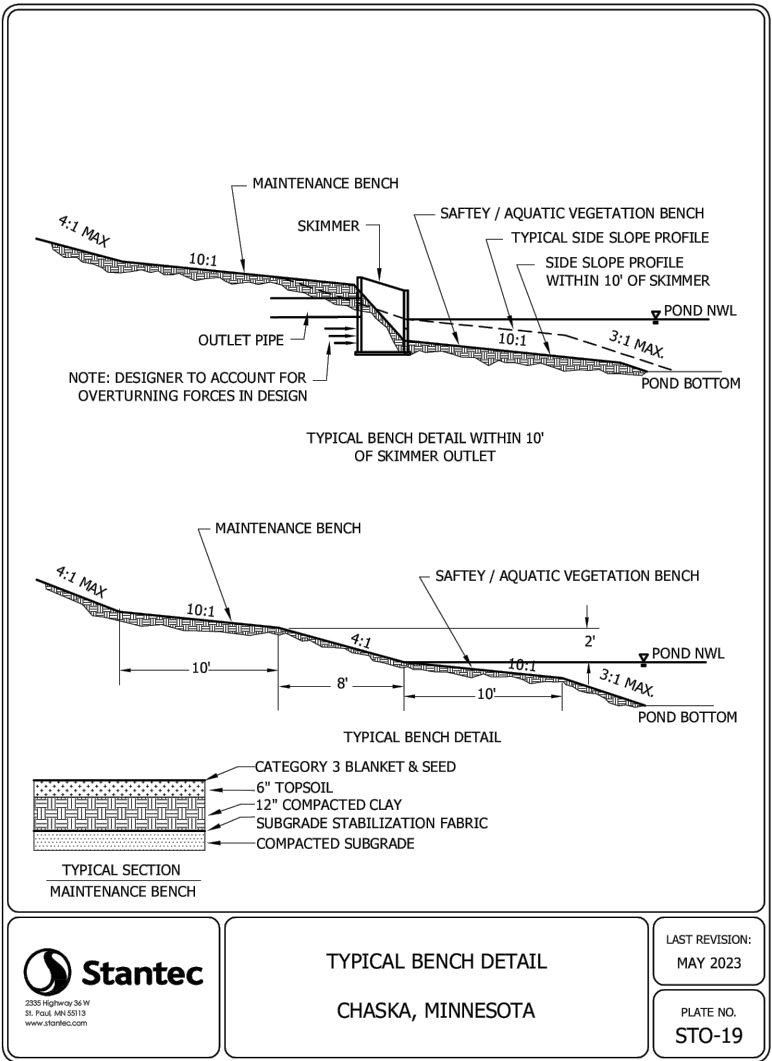
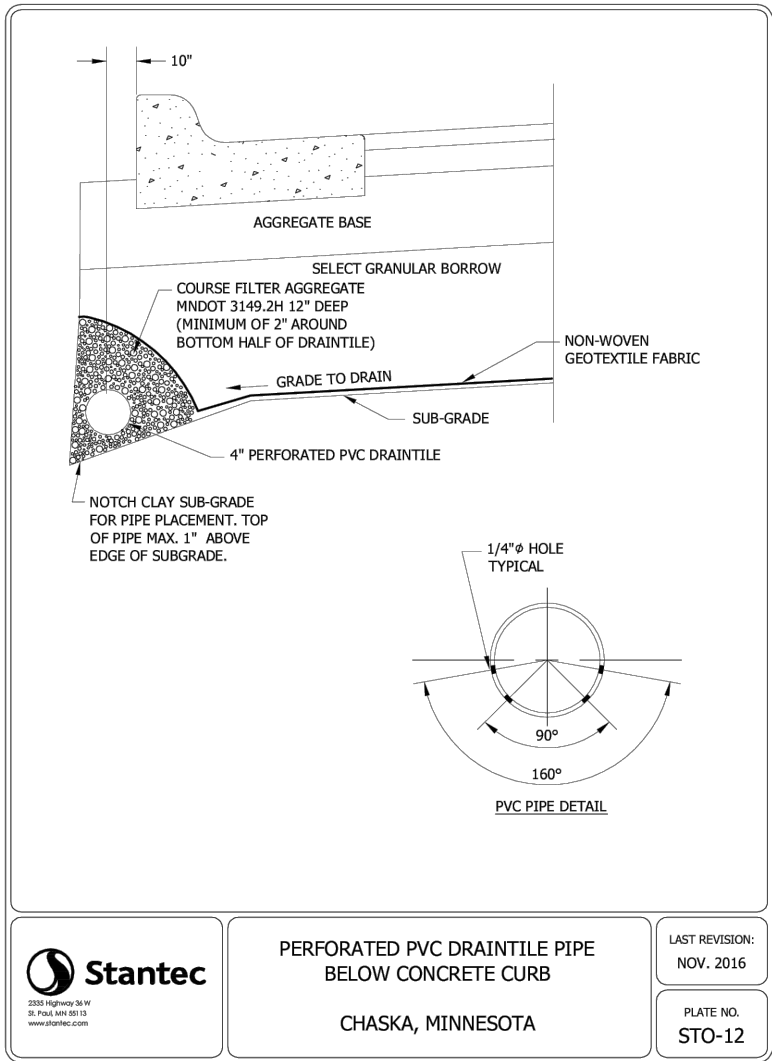
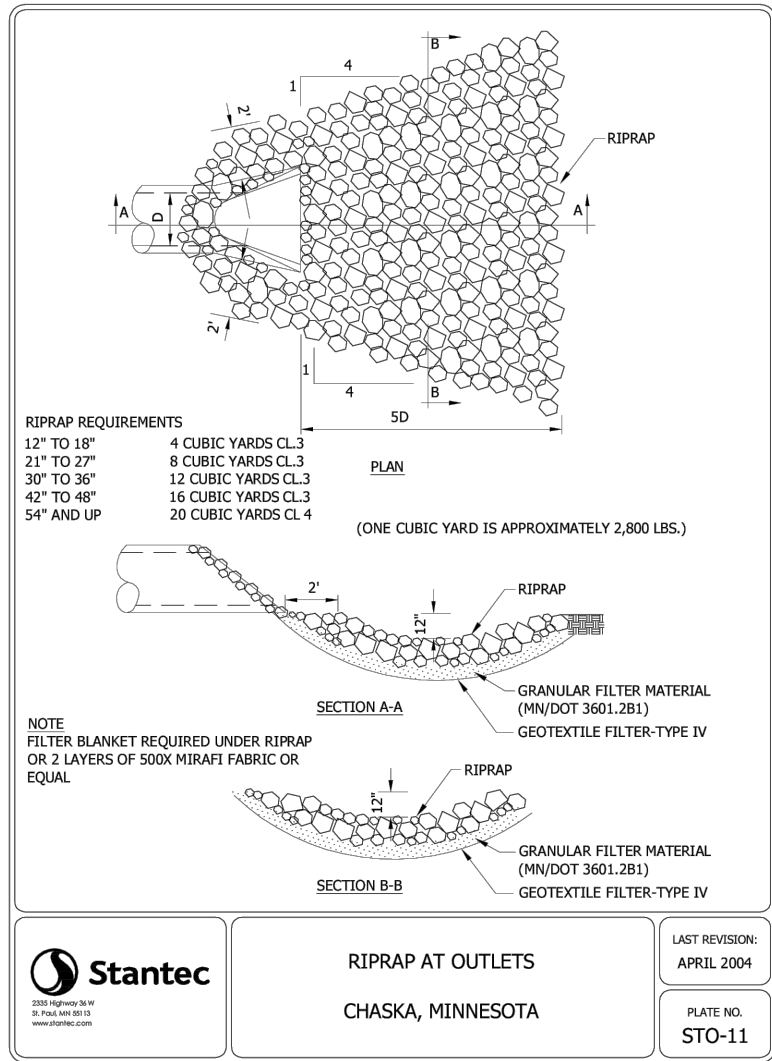
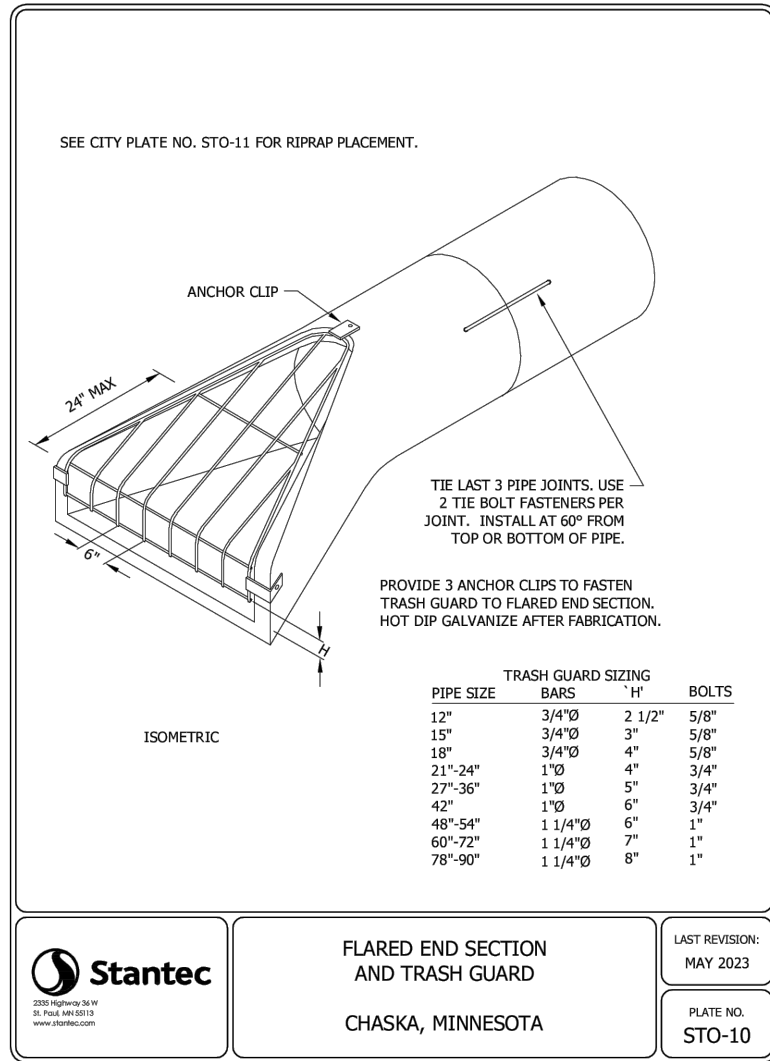
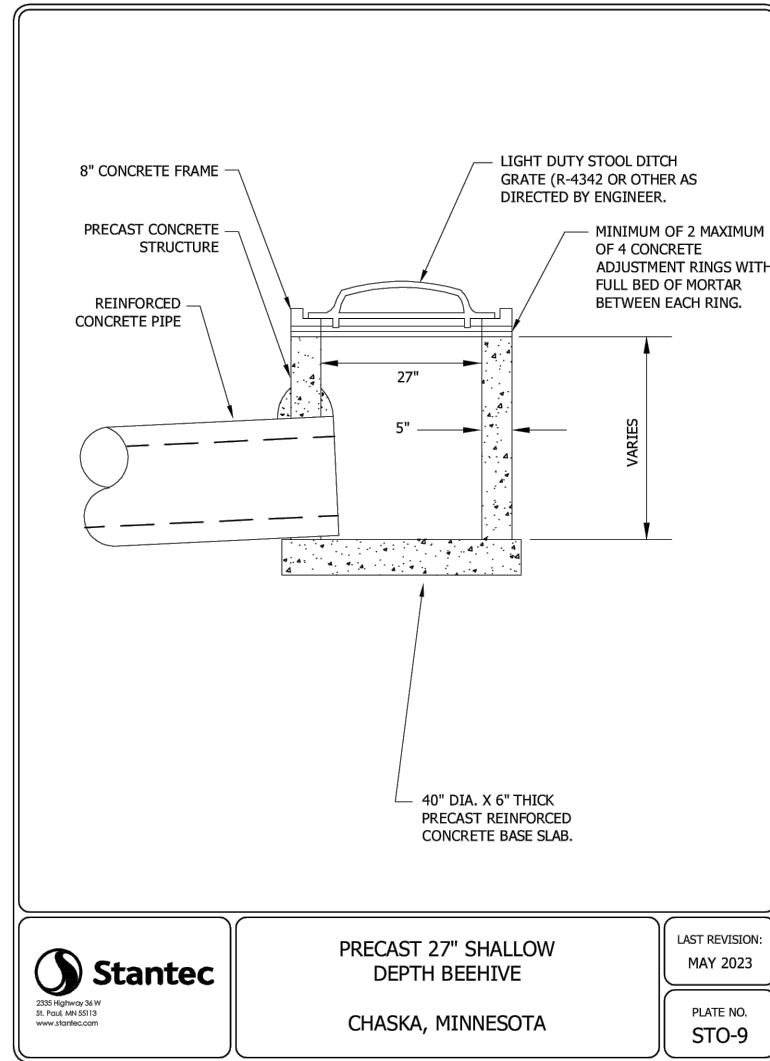
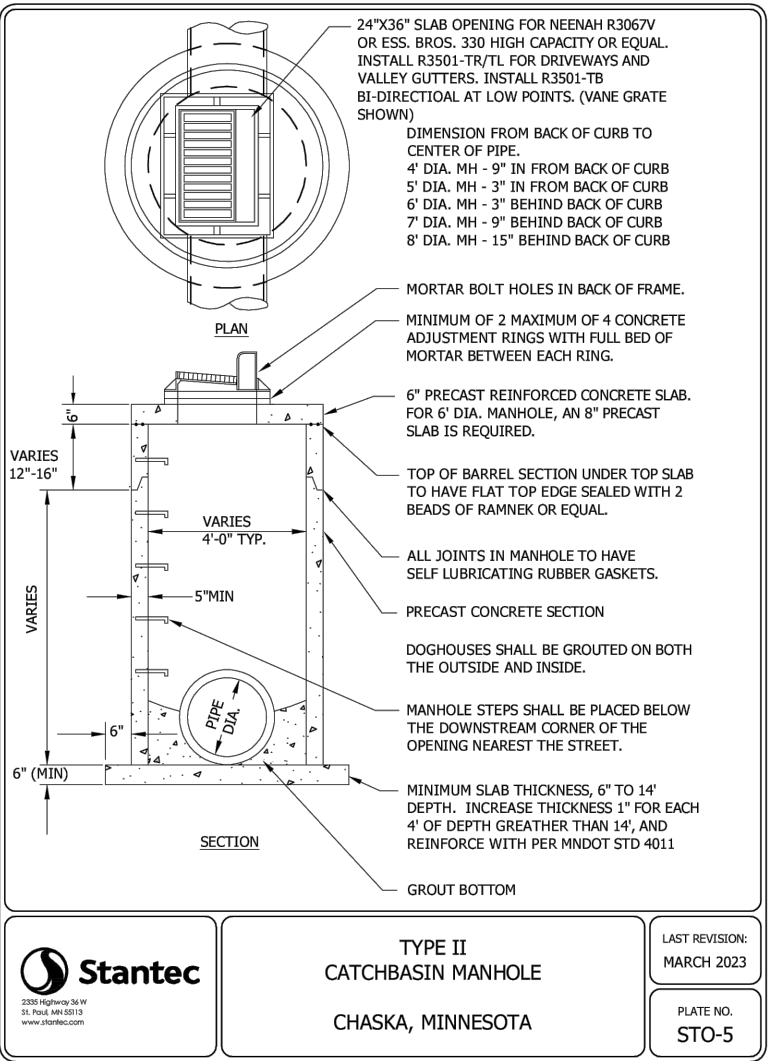
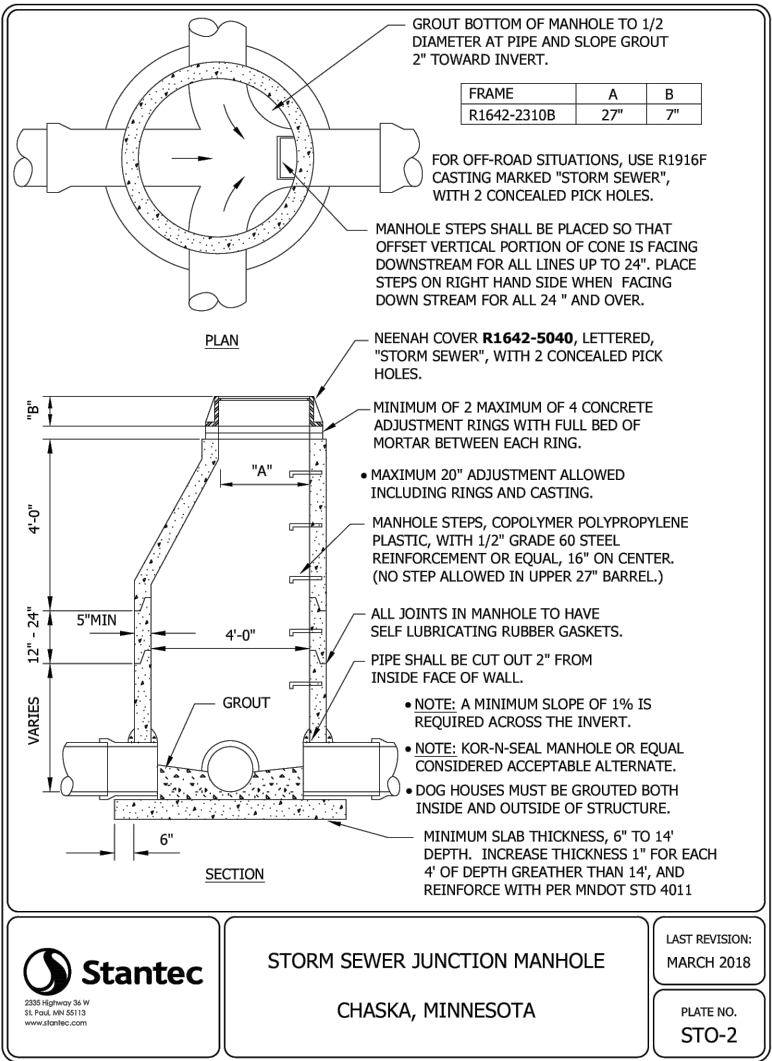
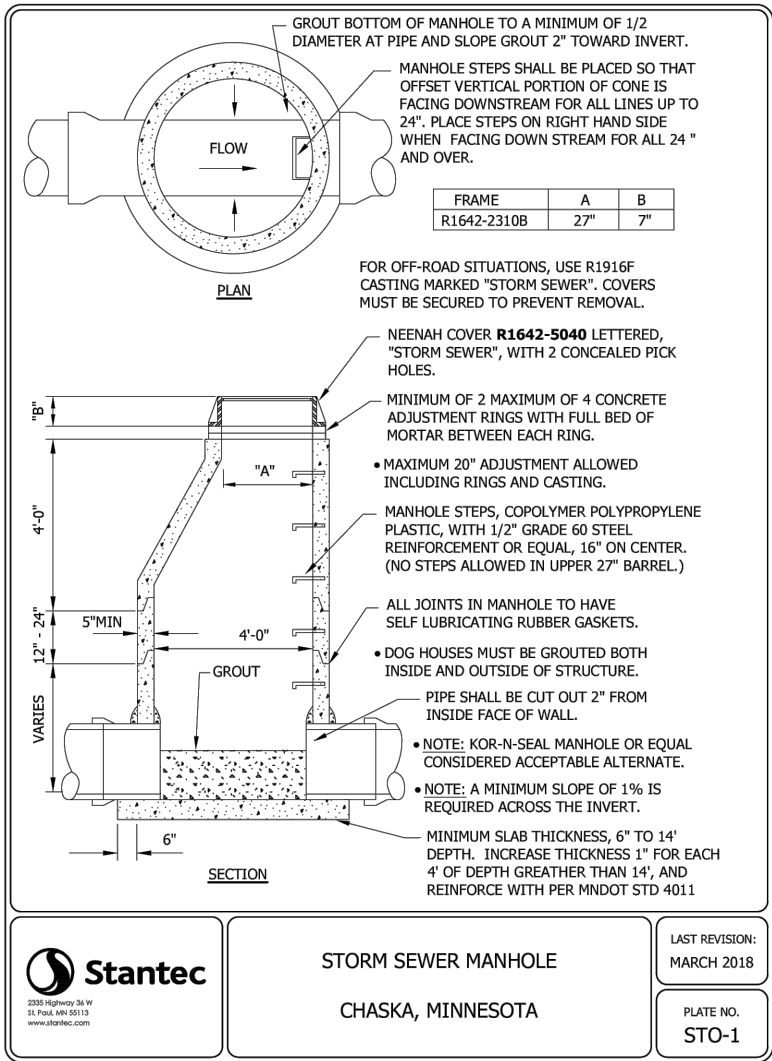
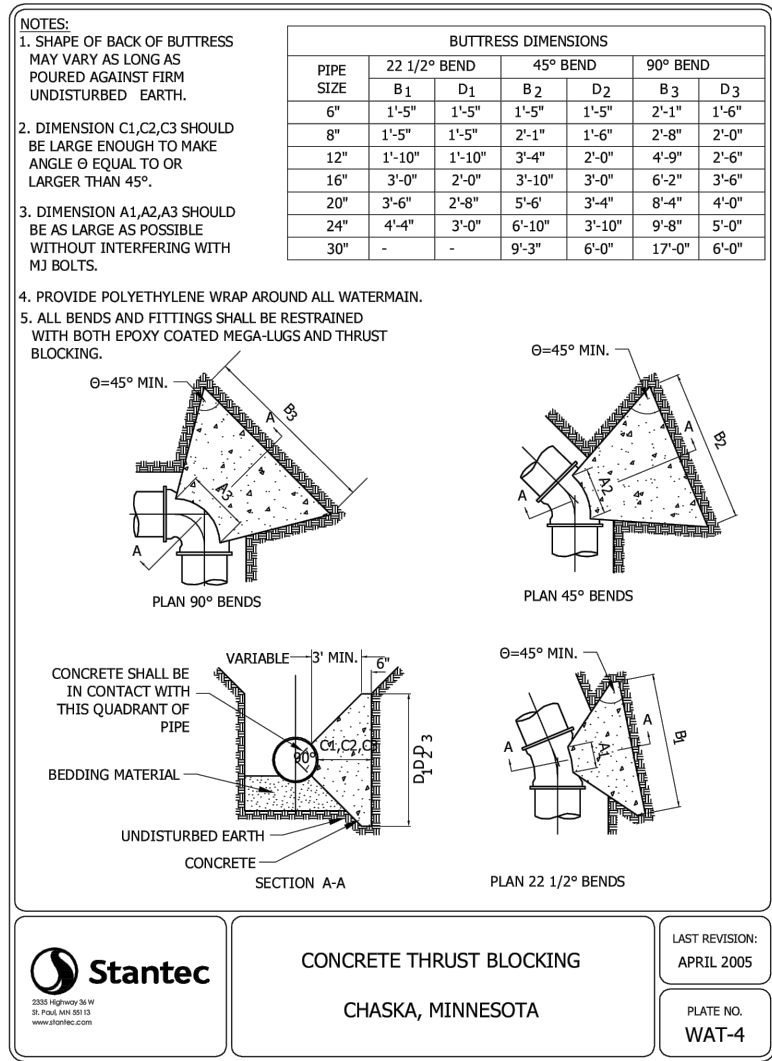
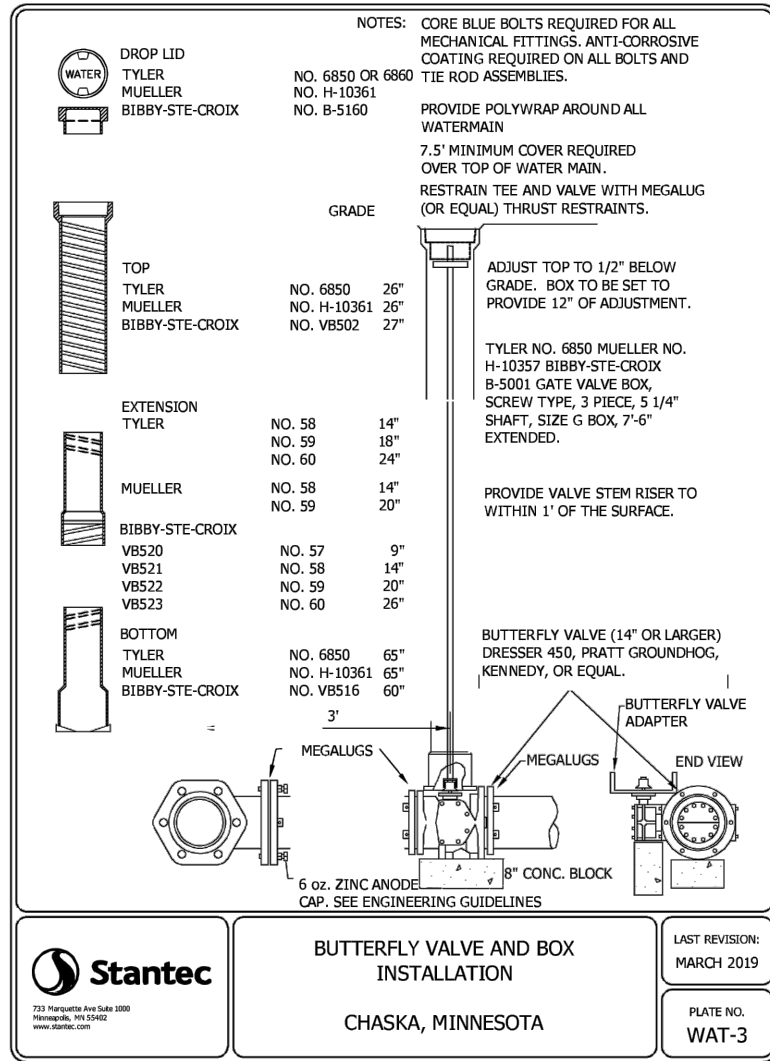
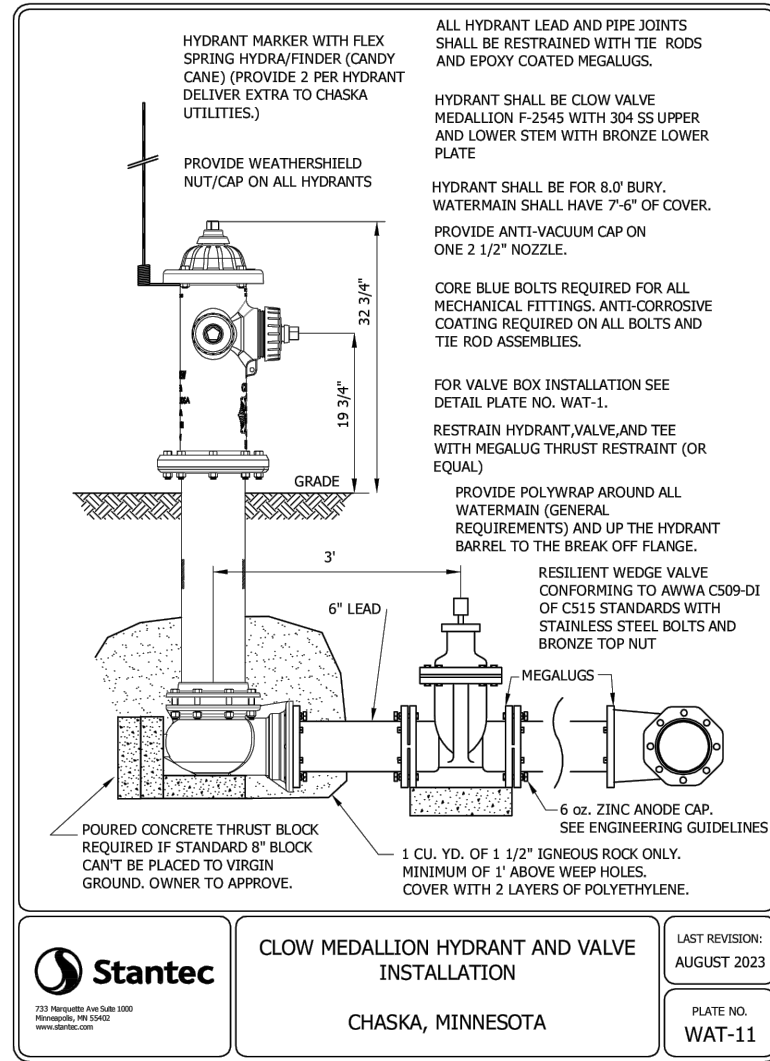
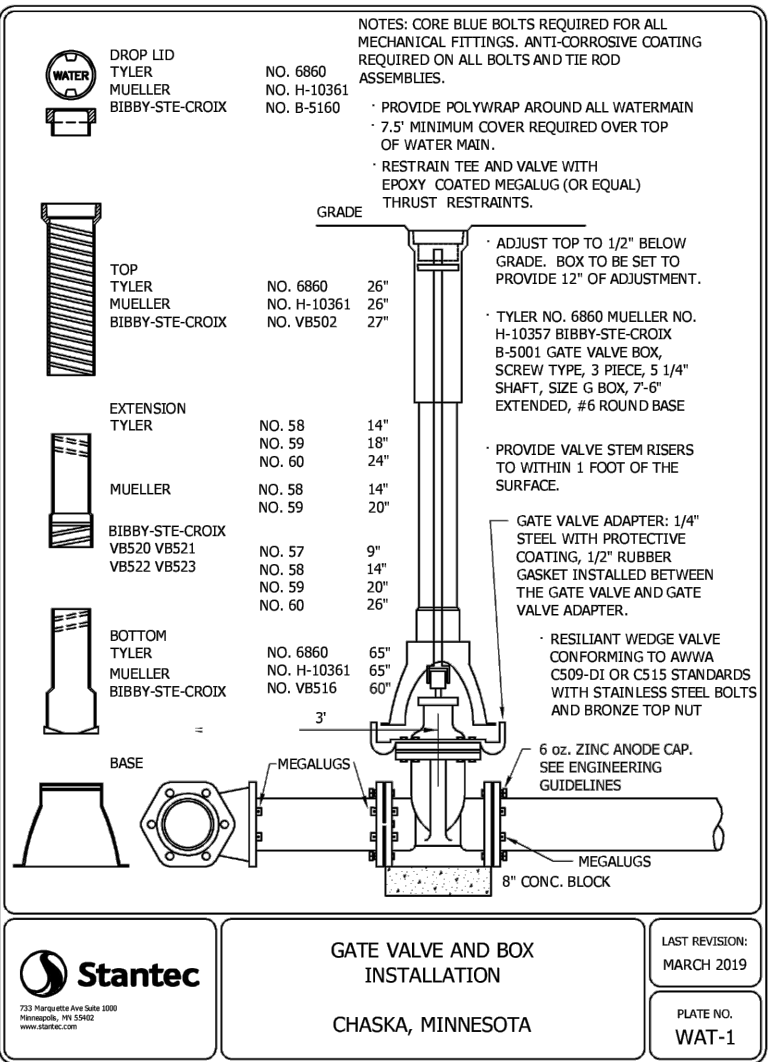
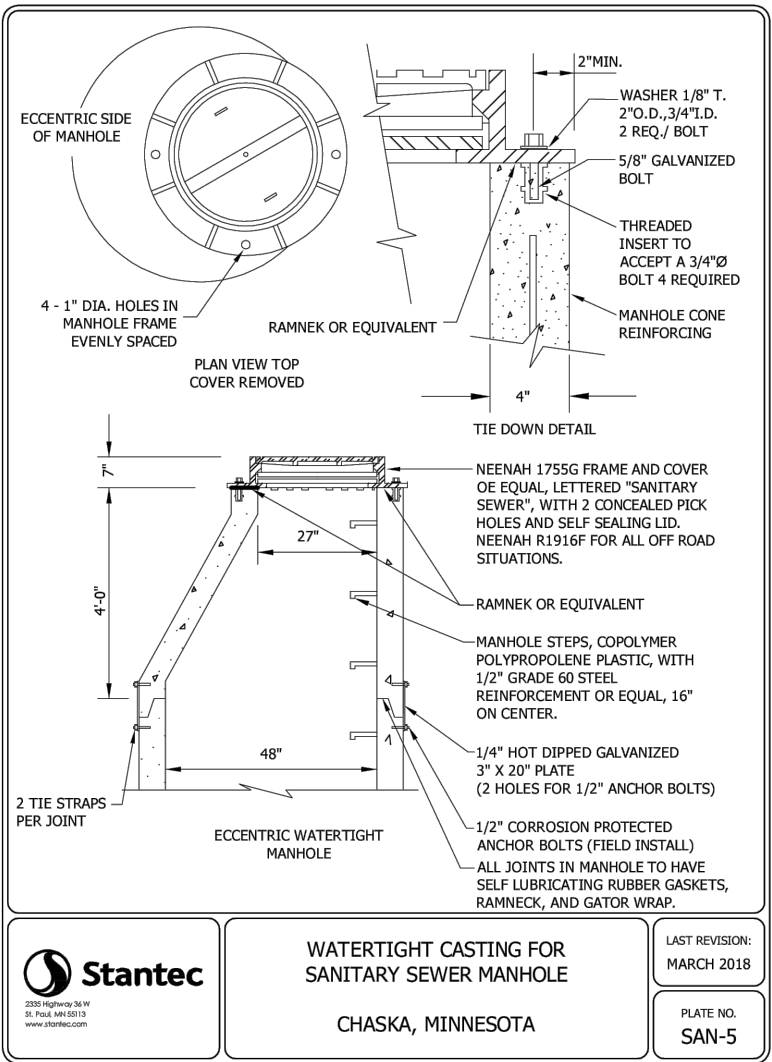
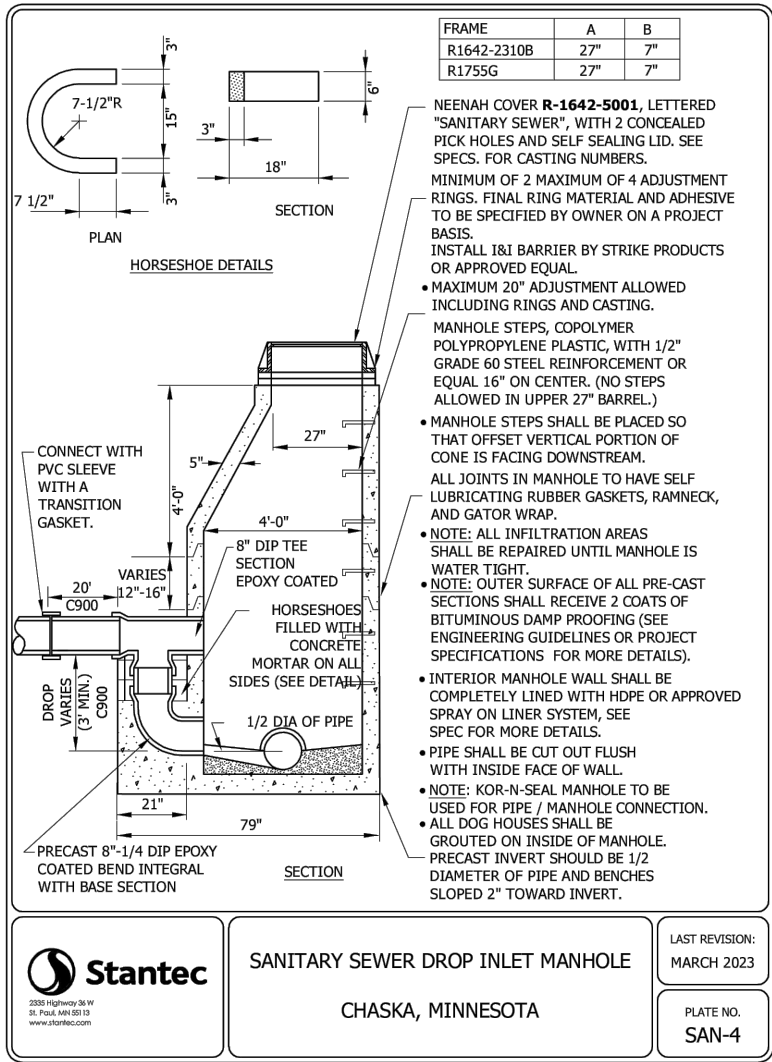
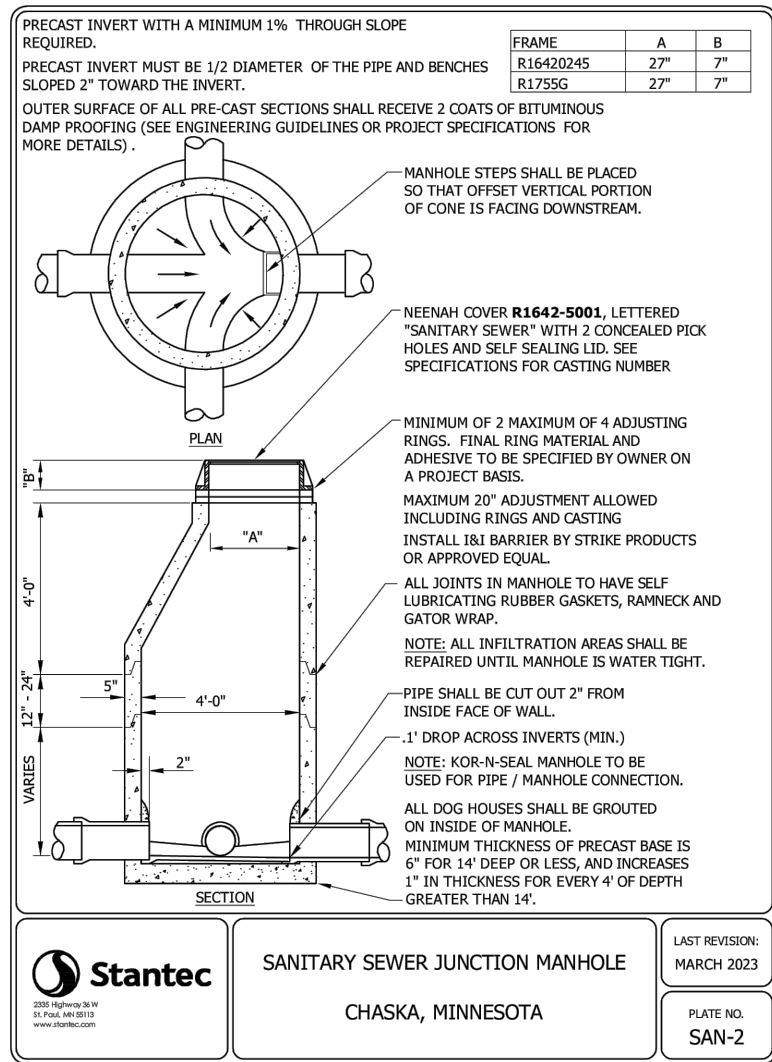
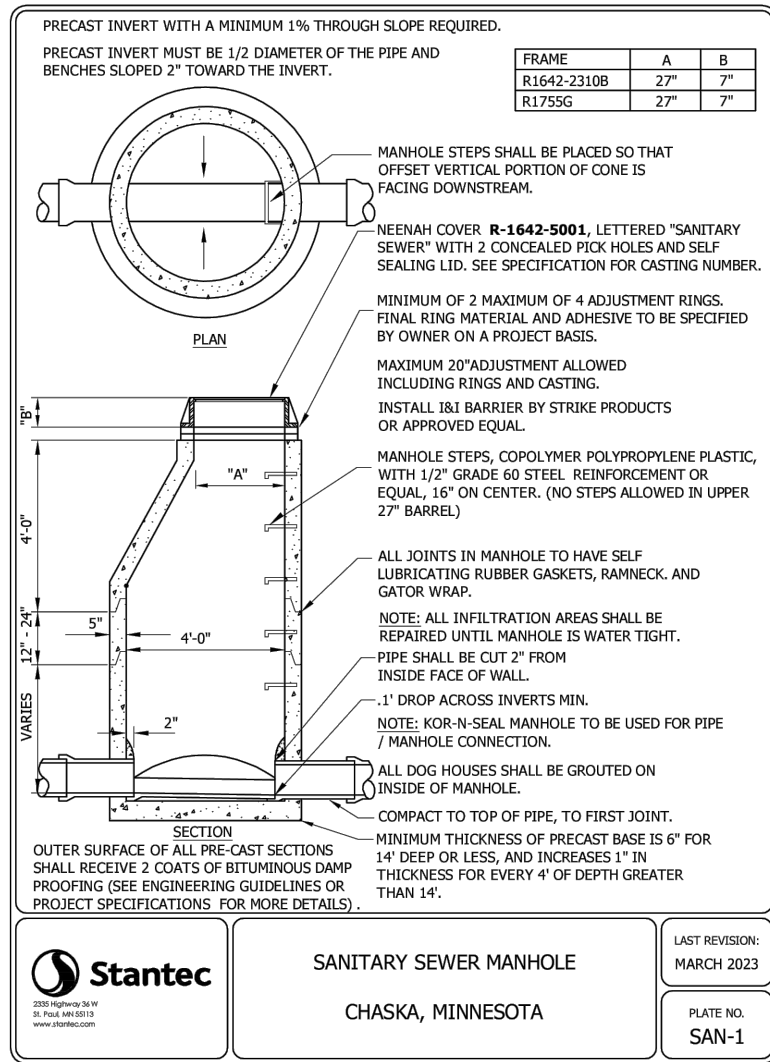
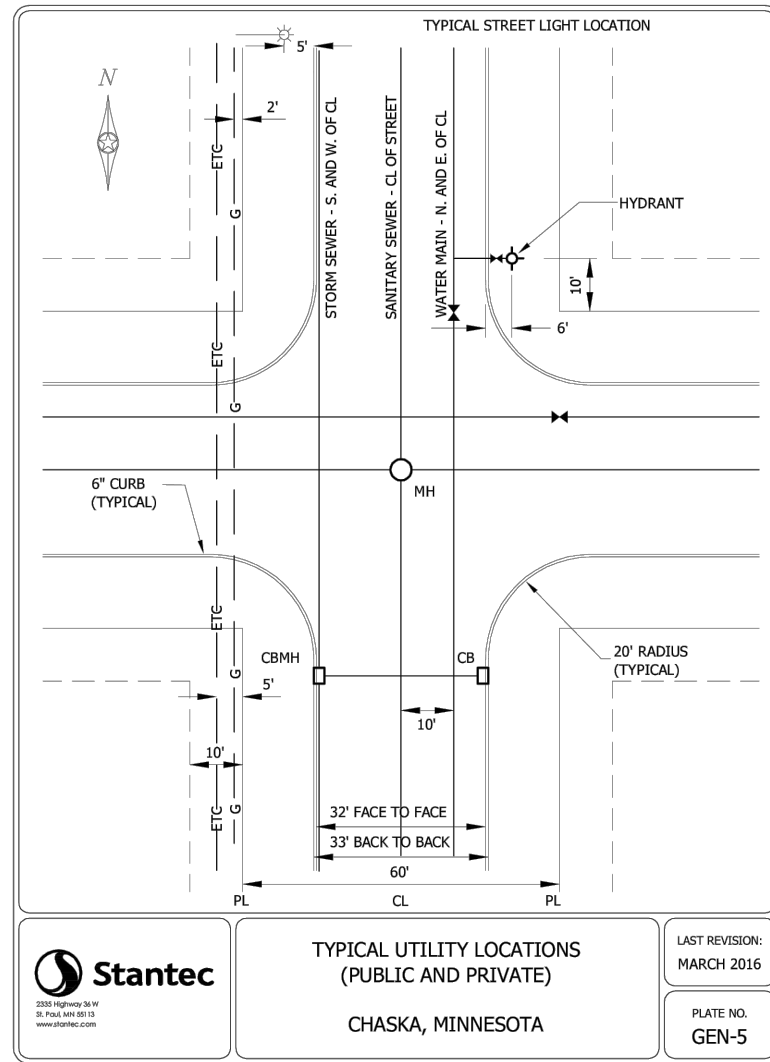
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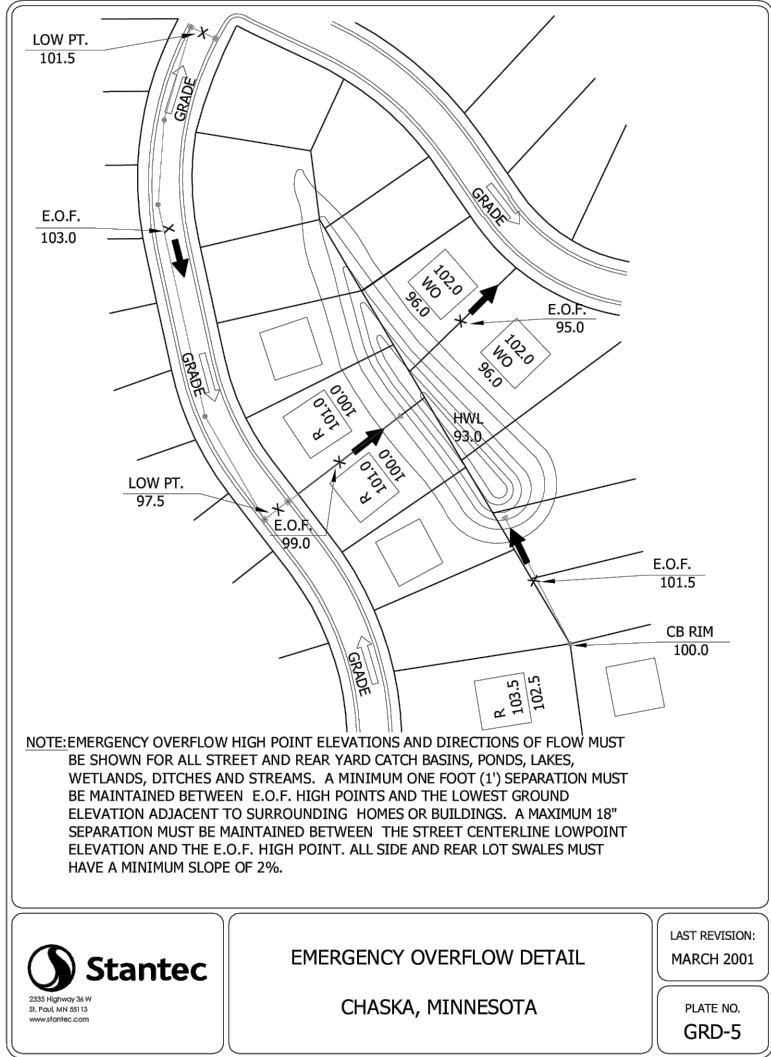
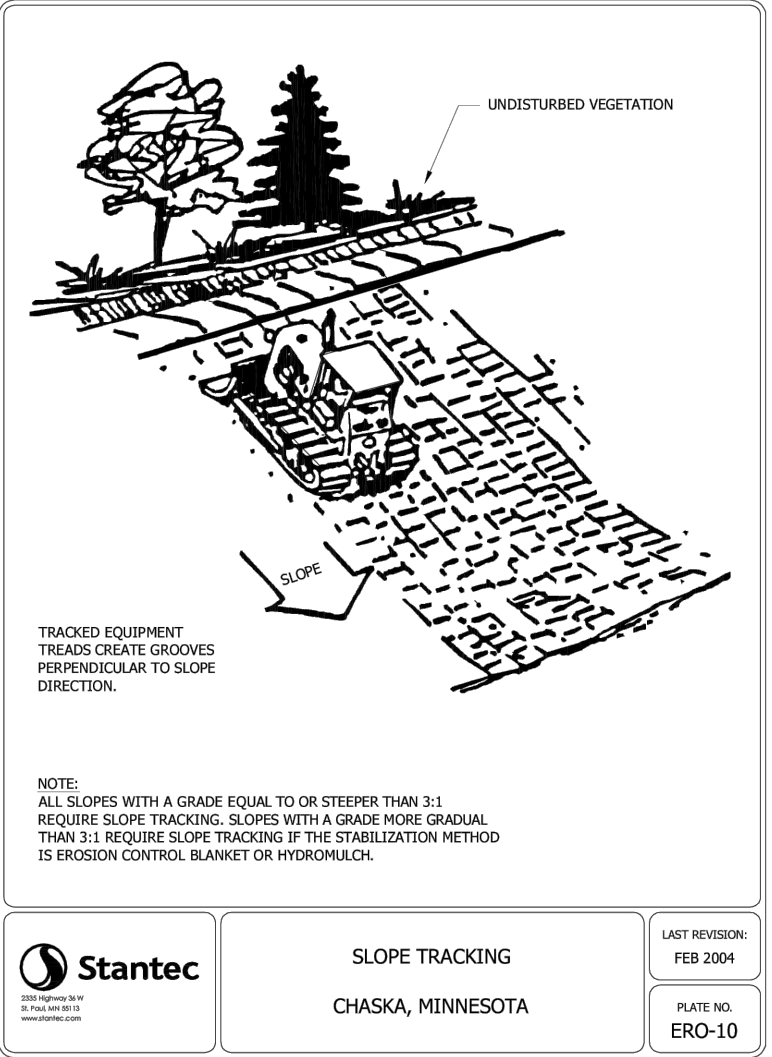
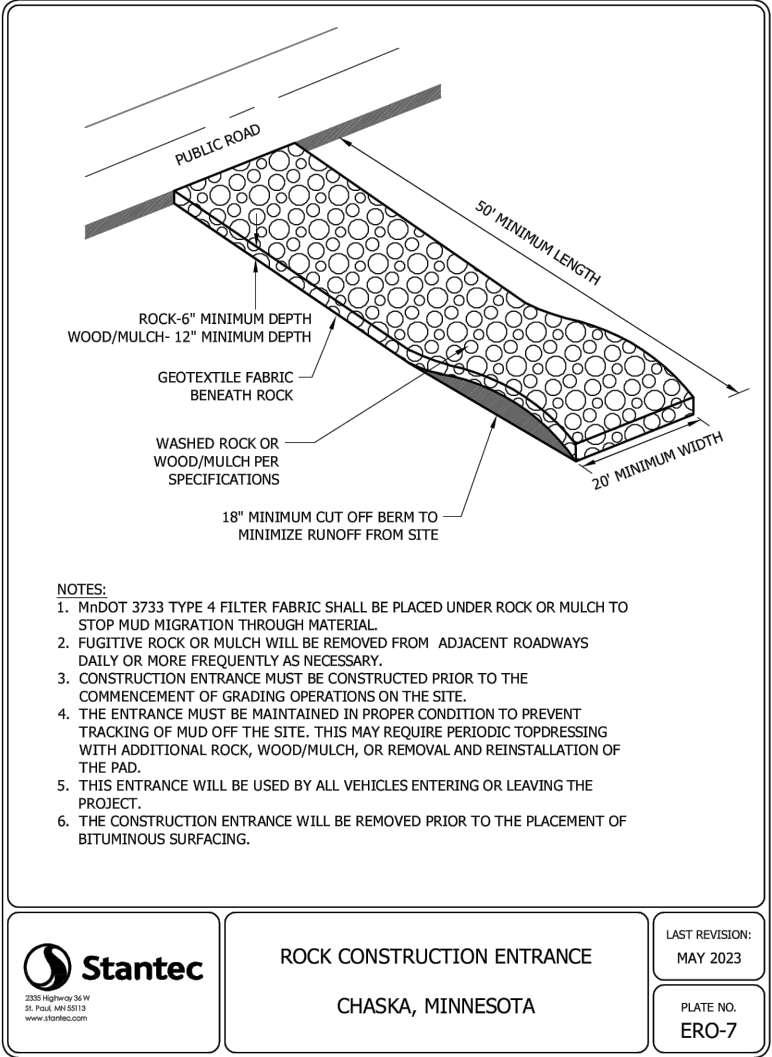
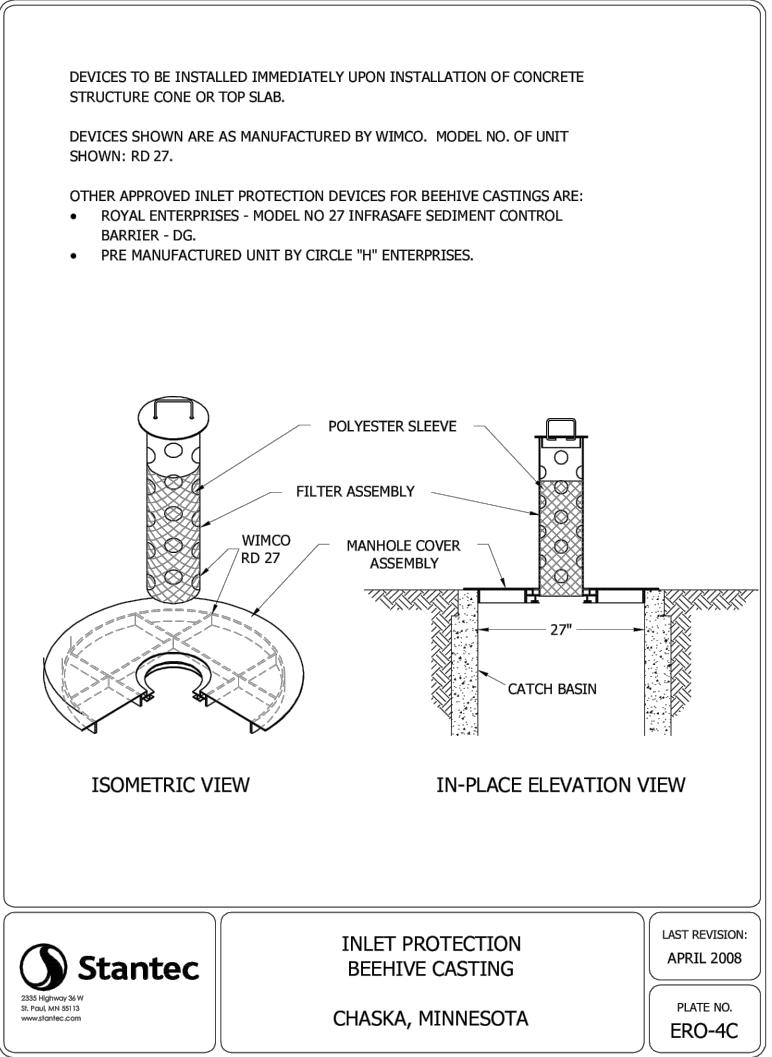
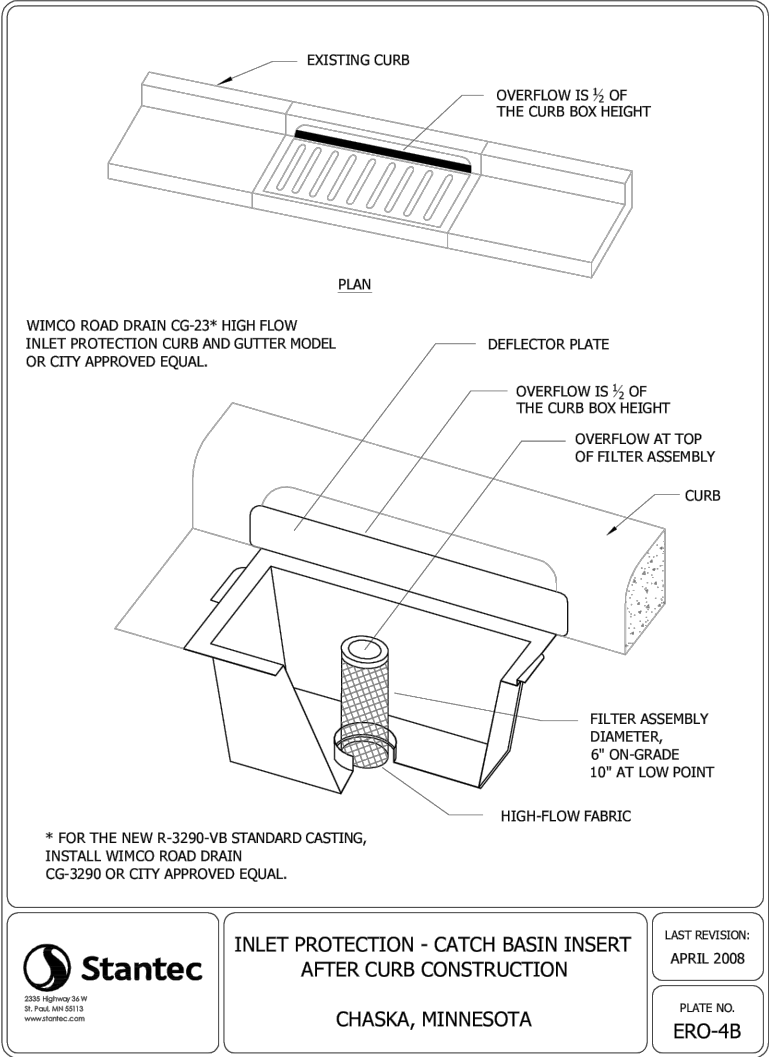
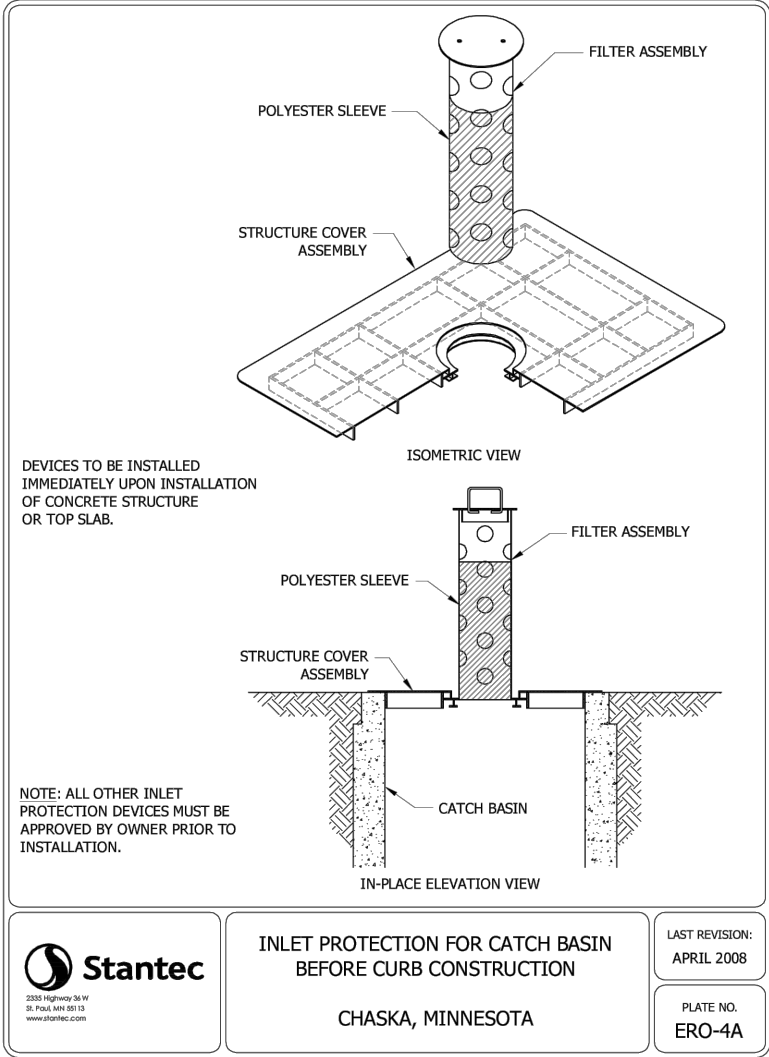
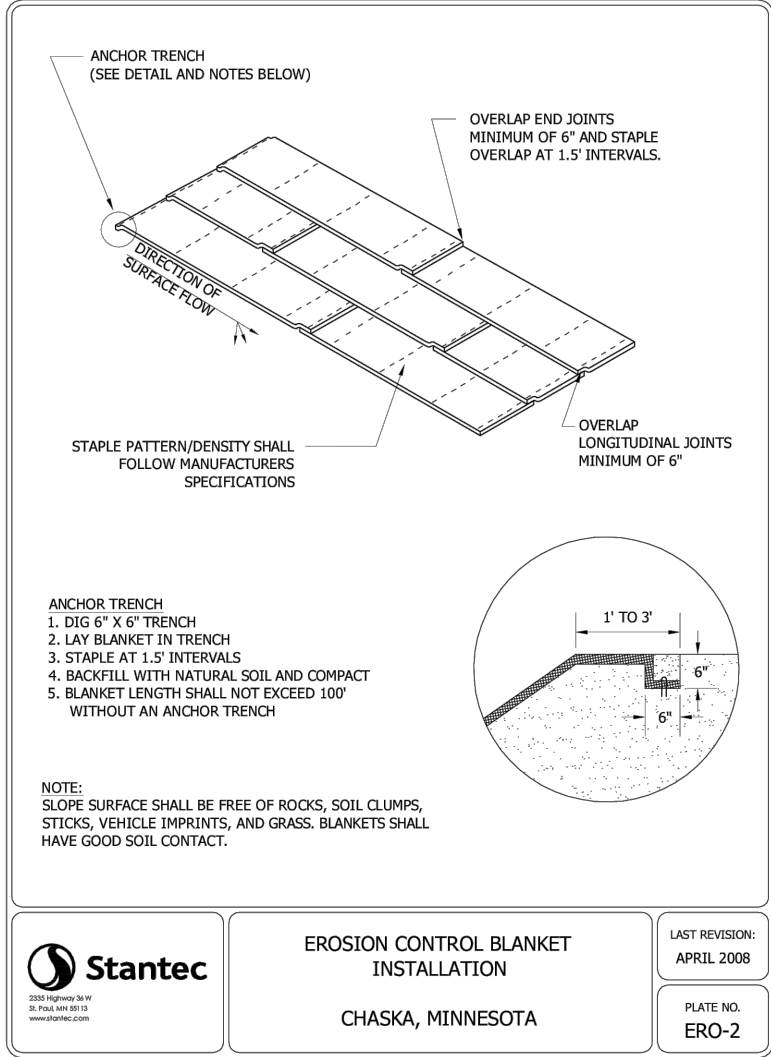
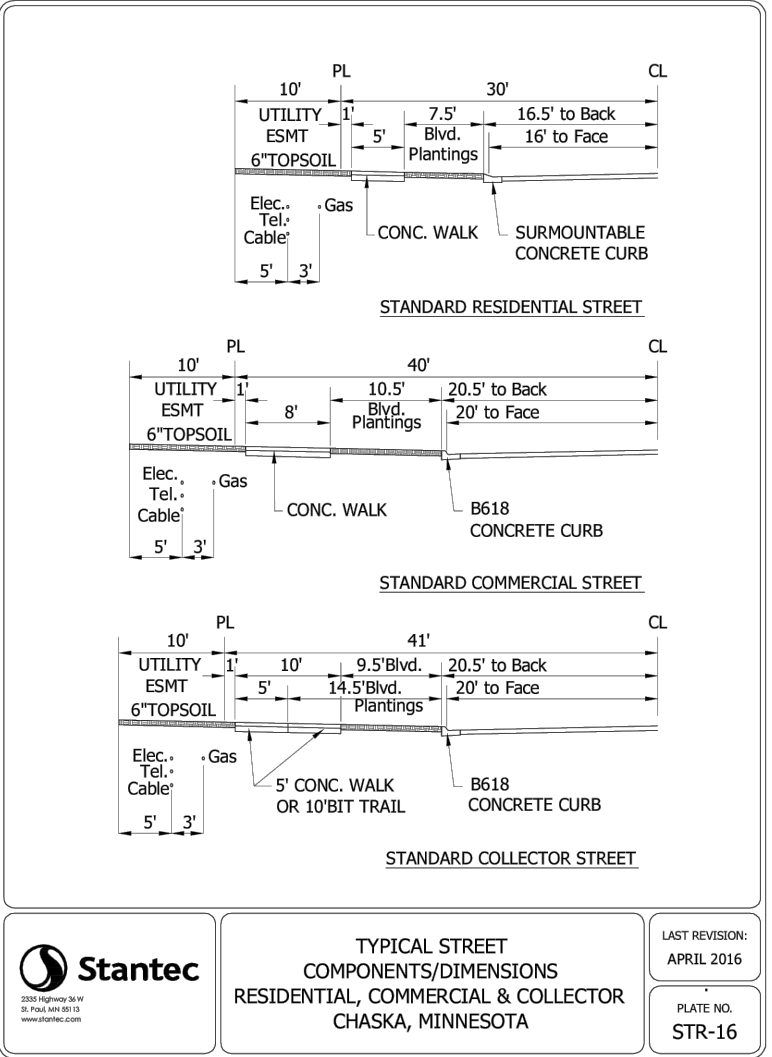
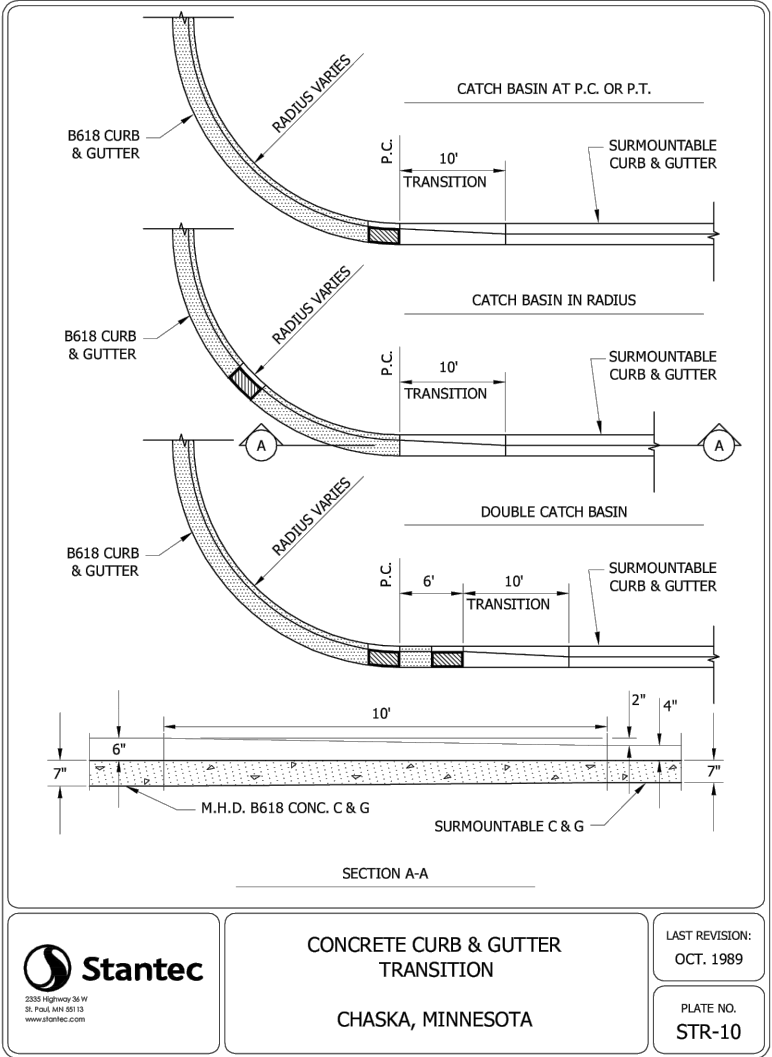
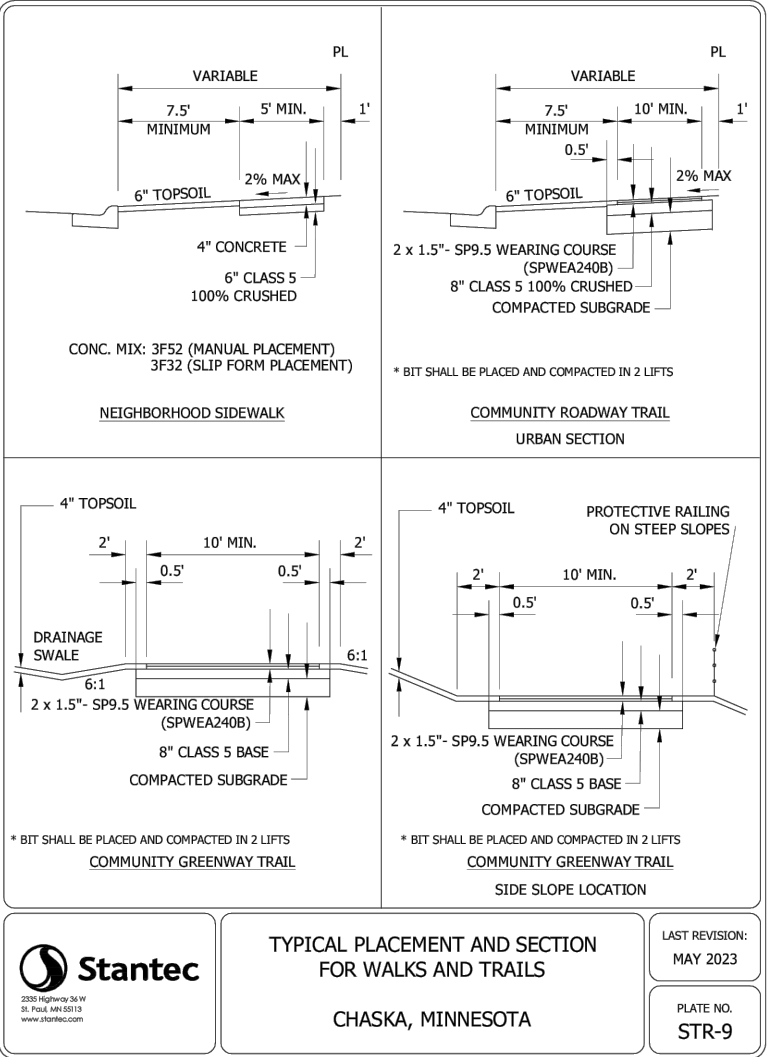
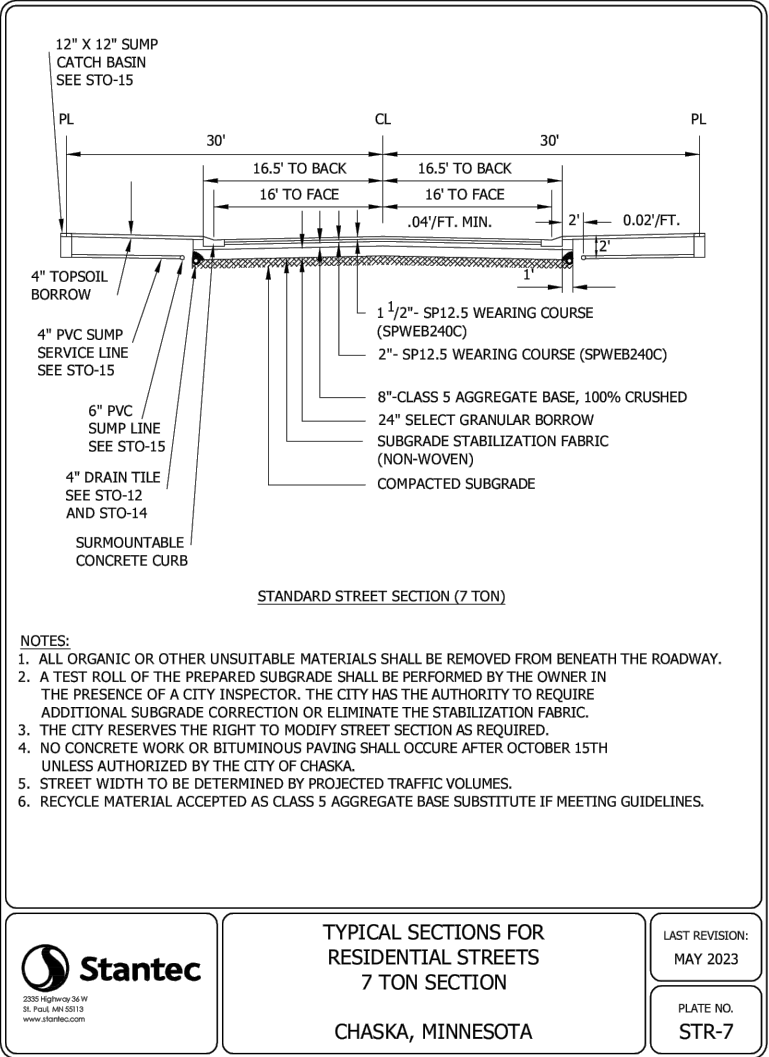
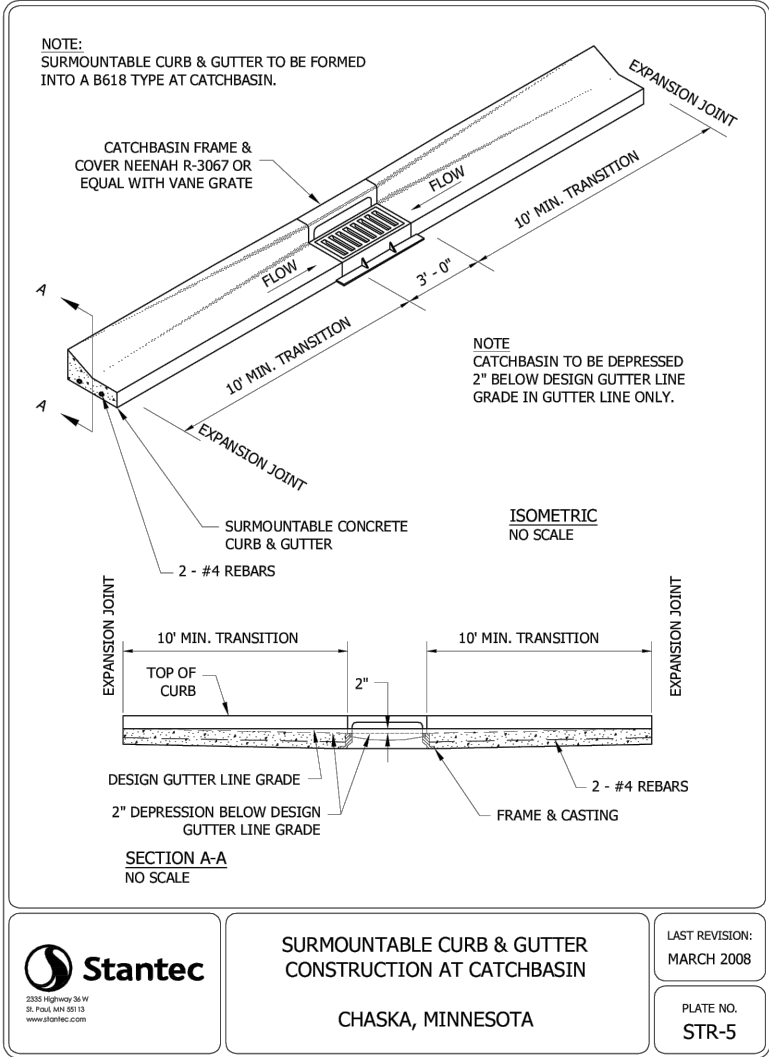
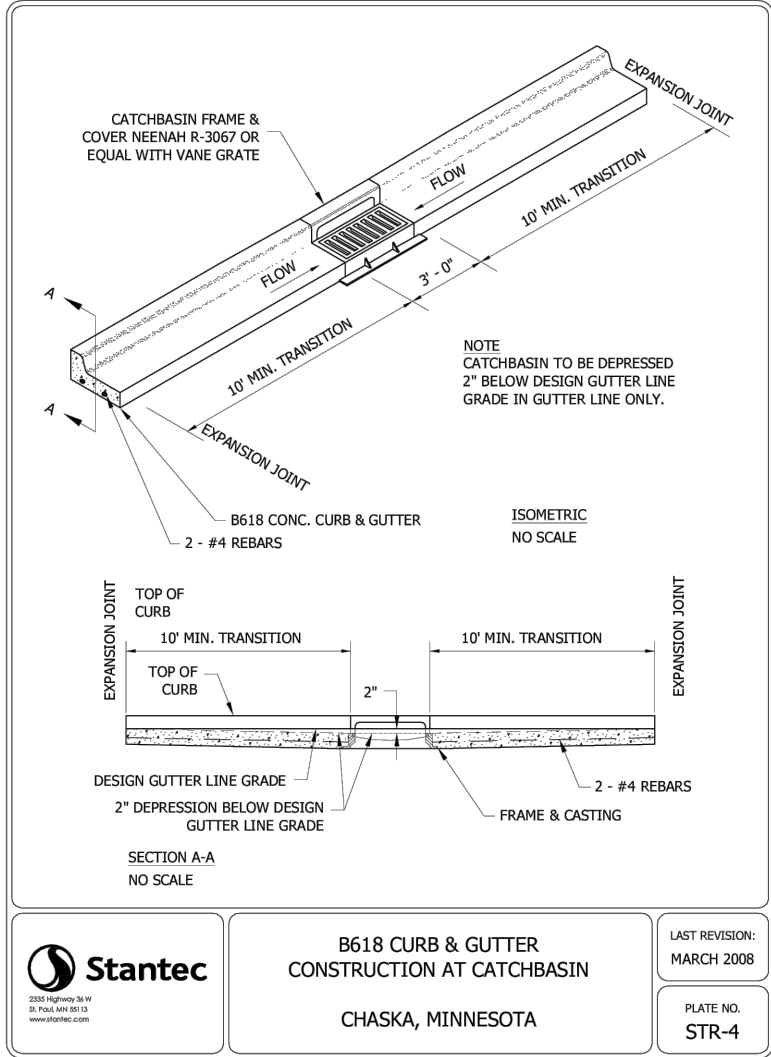
PROJECT NUMBER: 0037555.00

SHEET NUMBER:

10 OF 19

DATE: 01/25/25





NOT FOR
CONSTRUCTION

FULTONWOOD

DESIGNED: -
CHECKED: -
DRAWN: -
HORIZONTAL SCALE: ###
VERTICAL SCALE: ### OR ##

INITIAL ISSUE: 10/24/24
REVISIONS:
10/24/24 PRELIMINARY PLAT SUBMITTAL TO THE CITY
01/25/25 PRELIMINARY PLAT RESUBMITTAL TO THE CITY
-
-
-

PREPARED FOR:

PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

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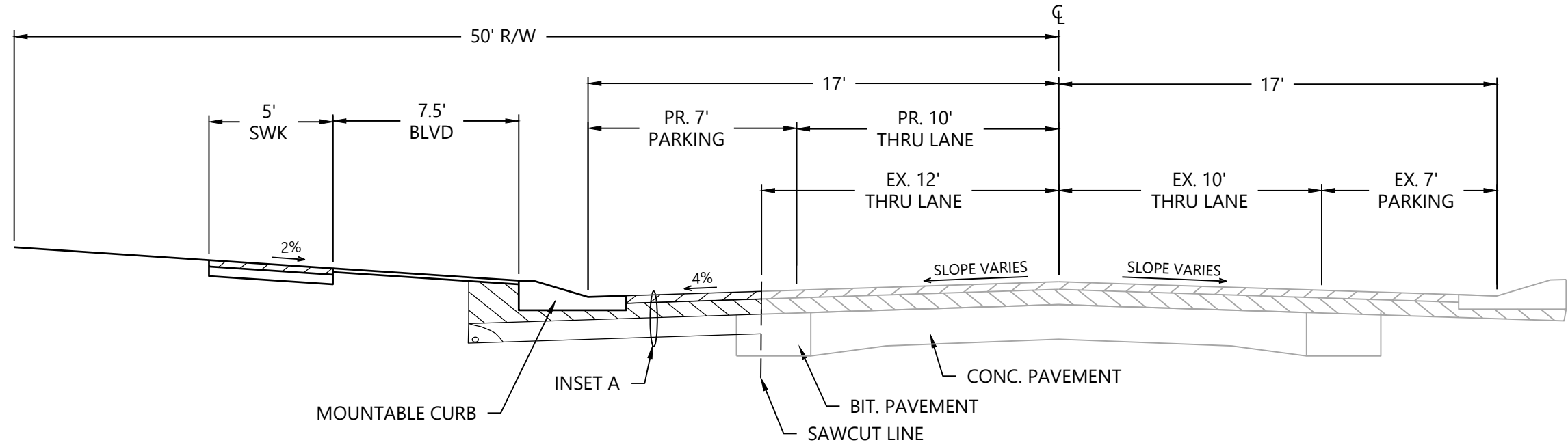
THOMAS D. DESUTTER
DATE: 01/25/25 LICENSE NO. 59640

FULTONWOOD
CHASKA, MN

Westwood
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Westwood Professional Services, Inc.

DETAILS

SHEET NUMBER:
12 OF 19
PROJECT NUMBER: 0037555.00 DATE: 01/25/25



SPRING CREEK DRIVE SECTION (TYPICAL)

REFER TO PLAN SHEET FOR DIMENSIONS

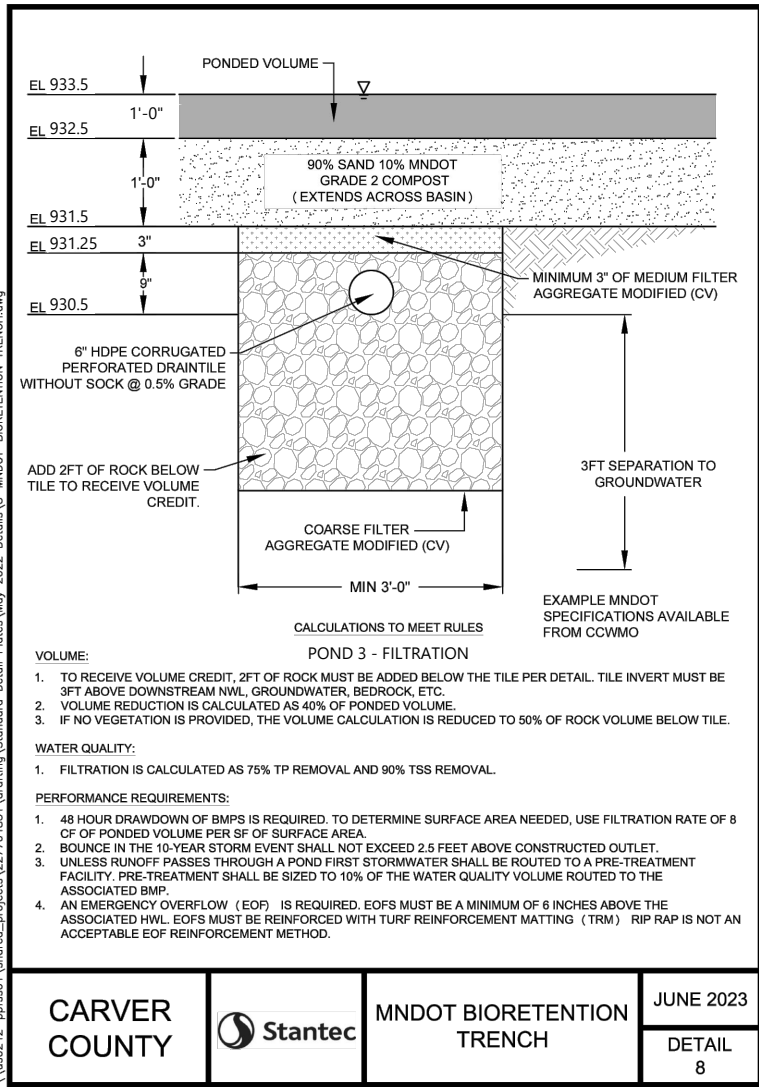
- 1.5" TYPE SP 12.5 BITUMINOUS WEAR COURSE (SPWEA340C)
- BITUMINOUS TACK COAT
- 2" TYPE SP 12.5 BITUMINOUS NON-WEAR COURSE (SPWEA330C)
- 8" CLASS 5 AGGREGATE BASE, 100% CRUSHED
- 12" MIN SELECT GRANULAR
- COMPACTED SAND SUBGRADE (100% STANDARD PROCTOR)

** SUBGRADE TESTED AND APPROVED IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS **
(CONTRACTOR SHALL MATCH EXISTING PAVEMENT SECTION)

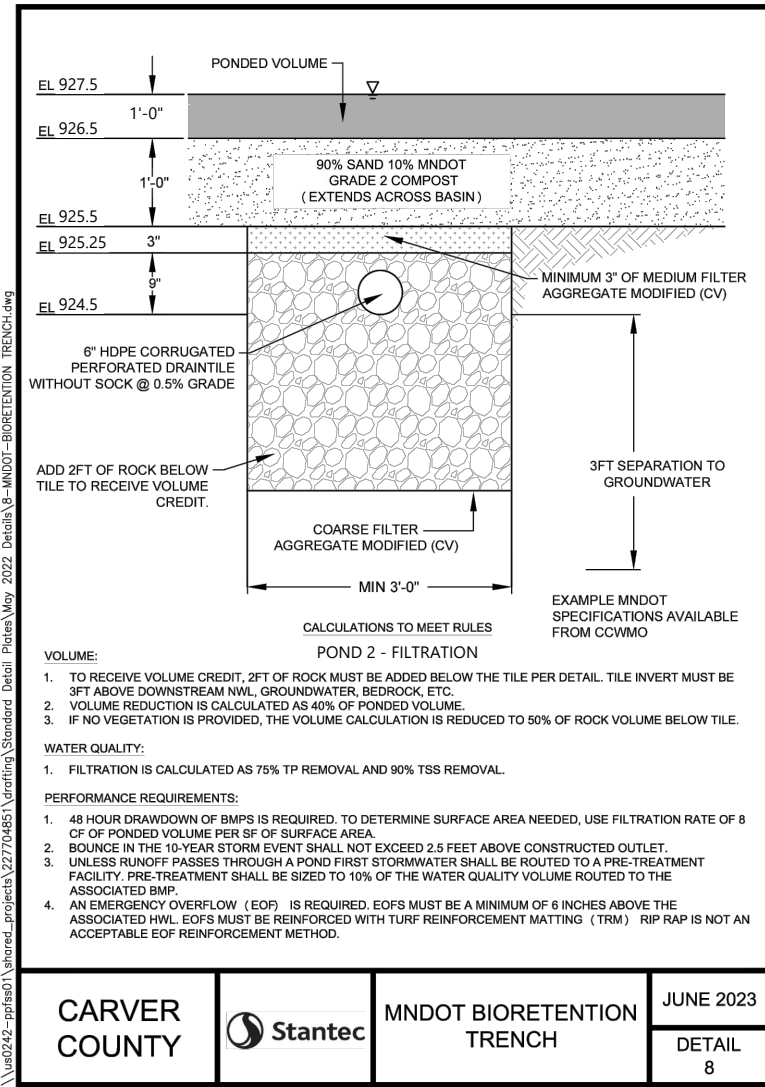
INSET A

SPRING CREEK DRIVE TYPICAL SECTION

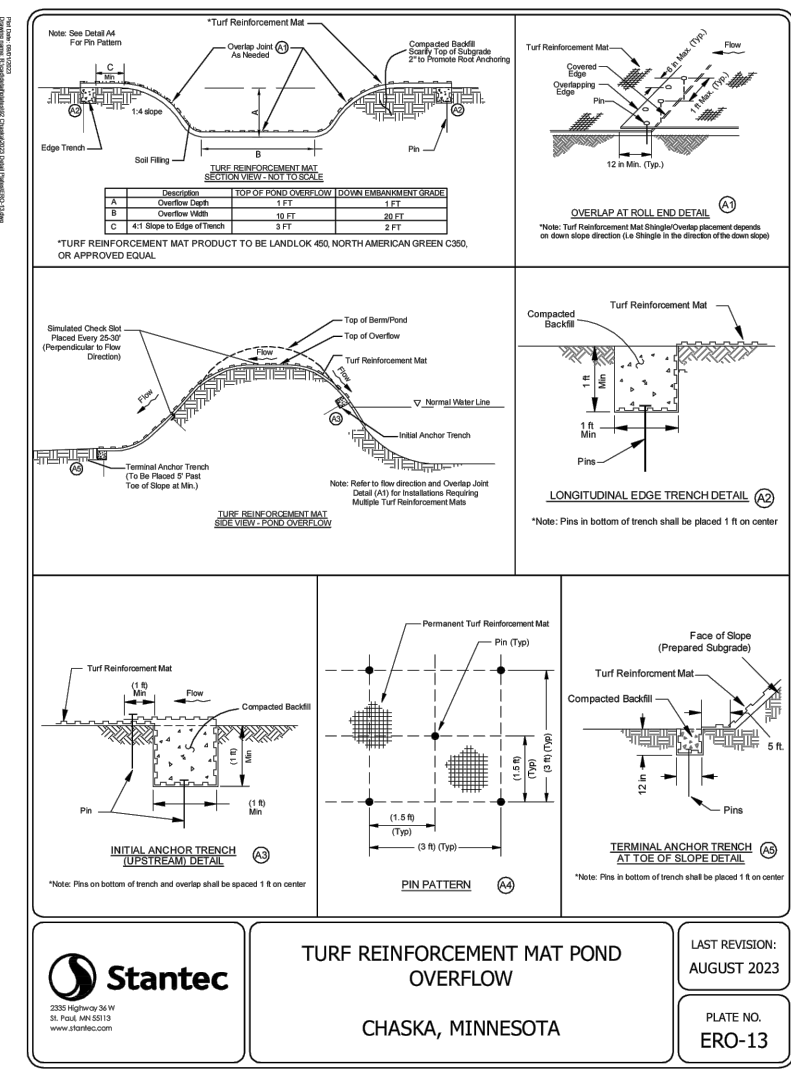
NTS



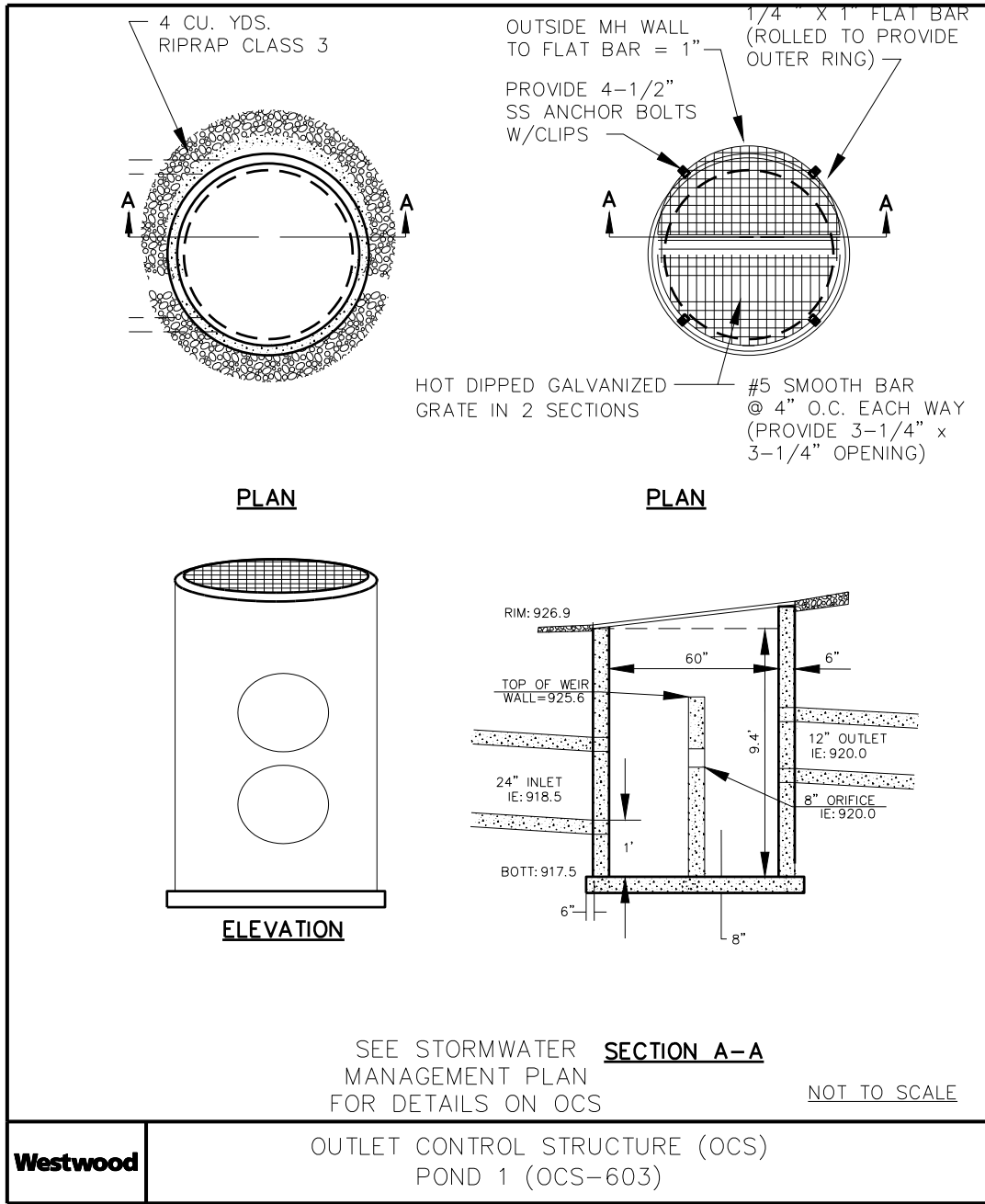
CARVER COUNTY	Stantec	MNDOT BIORETENTION TRENCH	JUNE 2023
			DETAIL 8



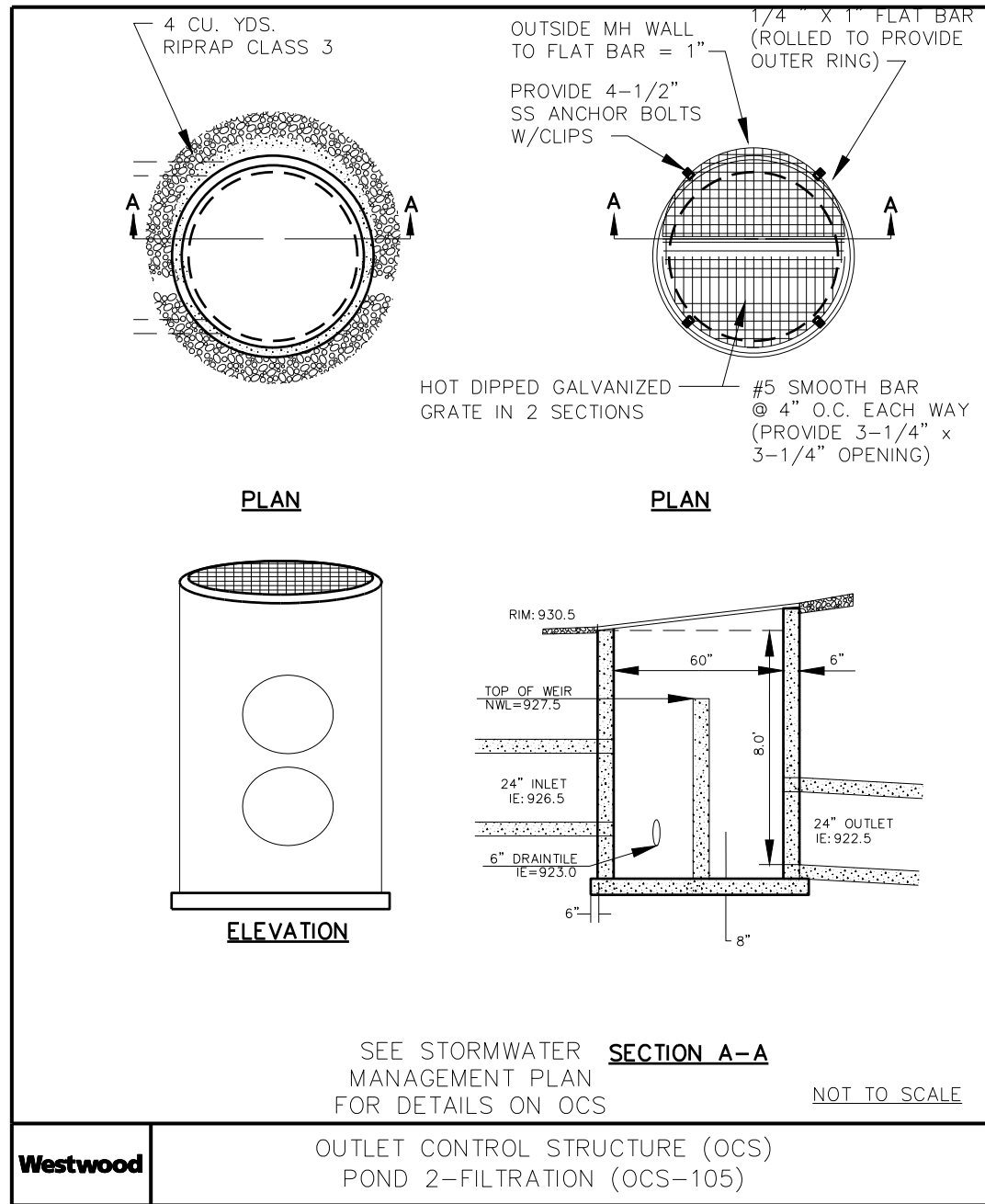
CARVER COUNTY	Stantec	MNDOT BIORETENTION TRENCH	JUNE 2023
			DETAIL 8



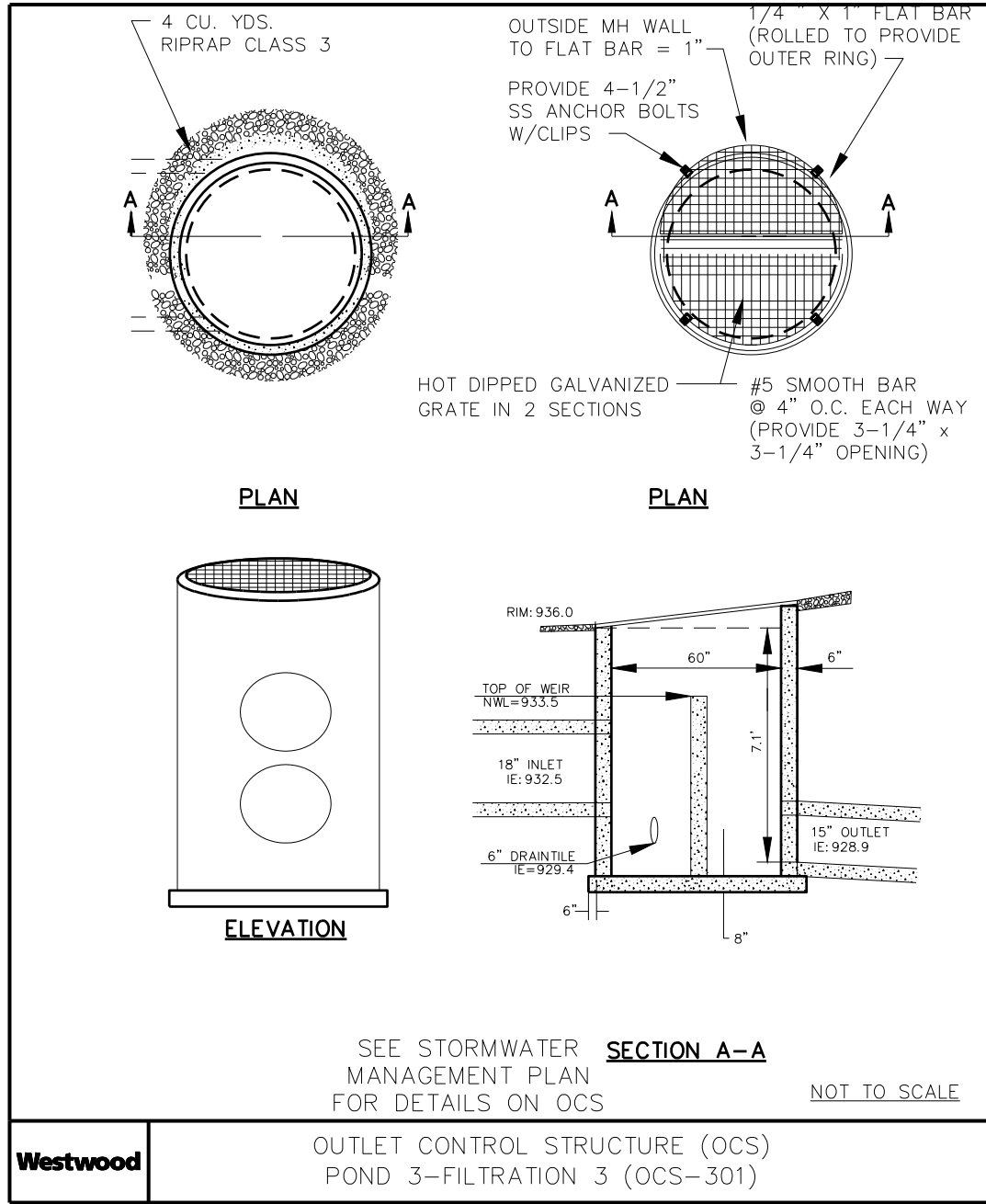
Stantec	TURF REINFORCEMENT MAT POND OVERFLOW	CHASKA, MINNESOTA	LAST REVISION: AUGUST 2023
			PL 101-103 ERO-13



Westwood	SEE STORMWATER MANAGEMENT PLAN FOR DETAILS ON OCS	SECTION A-A	NOT TO SCALE
	OUTLET CONTROL STRUCTURE (OCS) POND 1 (OCS-603)		



Westwood	SEE STORMWATER MANAGEMENT PLAN FOR DETAILS ON OCS	SECTION A-A	NOT TO SCALE
	OUTLET CONTROL STRUCTURE (OCS) POND 2-FILTRATION (OCS-105)		



Westwood	SEE STORMWATER MANAGEMENT PLAN FOR DETAILS ON OCS	SECTION A-A	NOT TO SCALE
	OUTLET CONTROL STRUCTURE (OCS) POND 3-FILTRATION 3 (OCS-301)		

NOT FOR CONSTRUCTION

DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: _____
VERTICAL SCALE: _____

INITIAL ISSUE: 10/24/24
REVISIONS:
10/24/24 PRELIMINARY PLAT SUBMITTAL TO THE CITY
01/25/25 PRELIMINARY PLAT RESUBMITTAL TO THE CITY

PREPARED FOR:

PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

THOMAS D. DESUTTER
DATE: 01/25/25 LICENSE NO. 59640

FULTONWOOD
CHASKA, MN

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
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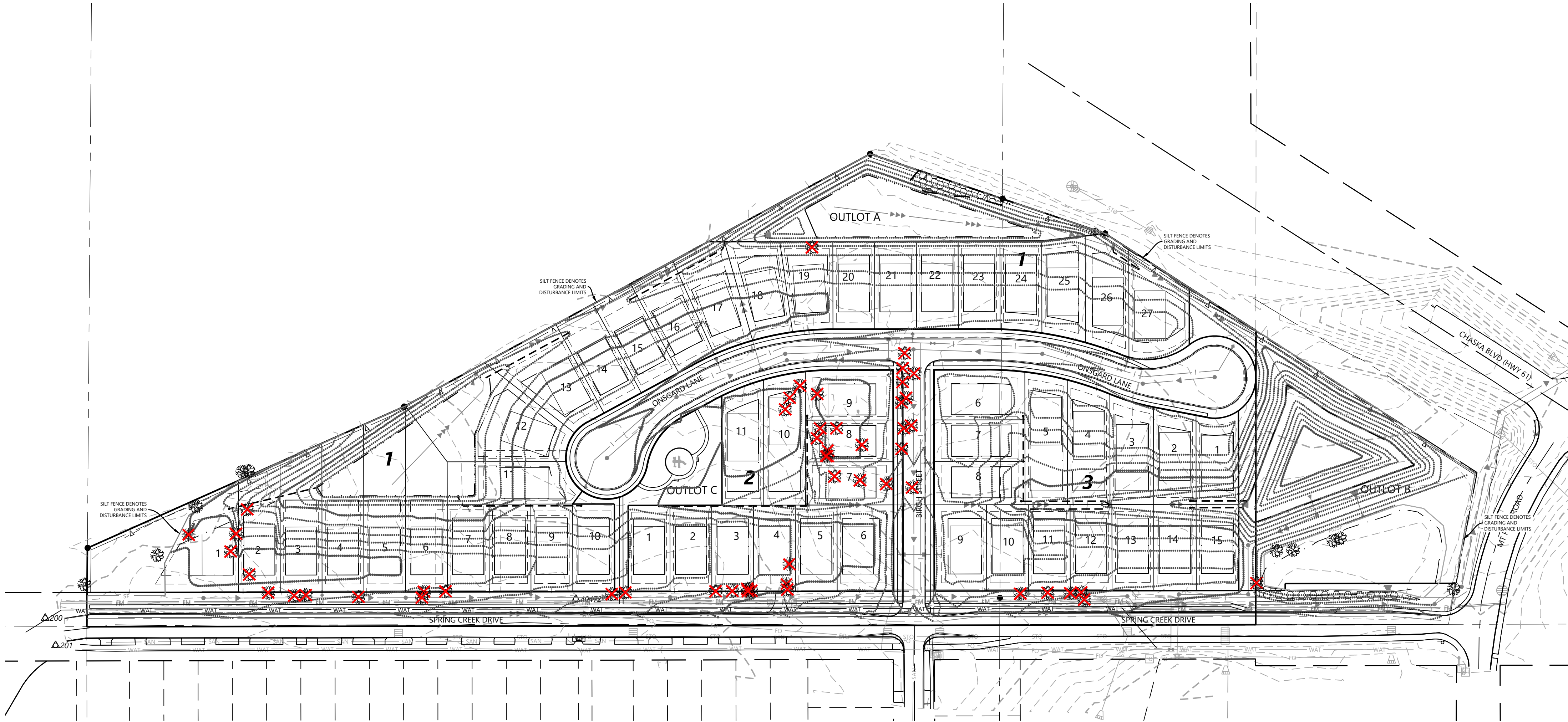
DETAILS

PROJECT NUMBER: 0037555.00

SHEET NUMBER:

13 OF 19

DATE: 01/25/25



TREE INVENTORY REGULATIONS

SIGNIFICANT TREES:
DECIDUOUS HARDWOOD TREES: 12" DBH OR LARGER
CONIFEROUS TREES: 15' HT. OR LARGER
CONIFEROUS TREES CONVERSION RATE: 1" HT. = 2.4" DBH 15' HT. = 7" DBH

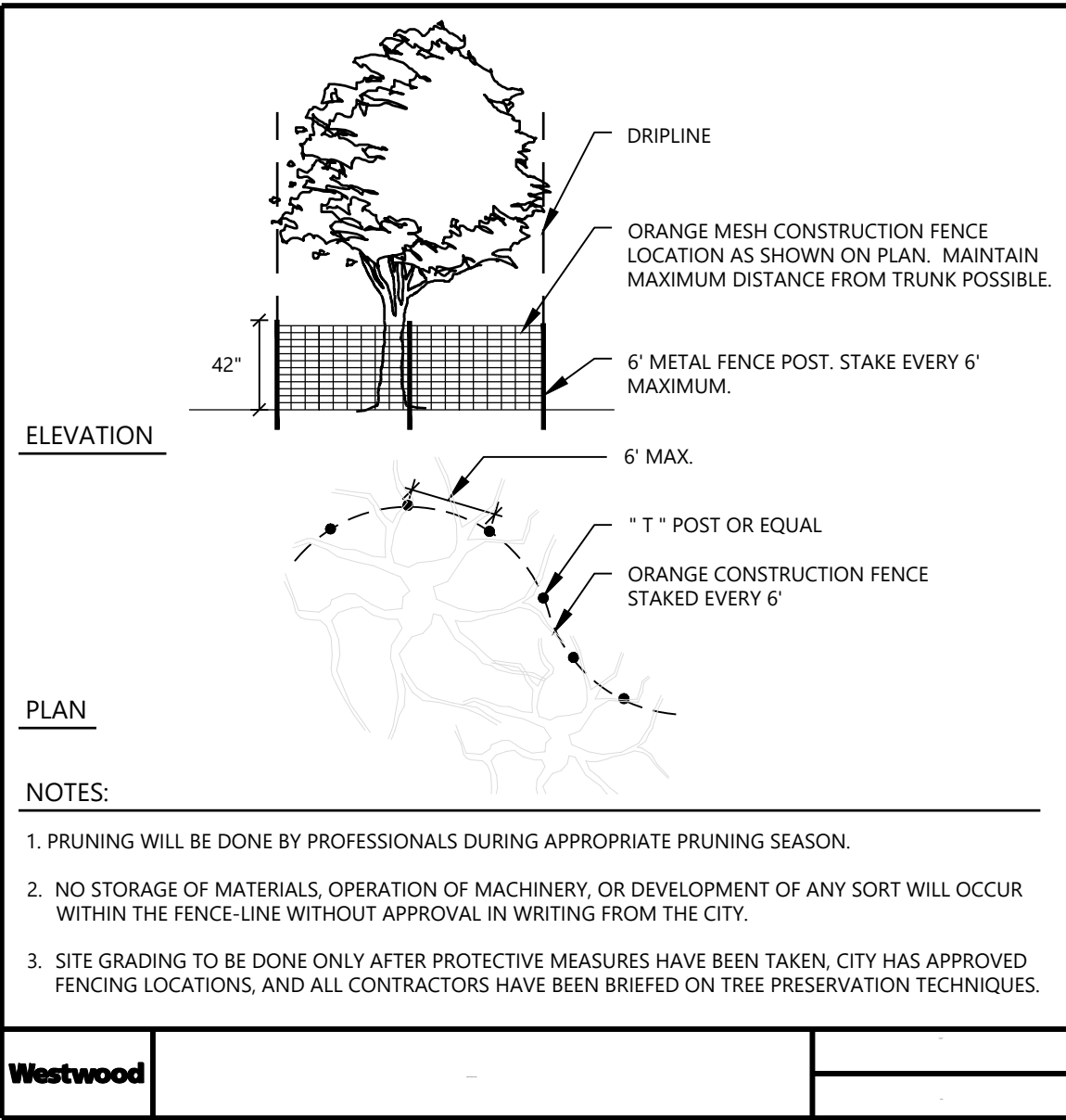
TREE INVENTORY DATA

TREE INVENTORY DATA	
Total Healthy Caliper Inches On-Site	925 DBH In.
Total Healthy Trees On-Site	52 Trees
Total Healthy Caliper Inches Saved	152 DBH In.
Total Healthy Trees Saved	7 Trees
Total Healthy Caliper Inches Removed	773 DBH In.
Total Healthy Trees Removed	45 Trees

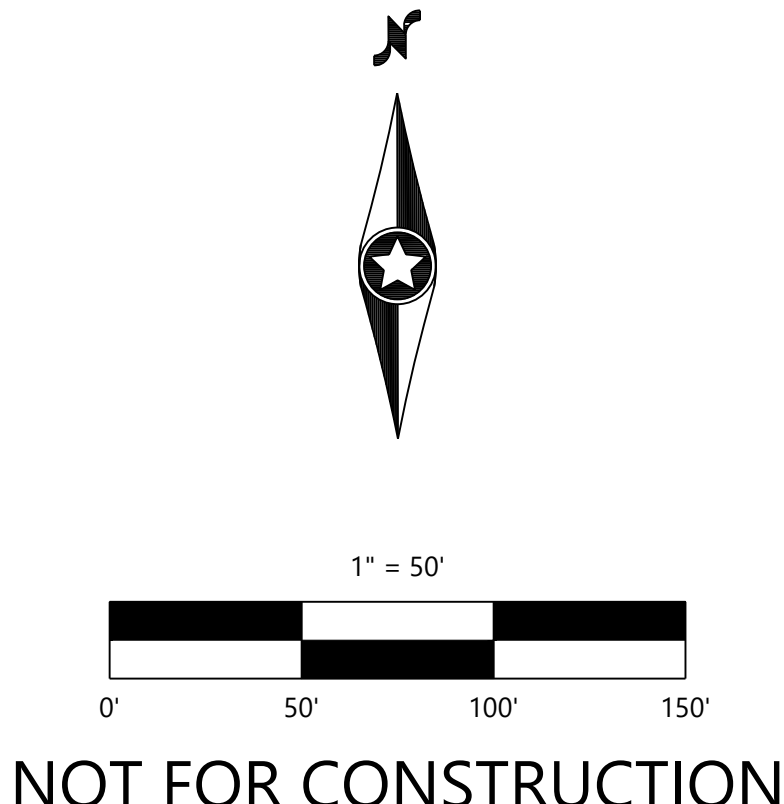
LEGEND

- DENOTES EXISTING DECIDUOUS TREE TO REMAIN
- DENOTES EXISTING DECIDUOUS TREE TO BE REMOVED
- DENOTES EXISTING CONIFEROUS TREE TO REMAIN
- DENOTES EXISTING CONIFEROUS TREE TO BE REMOVED
- DENOTES SILT FENCE / GRADING & DISTURBANCE LIMIT

TREE PROTECTION DETAIL



TREE TAG	SPECIES	SIZE (DBH)	MULTI-STEM	NOTES	TREE TYPE	STATUS
7315	American Elm	22			Deciduous	Removed
7316	Silver Maple	16			Deciduous	Removed
7317	Green & White Ash	13		BD - 20%	Deciduous	Removed-Exempt-EAB
7318	American Elm	20			Deciduous	Removed
7319	Silver Maple	41			Deciduous	Removed
7320	White Spruce	9			Coniferous	Removed
7321	White Spruce	7			Coniferous	Removed
7322	White Spruce	14			Coniferous	Removed
7323	Green & White Ash	23			Deciduous	Removed-Exempt-EAB
7324	Green & White Ash	23			Deciduous	Removed-Exempt-EAB
7325	Green & White Ash	19			Deciduous	Removed-Exempt-EAB
7328	Silver Maple	36			Deciduous	Removed
7326	Silver Maple	38			Deciduous	Removed
7327	Silver Maple	22			Deciduous	Removed
7329	White Walnut	16		PD - 20%	Deciduous	Removed
7330	Silver Maple	22			Deciduous	Removed
7331	Fruit Tree	6	X		Deciduous	Removed
7332	Silver Maple	14			Deciduous	Removed
7333	Silver Maple	17			Deciduous	Removed
7334	Green & White Ash	28			Deciduous	Removed-Exempt-EAB
7335	White Walnut	18			Deciduous	Removed
7336	White Walnut	17			Deciduous	Removed
7337	White Walnut	17		BD - 40%	Deciduous	Removed-Exempt-Unhealthy
7338	Silver Maple	20			Deciduous	Removed
7339	Fruit Tree	10	X	BD - 20%	Deciduous	Removed
7340	Northern White Cedar	20			Coniferous	Removed
7341	Northern White Cedar	17	X		Coniferous	Removed
7342	American Elm	13			Deciduous	Removed
7343	Fruit Tree	6			Deciduous	Saved
7344	Boxelder	11			Deciduous	Removed
7345	Boxelder	10			Deciduous	Removed
7346	Boxelder	14	X	BD - 20%	Deciduous	Removed
7347	Boxelder	13	X	BD - 10%	Deciduous	Removed
7348	Boxelder	10		BD - 10%	Deciduous	Removed
7349	Silver Maple	11			Deciduous	Removed
7350	American Elm	12	X		Deciduous	Saved
7351	American Elm	16			Deciduous	Saved
7352	Boxelder	10	X	BD - 10%	Deciduous	Saved
7353	Boxelder	14	X	BD - 10%	Deciduous	Saved
7354	American Elm	12	X		Deciduous	Removed
7355	American Elm	13			Deciduous	Removed
7356	American Elm	21			Deciduous	Removed
7357	American Elm	21			Deciduous	Removed
7358	American Elm	12			Deciduous	Removed
7359	Boxelder	10			Deciduous	Removed
7360	Boxelder	10			Deciduous	Removed
7361	Boxelder	10			Deciduous	Removed
7362	Boxelder	10			Deciduous	Removed
7363	Green & White Ash	14	X	BD - 10%	Deciduous	Removed-Exempt-EAB
7364	Green & White Ash	16		BD - 10%	Deciduous	Removed-Exempt-EAB
7365	Bur Oak	11			Deciduous	Removed
7366	Bur Oak	10			Deciduous	Removed
7367	Boxelder	10		BD - 10%	Deciduous	Removed
7368	American Elm	12			Deciduous	Offsite
7369	Bur Oak	54			Deciduous	Saved
7370	Eastern Red Cedar	4			Coniferous	Removed
7371	Bur Oak	40		BD - 20%	Deciduous	Saved
7372	Bur Oak	38			Deciduous	Offsite
7373	Bur Oak	32			Deciduous	Offsite
7374	Bur Oak	54			Deciduous	Removed
7375	Bur Oak	26			Deciduous	Removed
7376	Bur Oak	44		BD - 10%	Deciduous	Removed
7377	Boxelder	11		BD - 10%	Deciduous	Removed



NOT FOR CONSTRUCTION

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CORY MEYER
DATE: 01/25/25 LICENSE NO. 26971

FULTONWOOD
CHASKA, MN

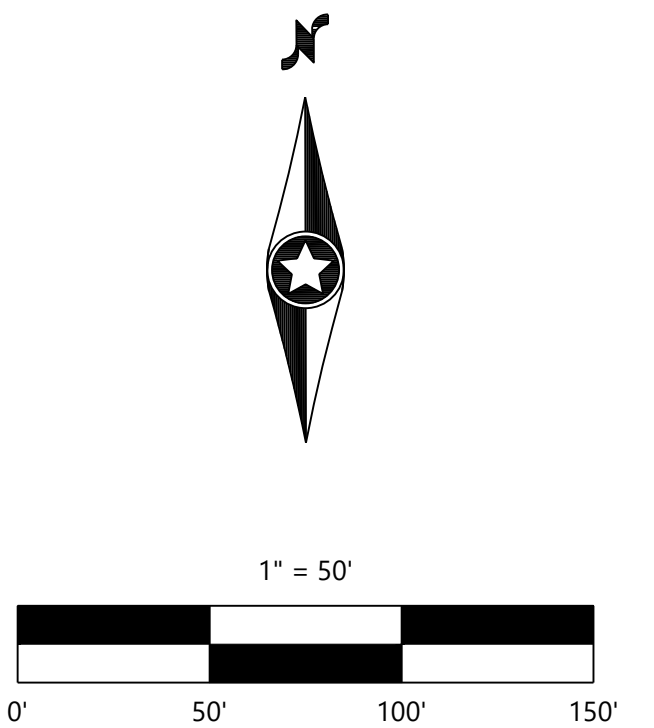
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**OVERALL TREE PRESERVATION
PLAN & DATA**

PROJECT NUMBER: 0037555.00

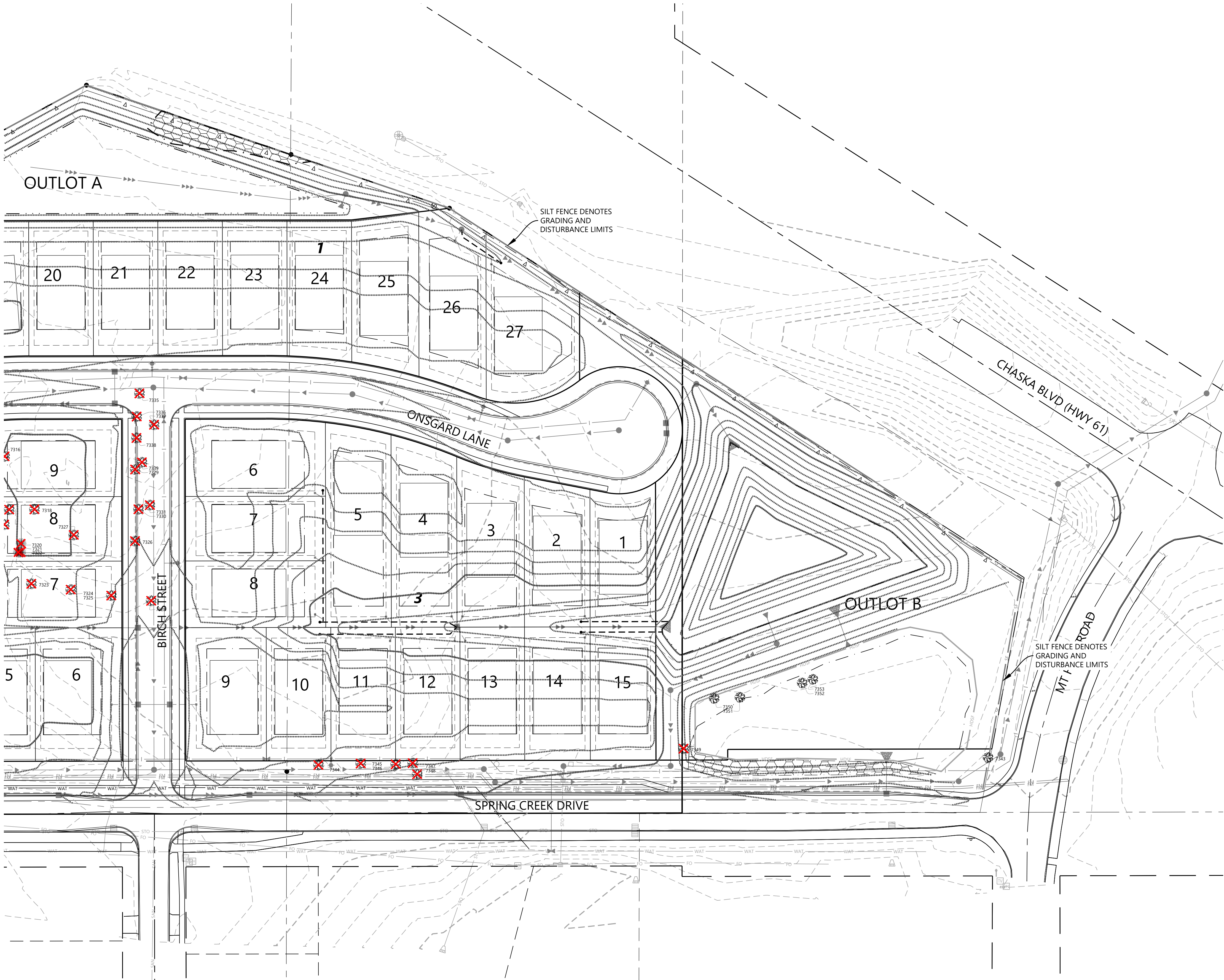
SHEET NUMBER:

14 OF 19
DATE: 01/25/25

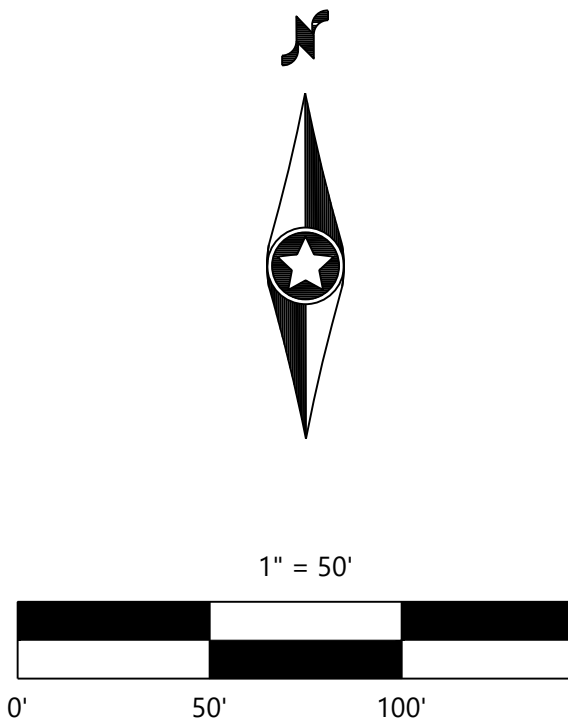


NOT FOR CONSTRUCTION

DATE: 01/25/25



- LEGEND**
- DENOTES EXISTING DECIDUOUS TREE TO REMAIN
 - DENOTES EXISTING DECIDUOUS TREE TO BE REMOVED
 - DENOTES EXISTING CONIFEROUS TREE TO REMAIN
 - DENOTES EXISTING CONIFEROUS TREE TO BE REMOVED
 - 5' DENOTES SILT FENCE / GRADING & DISTURBANCE LIMIT



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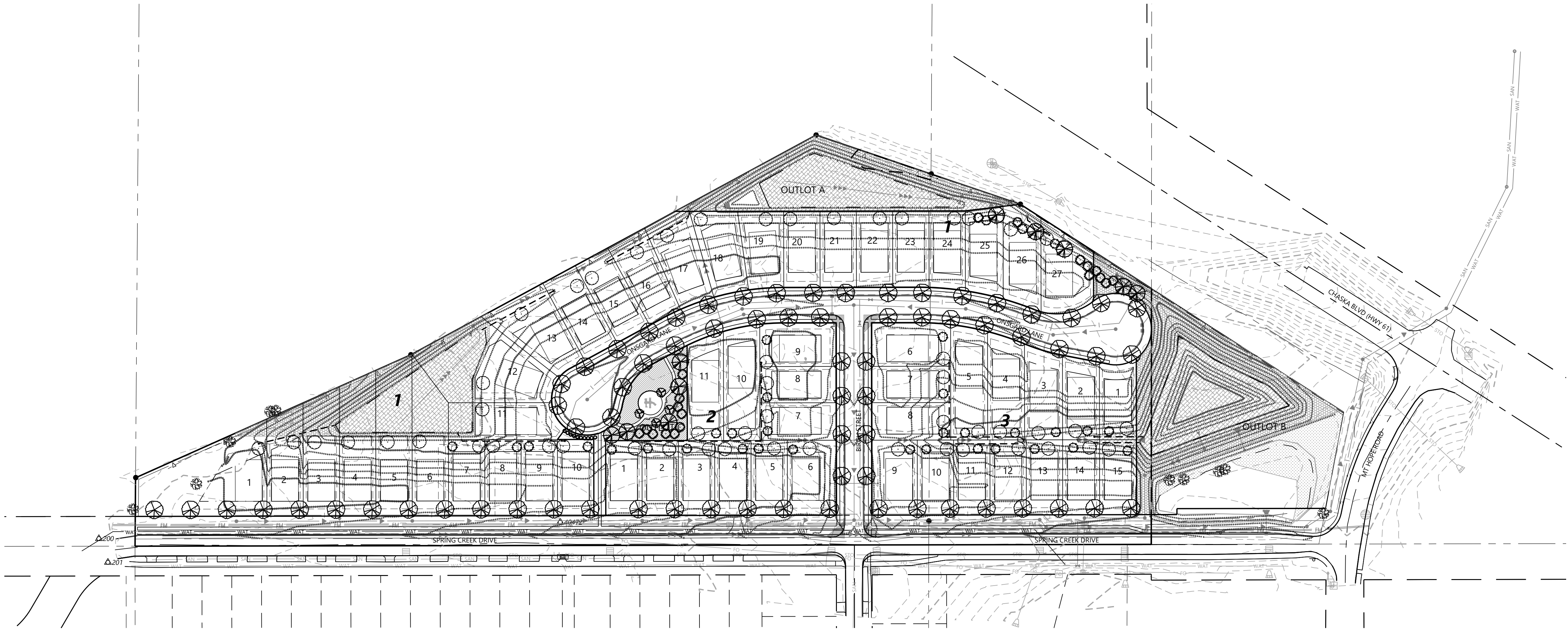
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TREE PRESERVATION
PLAN

PROJECT NUMBER: 0037555.00

SHEET NUMBER:
16 OF 19
DATE: 01/25/25



LANDSCAPE REQUIREMENTS & PROVISIONS

LANDSCAPING DESIGN REQUIREMENTS - CITY OF CHASKA MINNESOTA				
SITE DESCRIPTION ZONING DISTRICT: PUD (PROPOSED) TOTAL GROSS ACRES: 17.69 AC				
SINGLE FAMILY RESIDENTIAL REQUIREMENTS:	CALCULATION	REQUIRED	PROVIDED	NOTES
ALL NEW SUBDIVISIONS SHALL BE REQUIRED TO PROVIDE, AT THE DEVELOPER'S EXPENSE, ONE OVERSTORY DECIDUOUS TREES PER EVERY FIFTY (50) FEET ALONG PUBLIC STREETS, ON EACH SIDE, MINIMUM 2-1/2" INCH CALIPER. THE TREES MAY BE DISTRIBUTED THROUGHOUT THE SUBDIVISION AND NEED NOT NECESSARILY BE SPACED FIFTY (50) FEET APART. SUCH REQUIRED TREES SHALL BE PLANTED WITHIN SIX (6) MONTHS OF HOME OCCUPANCY.	4,815 LF / 50 FT = 96.3	97 OVERSTORY DECIDUOUS TREES	200 TOTAL TREES (*134 TOWARDS REQUIREMENT) 71 OVERSTORY STREET TREES* 10 OVERSTORY DECIDUOUS TREES* 53 OVERSTORY DECID. YARD TREES (BY HOME BUILDER)* 29 EVERGREEN TREES 33 EVERGREEN YARD TREES (BY HOME BUILDER) 4 UNDERSTORY DECIDUOUS TREES	TREES TO BE DISTRIBUTED BETWEEN FRONT YARD & REAR YARDS OF SINGLE FAMILY LOTS, IN ADDITION TO OUTLOTS FOR STREET TREE & BUFFERING PURPOSES

PLANT LEGEND

OVERSTORY DECIDUOUS STREET TREES	EVERGREEN TREES	EXISTING DECIDUOUS TREE TO REMAIN
OVERSTORY DECIDUOUS TREES	EVERGREEN YARD TREES (BY HOME BUILDER)	EXISTING EVERGREEN TREE TO REMAIN
OVERSTORY DECIDUOUS YARD TREES (BY HOME BUILDER)	UNDERSTORY DECIDUOUS TREES	

NATIVE SEEDING LEGEND

MNDOT SOUTHERN TALLGRASS ROADSIDE (STR) SEED MIX TOTAL AREA (1.4 AC)	MNDOT WET DITCH (WD) SEED MIX TOTAL AREA (1.8 AC)
WET MEADOW S&W SEED MIX (34-271) TOTAL AREA (0.5 AC)	MNDOT RESIDENTIAL TURF (RT) SEED MIX TOTAL AREA (0.3 AC)

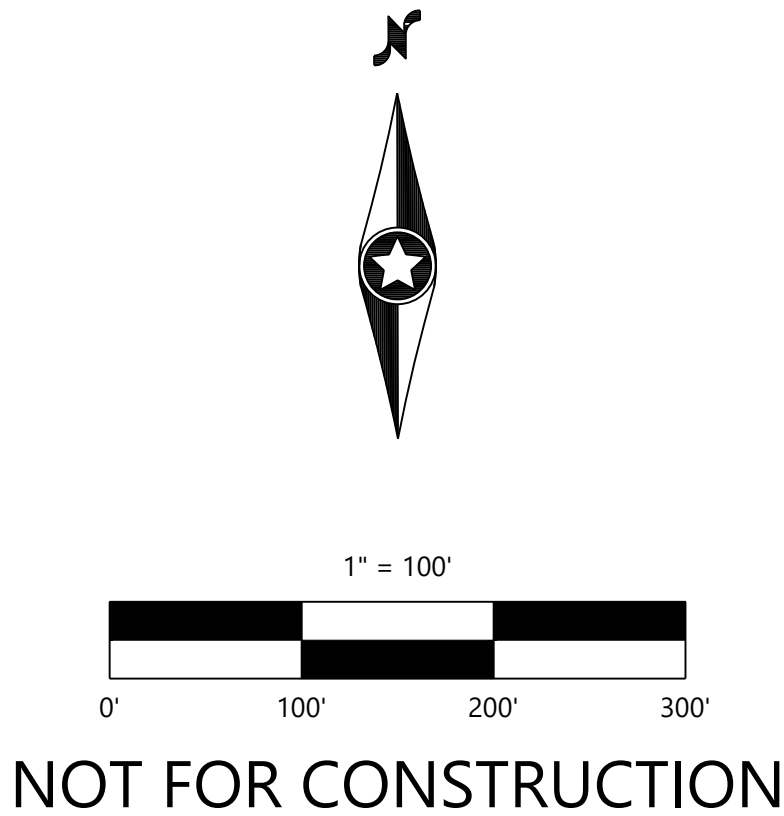
* ALL DISTURBED AREAS TO BE SODDED UNLESS NOTED OTHERWISE
* ALL DISTURBED AREAS IN SPRING CREEK DRIVE R.O.W. TO BE SEEDD WITH MNDOT MESIC INSLOPE (MI) SEED MIX

PRELIMINARY PLANT SCHEDULE

COMMON / BOTANICAL NAME	SIZE	ROOT	SPACING O.C.	MATURE SIZE
DECIDUOUS OVERSTORY TREES - 81				
ACCOLADE ELM / ULMUS DAVIDIANA JAPONICA 'MORTON'	2.5" CAL.	B&B	AS SHOWN	H 70' W 40'-50'
FALL FIESTA MAPLE / ACER SACCHARUM 'BAILSTA'	2.5" CAL.	B&B	AS SHOWN	H 50'-75' W 50'
HACKBERRY / CELTIS OCCIDENTALIS	2.5" CAL.	B&B	AS SHOWN	H 50'-75' W 50'
RED OAK / QUERCUS RUBRA	2.5" CAL.	B&B	AS SHOWN	H 50'-70' W 40'-50'
RIVER BIRCH / BETULA NIGRA	6' HT. - CLUMP	B&B	AS SHOWN	H 50'-75' W 50'
SIENNA GLEN MAPLE / ACER X FREEMANII 'SIENNA'	2.5" CAL.	B&B	AS SHOWN	H 40'-50' W 35'-40'
SKYLINE HONEY LOCUST / GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	2.5" CAL.	B&B	AS SHOWN	H 50' W 35'-40'
SWAMP WHITE OAK / QUERCUS BICOLOR	2.5" CAL.	B&B	AS SHOWN	H 50'-60' W 40'
WHITE OAK / QUERCUS ALBA	2.5" CAL.	B&B	AS SHOWN	H 50'-70' W 40'-50'
EVERGREEN TREES - 29				
BLACK HILLS SPRUCE / PICEA GLAUCOA DENSATA	6' HT.	B&B	AS SHOWN	H 35'-45' W 20'-25'
CONCOLOR FIR / ABIES CONCOLOR	6' HT.	B&B	AS SHOWN	H 40'-50' W 15'-30'
NORWAY PINE / PINUS RESINOSA	6' HT.	B&B	AS SHOWN	H 50'-80' W 30'-40'
NORWAY SPRUCE / PICEA ABIES	6' HT.	B&B	AS SHOWN	H 50'-70' W 25'-30'
PONDEROSA PINE / PINUS PONDEROSA	6' HT.	B&B	AS SHOWN	H 60'-80' W 25'-30'
WHITE PINE / PINUS STROBUS	6' HT.	B&B	AS SHOWN	H 50'-80' W 25'-40'
TECHNY ARBORVITAE / THUJA OCCIDENTALIS 'TECHNY'	6' HT.	B&B	6' O.C.	H 12'-15' W 6'-8'
DECIDUOUS UNDERSTORY TREES - 4				
JAPANESE TREE LILAC / SYRINGA RETICULATA	6' HT. - CLUMP	B&B	AS SHOWN	H 25'-30' W 10'-12'
PRAIRIFIRE CRABAPPLE / MALUS X 'PRAIRIFIRE'	2.0" CAL.	B&B	AS SHOWN	H 15'-20' W 20'
SPRING SNOW CRABAPPLE / MALUS X 'SPRING SNOW'	2.0" CAL.	B&B	AS SHOWN	H 20' W 20'
THORNLESS COCKSPUR HAWTHORN / CRATAEGUS CRUS-GALLI INERMIS	6' HT. - CLUMP	B&B	AS SHOWN	H 15'-20' W 15'-20'
ABBREVIATIONS: B&B = BALLED AND BURLAPPED CAL = CALIPER HT. = HEIGHT MIN. = MINIMUM O.C. = ON CENTER SP. = SPREAD QTY. = QUANTITY CONT. = CONTAINER NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.				

GENERAL NOTES

- TREE LOCATIONS AND SPACING ARE SUBJECT TO CHANGE BASED ON CONSTRUCTED DRIVEWAYS, SIDEWALKS, AND UTILITY LOCATIONS.
- STREET TREES SHALL BE PLANTED MIN 4' FROM BACK OF CURB IN A LOCATION THAT DOES NOT INTERFERE WITH CURBSTOPS OR INDIVIDUAL SEWER & WATER CONNECTIONS. STREET TREES ALONG SPRING CREEK DRIVE TO BE PLANTED 3' BACK OF R.O.W.
- NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- DECIDUOUS TREES SHOULD BE LOCATED A MINIMUM OF 5' OFF ANY UTILITY PIPE AND CONIFEROUS TREES SHOULD BE LOCATED A MINIMUM OF 15' OFF ANY UTILITY PIPE.
- NO TREE SHOULD BE LOCATED WITHIN 10' OF A HYDRANT OR 15' FROM A STREETLIGHT.
- NO DECIDUOUS TREE WITHIN 5' OF A SIDEWALK OR TRAIL AND NO CONIFEROUS TREES WITHIN 15' OF A PROPOSED SIDEWALK OR TRAIL.
- NO TREES SHALL BE PLANTED WITHIN THE 30' SIGHT TRIANGLES, AS SHOWN ON THE LANDSCAPE PLANS.
- ALL LANDSCAPED AREAS SHALL BE IRRIGATED WITH A DRIP LINE OR SPRAY SYSTEM AS APPROPRIATE FOR THE PROPOSED PLANTINGS IN THE SPECIFIC AREA.
- MECHANICALS TO BE SCREENED WITH ADEQUATE VEGETATION.



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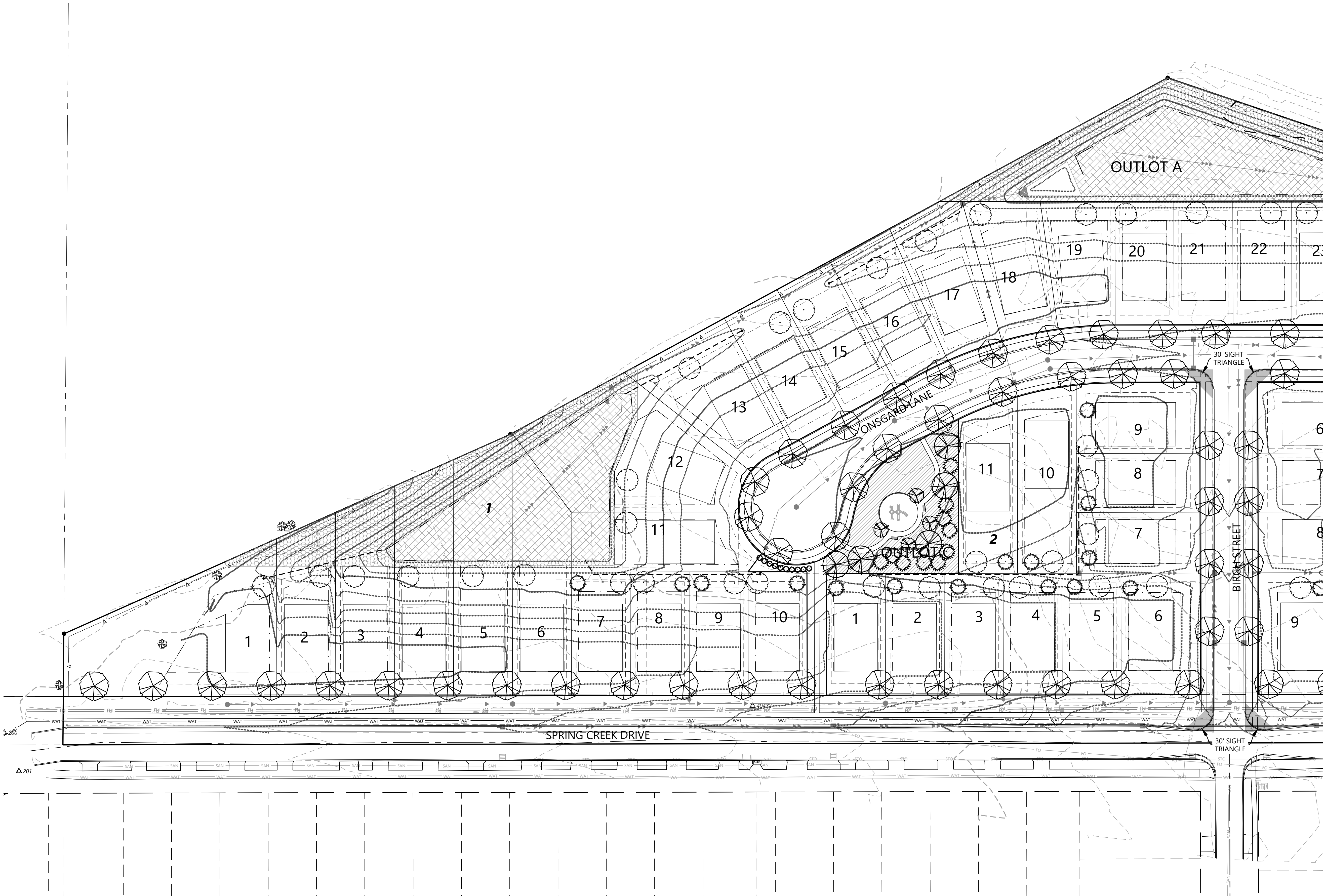
OVERALL PRELIMINARY
LANDSCAPE PLAN

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17 OF 19

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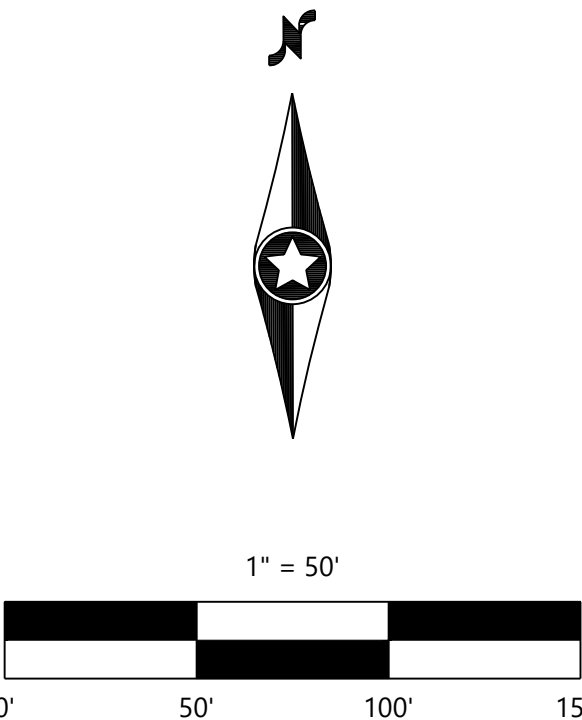


PLANT LEGEND

- OVERSTORY DECIDUOUS STREET TREES
- OVERSTORY DECIDUOUS TREES
- OVERSTORY DECIDUOUS YARD TREES (BY HOME BUILDER)
- EVERGREEN TREES
- EVERGREEN YARD TREES (BY HOME BUILDER)
- UNDERSTORY DECIDUOUS TREES
- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING EVERGREEN TREE TO REMAIN

NATIVE SEEDING LEGEND

- MNDOT SOUTHERN TALLGRASS ROADSIDE (STR) SEED MIX TOTAL AREA (1.4 AC)
- WET MEADOW S&W SEED MIX (34-271) TOTAL AREA (0.5 AC)
- MNDOT WET DITCH (WD) SEED MIX TOTAL AREA (1.8 AC)
- MNDOT RESIDENTIAL TURF (RT) SEED MIX TOTAL AREA (0.3 AC)
- * ALL DISTURBED AREAS TO BE SODDED UNLESS NOTED OTHERWISE
- * ALL DISTURBED AREAS IN SPRING CREEK DRIVE R.O.W. TO BE SEEDED WITH MNDOT MESIC INSLOPE (MI) SEED MIX



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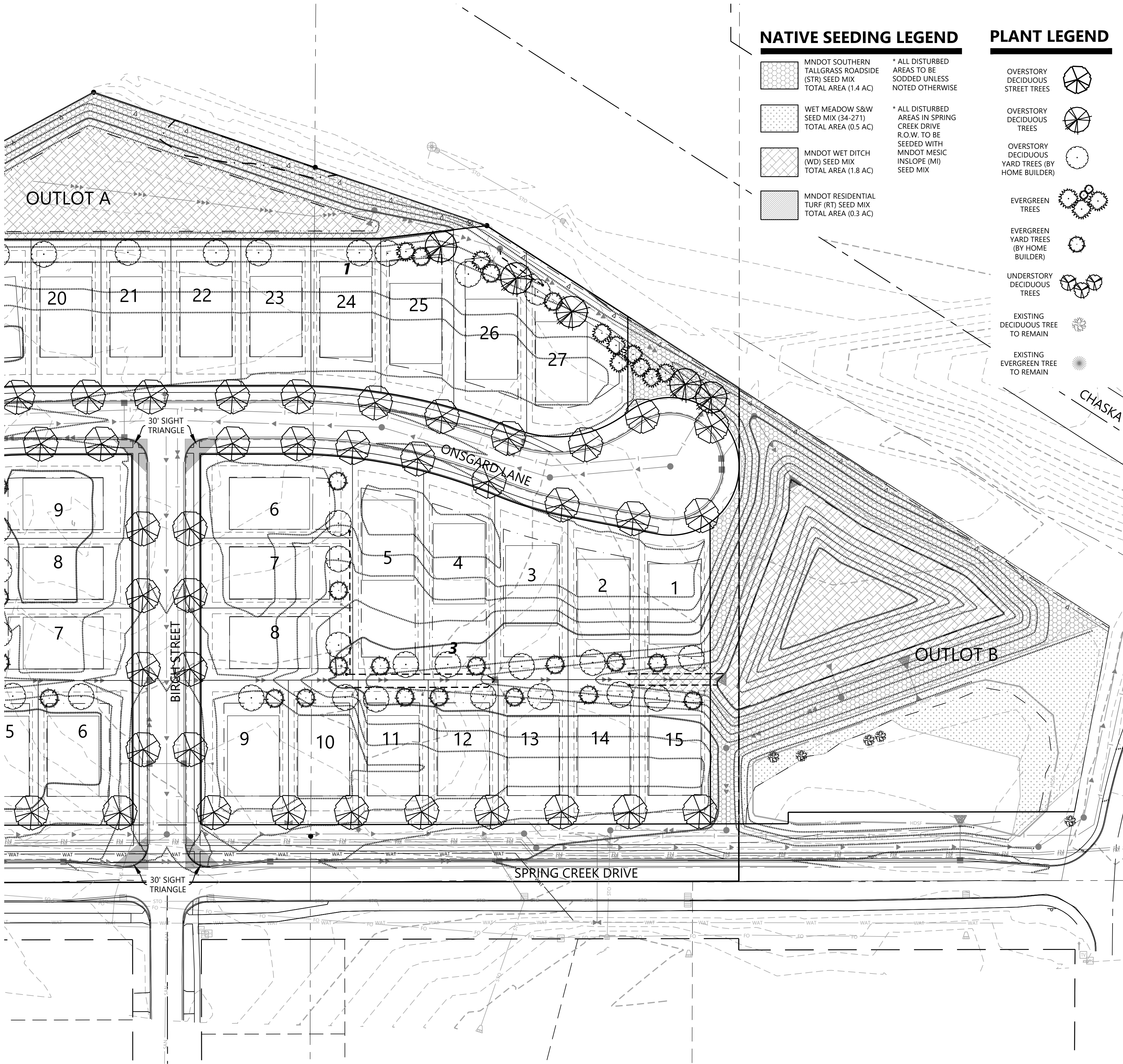
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NATIVE SEEDING LEGEND

- MNDOT SOUTHERN TALLGRASS ROADSIDE (STR) SEED MIX TOTAL AREA (1.4 AC)
- WET MEADOW S&W SEED MIX (34-271) TOTAL AREA (0.5 AC)
- MNDOT WET DITCH (WD) SEED MIX TOTAL AREA (1.8 AC)
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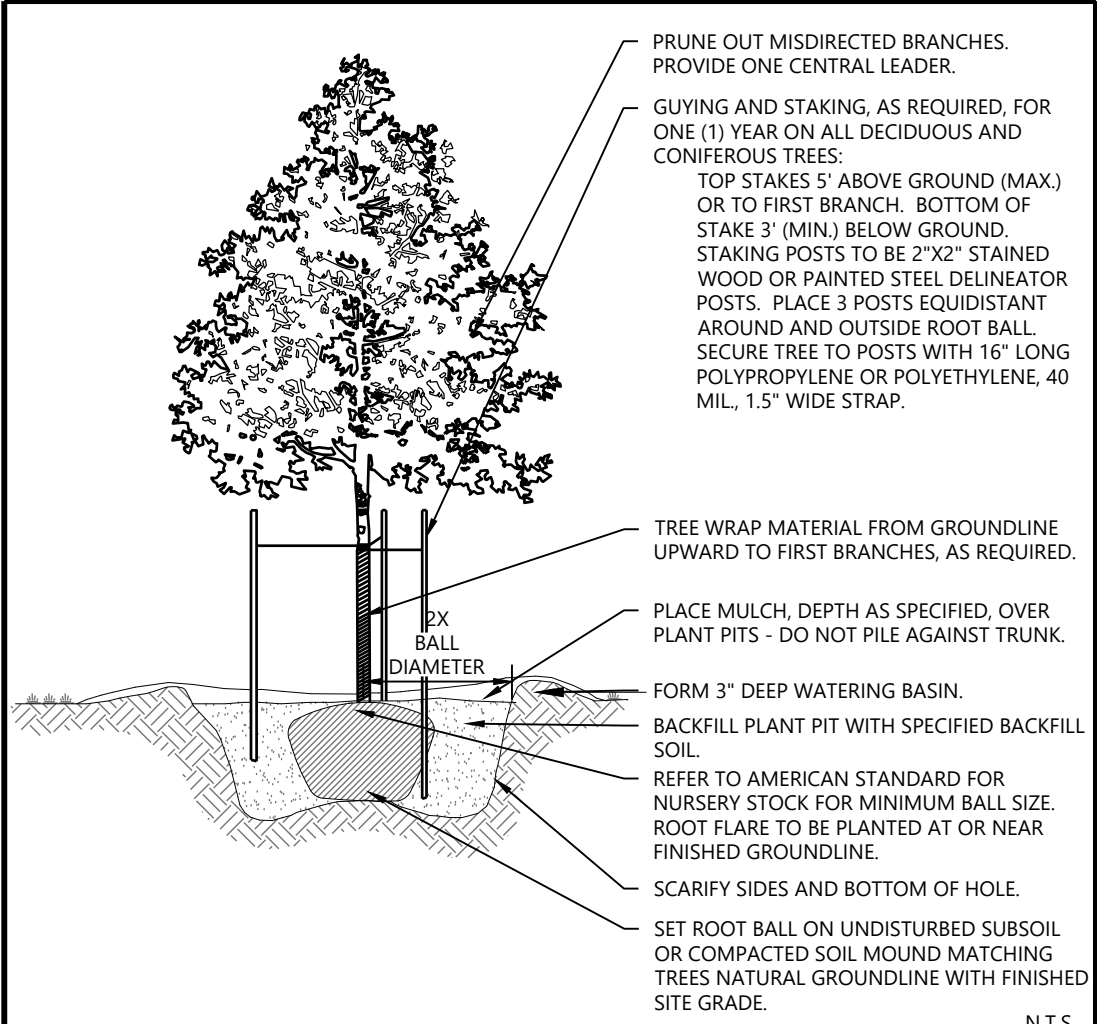
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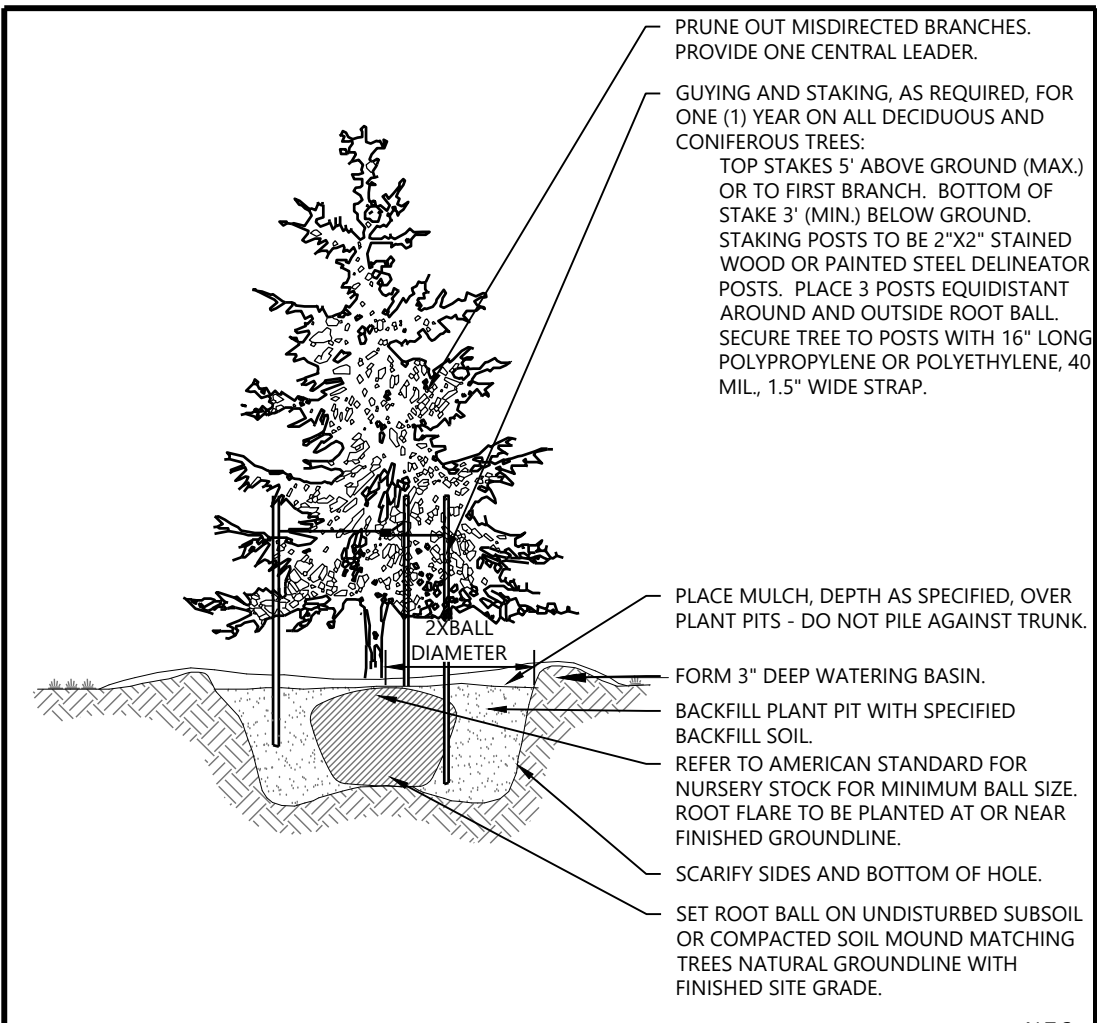
PLANTING NOTES

- CONTRACTOR SHALL CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
- ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
- NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
- CONTRACTOR SHALL PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
- ALL PLANTS TO BE SPECIMEN GRADE, MINNESOTA-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
 - ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
 - ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
 - ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
 - ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
 - CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
- PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
- PLANTS TO BE INSTALLED AS PER MNLA & ANSI STANDARD PLANTING PRACTICES.
- PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
- PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
- OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
- PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
- WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
- STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
- THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
- BACKFILL SOIL AND TOPSOIL TO ADHERE TO MN/DOT STANDARD SPECIFICATION 3877 (SELECT TOPSOIL BORROW) AND TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.
- MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF SHREDDED HARDWOOD MULCH. SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL AND COLORED RED, OR APPROVED EQUAL. ROCK MULCH TO BE BUFF LIMESTONE, 1 1/2" TO 3" DIAMETER, AT MINIMUM 3" DEPTH, OR APPROVED EQUAL. ROCK MULCH TO BE ON COMMERCIAL GRADE FILTER FABRIC, BY TYPAR, OR APPROVED EQUAL WITH NO EXPOSURE. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
- EDGING TO BE COMMERCIAL GRADE VALLEY-VIEW BLACK DIAMOND (OR EQUAL) POLY EDGING OR SPADED EDGE, AS INDICATED. POLY EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH BASE OF TOP BEAD AT GRADE, FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
- ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. PARKING LOT ISLANDS TO BE SODDED WITH SHREDDED HARDWOOD MULCH AROUND ALL TREES AND SHRUBS. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED AND PER MN/DOT SPECIFICATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.
- PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR.
- CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
- REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
- REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
- RAIN GARDEN NOTE: PROVIDE AND INSTALL EROSION CONTROL BLANKET AT RAIN GARDEN AREA SIDE SLOPES AFTER ALL PLANTING HAVE BEEN INSTALLED. BLANKET TO BE ONE SEASON GEOCLUTE, MN/DOT CATEGORY 2 (STRAW 1'S, WOOD FIBER 1'S), OR APPROVED EQUAL BLANKET TO BE OVERLAPPED BY 4" AND ANCHORED BY SOD STAPLES. PLACE BLANKET PERPENDICULAR TO THE SLOPE. TRENCH IN EDGES OF BLANKET AREA TO PREVENT UNDER MINING. PROVIDE SILT FENCE AT TOP OF SLOPE AS NEEDED. SHREDDED HARDWOOD MULCH TO MATCH OTHER PROJECT PLANTING MULCH. PLACE 4" DEPTH OF MULCH AT ALL PLANTING AND EROSION CONTROL BLANKET AREA (NO FILTER FABRIC). SEE RAIN GARDEN DETAIL FOR FURTHER INFORMATION. RAIN GARDEN TO PROVIDE PROPER INFILTRATION AND DRAINAGE REQUIREMENTS PER ENGINEERS APPROVAL.

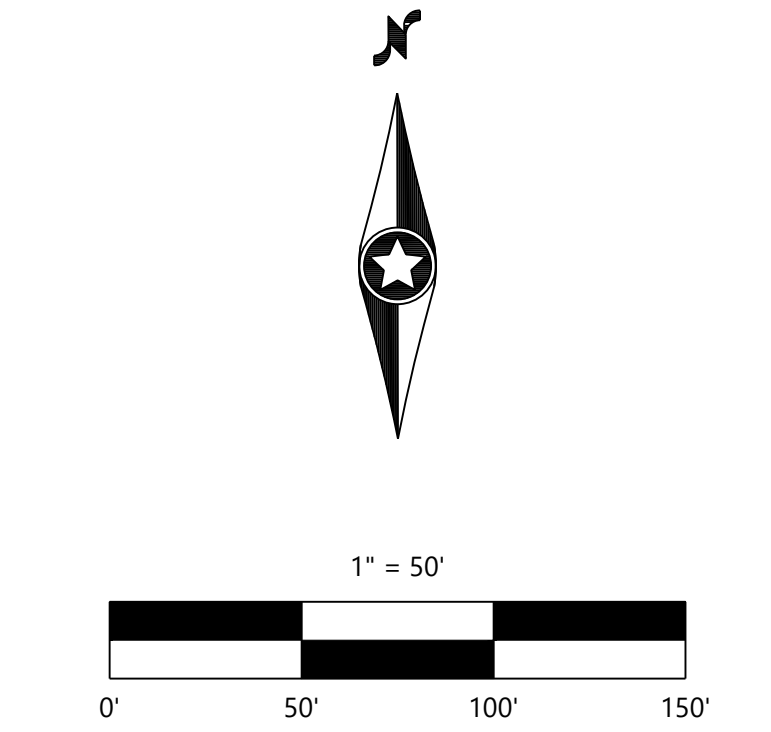
PLANTING DETAILS



Westwood	DECIDUOUS TREE PLANTING	LAST REVISED: 10/19/18
		LA28



Westwood	EVERGREEN TREE PLANTING	LAST REVISED: 10/19/18
		LA29



DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: *****
VERTICAL SCALE: ### OR ##

INITIAL ISSUE: 10/24/24
REVISIONS:
10/24/24 PRELIMINARY PLAT SUBMITTAL TO THE CITY
01/25/25 PRELIMINARY PLAT RESUBMITTAL TO THE CITY

PREPARED FOR:

PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

CORY MEYER
DATE: 01/25/25 LICENSE NO. 26971

FULTONWOOD
CHASKA, MN

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

**PRELIMINARY
LANDSCAPE PLAN**

PROJECT NUMBER: 0037555.00

SHEET NUMBER:

19 OF 19

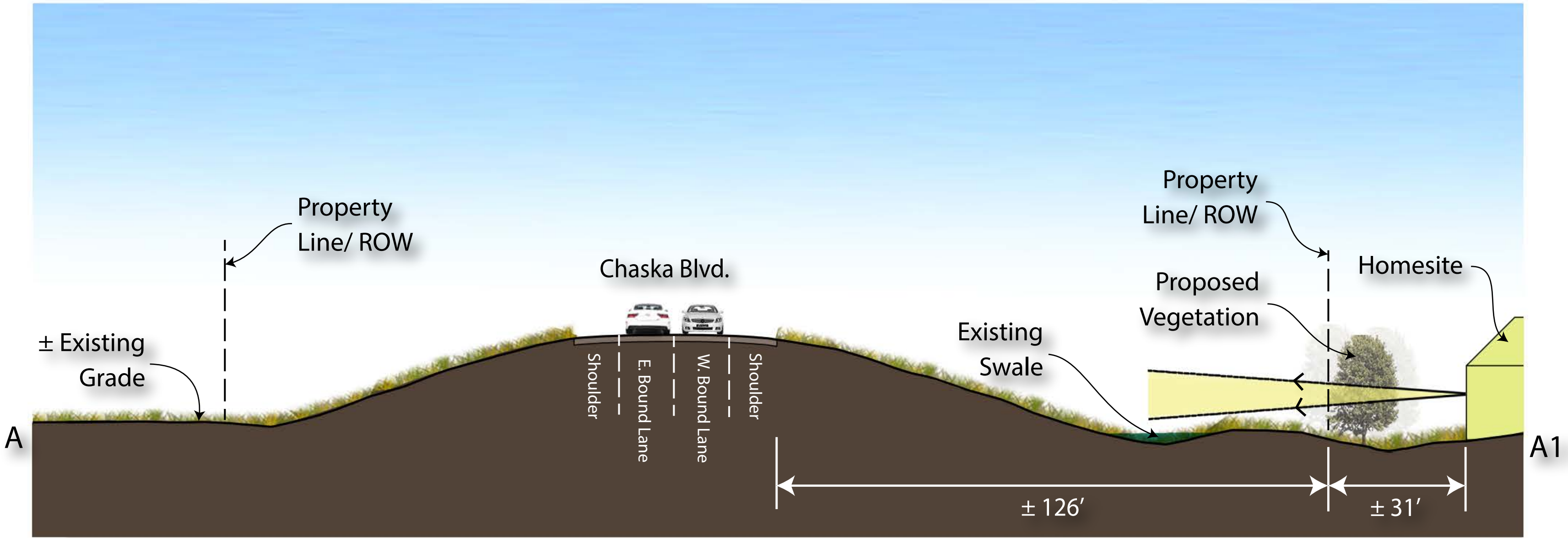
DATE: 01/25/25

ILLUSTRATIVE CROSS-SECTIONS

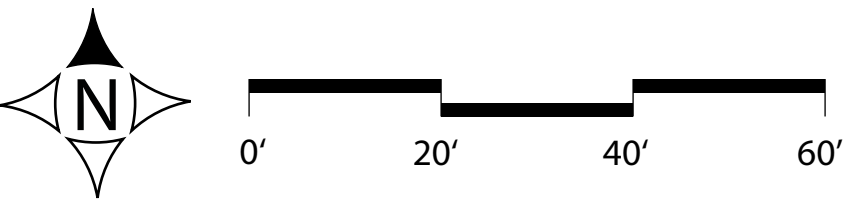
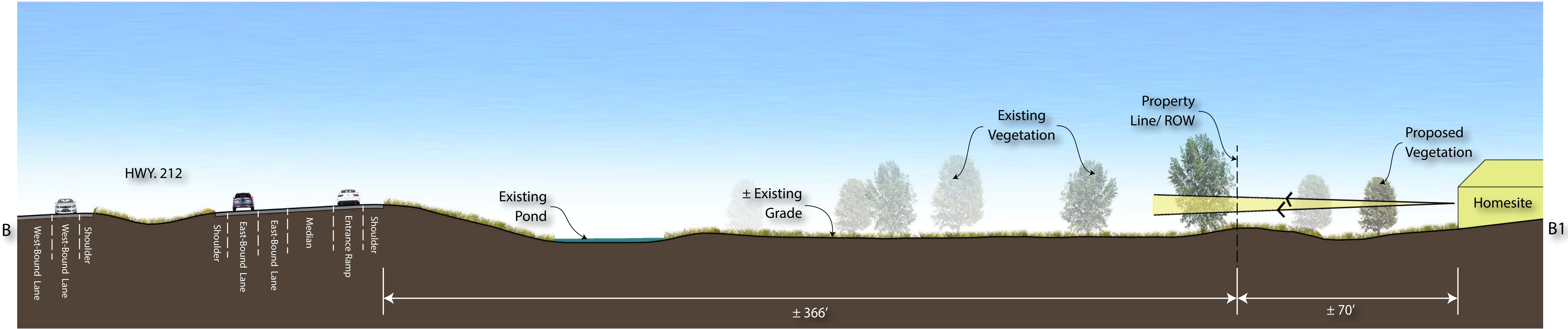
SECTION LOCATIONS



SECTION A - A1



SECTION B - B1



REQUEST FOR ACTION CHASKA PLANNING COMMISSION 2/12/2025

Subject: **Talero Curve – Concept Plan**

Applicant: Quadriga Ventures

Location: 3910 Bavaria Road

Case No.: P.C. No. 2024-24

Synopsis: The applicant is requesting approval of Concept Plan for a 10-unit cluster development

Prepared By: Ashley Cauley

Staff Recommendation: Motion to recommend approval

Background

The following is intended to summarize the background and surrounding development approvals:

- **Chaska Greenbelt**

The city council adopted Chaska's [2040 Comprehensive Plan](#) in August 2020. The 20-year plan serves as the city's guide in several major areas – land use, transportation, natural environment, parks and trails, and public facilities – to take advantage of opportunities, avoid issues, and work towards a stronger community¹.

An important objective of the plan is to provide a "[greenbelt](#)" around Chaska's edge as a method to preserve and enhance Chaska's sense of community and identity. Rezoning and planning efforts in the early 1990s laid the groundwork, but the Greenbelt concept was formally introduced in Chaska's 2000 Comprehensive Plan. Subsequent comprehensive guide plan updates have continued to support the Greenbelt.

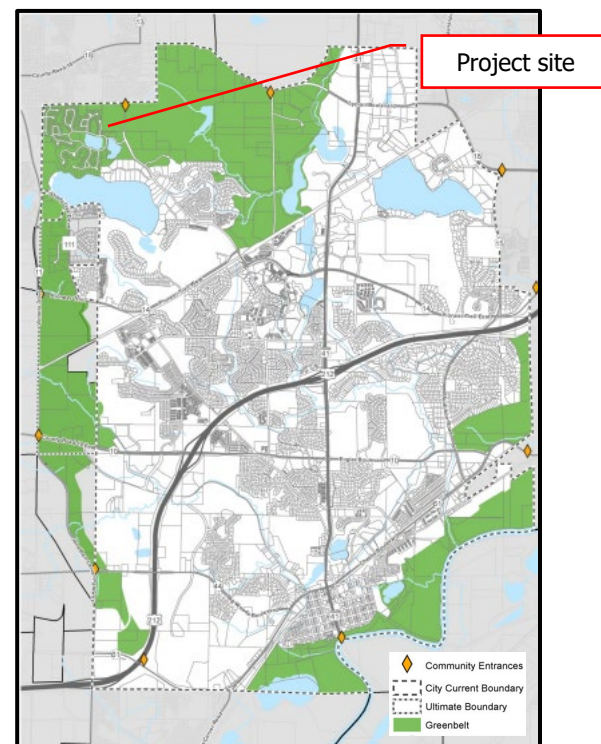


Figure 1: 2040 Comprehensive Plan: Land Use - Chaska Greenbelt

¹ Chaska 2040 Comprehensive Plan: Preface to the comprehensive plan

The following is intended to summarize the [three policies](#) identified within 2040 comprehensive plan for development within the Greenbelt:

1. Rural development is limited to five-acre lots at a maximum of four dwelling units per 40 acres spaced at least 300 feet apart.
2. Preservation of very low-density land uses at the “key community entrances.” The key entrances (identified by the orange diamonds in Fig. 1) are located at the city boundary adjacent to a planned or existing arterial road².
3. An amendment to the comprehensive plan can be used to cluster the development provided the development *generally* meets the following objectives:
 - The development can be served by city sewer and water.
 - Major roads or municipal boundaries bound the concept plan.
 - A completed analysis to evaluate the impact on city infrastructure.
 - Viewsheds at key community entrances are identified, prioritized, and protected. Viewsheds are prioritized by functional road classification (i.e. viewsheds along arterials have a higher priority than viewsheds along collectors).
 - Open space and natural resources systems are identified, prioritized, and protected using the Environmental Features Map as the basis for open space preservation.
 - The project's density is approximately 1.0 dwelling units per gross acre.
 - Development is limited to approximately 1/3 of the site. The remainder must be undeveloped with permanent protection measures to ensure it is maintained, enhanced and protected in perpetuity.
 - Protect approximately 25-50 percent of the gross project acreage in the form of viewsheds, natural resources, and open spaces beyond which is already regulated (i.e. wetlands, steep slopes, etc.).
 - Wildlife corridors based on those identified in the [Environmental Features Map](#) having a general width of 150 feet.

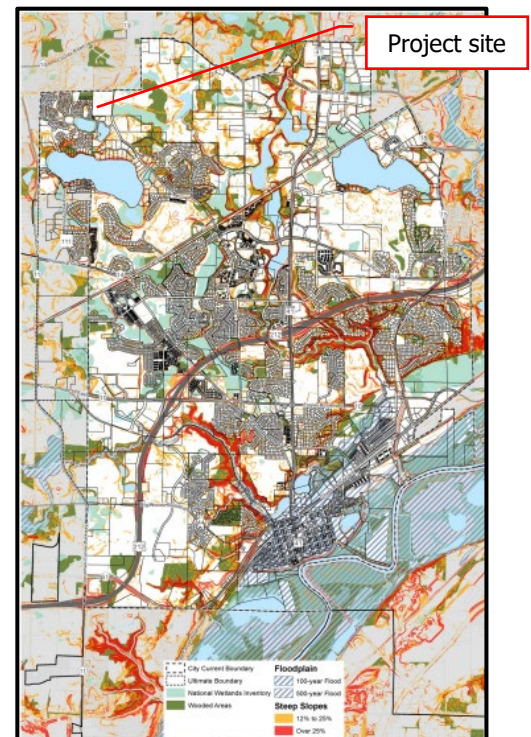


Figure 2: 2040 Comprehensive Plan: Environmental Protection - Environmental Features Map (Fig. 3.7)

² [Roadway functional classification categories](#) are based on how roads support traffic flow within the transportation system. The functional classification system intends to create a road hierarchy that collects and distributes traffic from neighborhoods to the metropolitan highway system. Generally, roadways with a higher classification, such as arterials, have more mobility, limited access, and connections to large economic and industrial centers. Roadways with lower classification, such as collectors and local streets, generally support shorter trips, have lower mobility, have more access, and connect to higher functioning roadways.

- Provision of adequate parkland and construction of parks as these development areas are outside of existing planned park areas.

• Chevalle

In 2005, the city approved Hamlets of Lakeshire's concept plan, a unique, high-amenity rural residential development encompassing roughly 300 acres. It included 110 homes, open space preservation, walking/ biking trails, horse trails and facilities, common outdoor structures, and an environmental learning center.

Concurrently with approvals for final plats within Chevalle (formerly known as Hamlets of Lakeshire), the City and the Metropolitan Council approved a comprehensive plan amendment in 2006. This allowed a shift from 27 homes on 10-acre lots to a clustered development with 230 homes on 113 net acres (a net density of 2.04 units per acre), 123 acres of privately owned open space, and 40 acres of public park and public-use trails.

The subject property (3910 Bavaria Road) was included in the amendment. Two alternative plans were contemplated for the property's southwest corner as part of the amendment process: (1) utilizing the two remaining building eligibilities orientated toward a private drive and (2) an extension of the twin homes. While staff supported either alternative, the property owner at the time (Hone) was unsure of their preference.

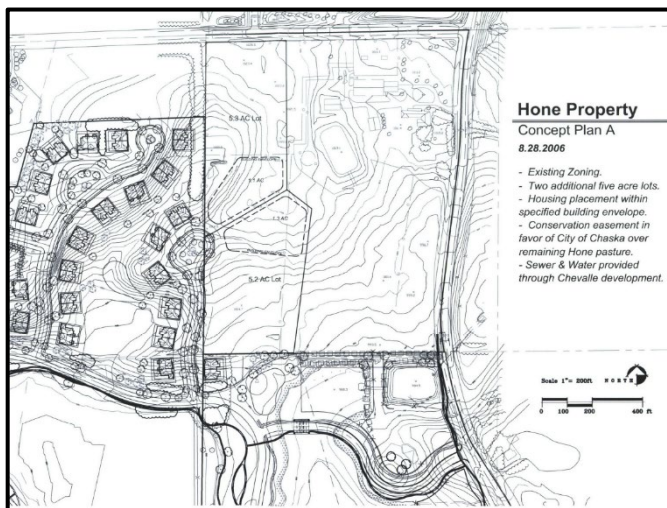


Figure 3: Hone Property Concept A (2006)

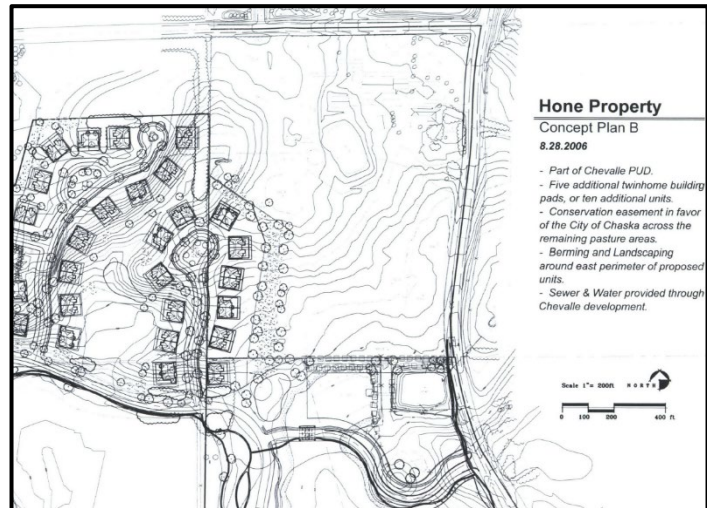


Figure 4: Hone Property Concept B (2006)

The Chevalle development followed a "1/3 developed, 2/3 undeveloped" approach to ensure the development would not exceed the approved density. This approach was formalized in the Chevalle Master Development Plan. This six-page plan outlined five key areas: (1) northwest neighborhood, (2) northeast neighborhood, (3) south neighborhood, (4) lakeshore homesites with lake access, and (5) parks and open space.

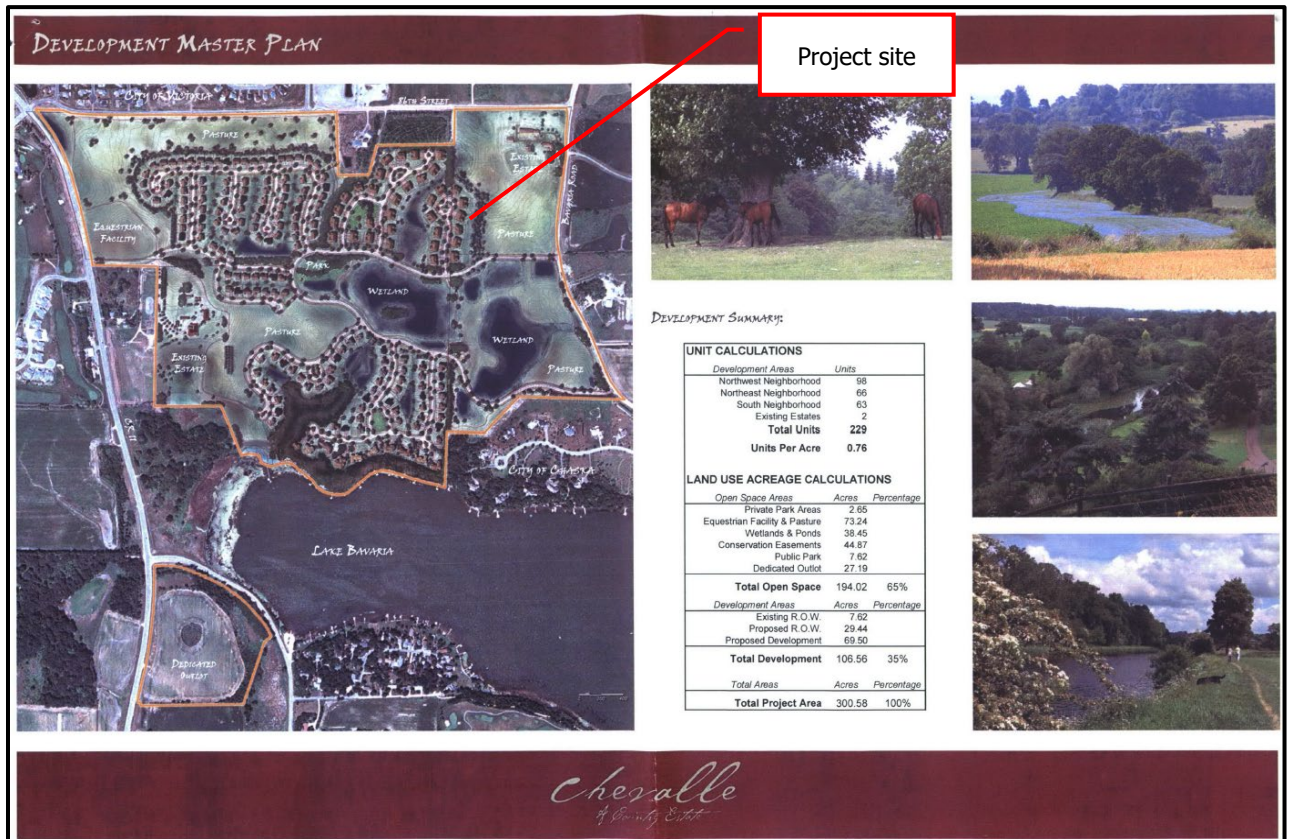


Figure 5: Chevalle Master Development Plan

The subject property was part of the "Northeast Neighborhood". This neighborhood area was bordered by prominent tree lines to the north and west and a large pasture to the east. The referenced pasture is located on the subject property.

The plan envisions this neighborhood to include high-end, custom, single-level luxury homes ranging from 2,800 to 3,800 square feet.



Figure 6: Chevalle Master Development Plan: Northeast Neighborhood

The master development plan contemplated five attached twin homes on the subject property “mirroring” development on the west side of a newly constructed cul-de-sac.

In 2007, the city approved the rezoning to (PRD-54) and the final plat for CHEVALLE 5th ADDITION, converting the twin homes into detached townhomes with shared driveways to encourage housing diversity.

Approved setbacks were:

- *Front yard setback:* 23 feet
- *Side yard setbacks:*
 - Corner: 25 feet
 - Minimum (house/garage): 5 feet
- *Rear yard setback:* 20 feet

The Talero Curve right-of-way (ROW) includes a 36-foot-wide access point at the eastern property line. This access point and two outlots were intended to provide access to the subject property for future development.

However, the two outlots, initially intended for future development access, were later acquired by the city and sold to the Talero Villas Association.

• **Neighborhood Meeting**

The developer held a neighborhood meeting on Nov. 4, 2024, with about 20 attendees. A developer-submitted meeting summary and materials during the meeting are attached. The following is intended to briefly summarize residents’ questions and concerns:

- Confirmed: (1) the size of the new homes would have similar sizes and architectural character as the existing Talero neighborhood; (2) the applicant would be responsible for screening of the new development; (3) the new homes would have basements to be consistent with the existing Talero development; and

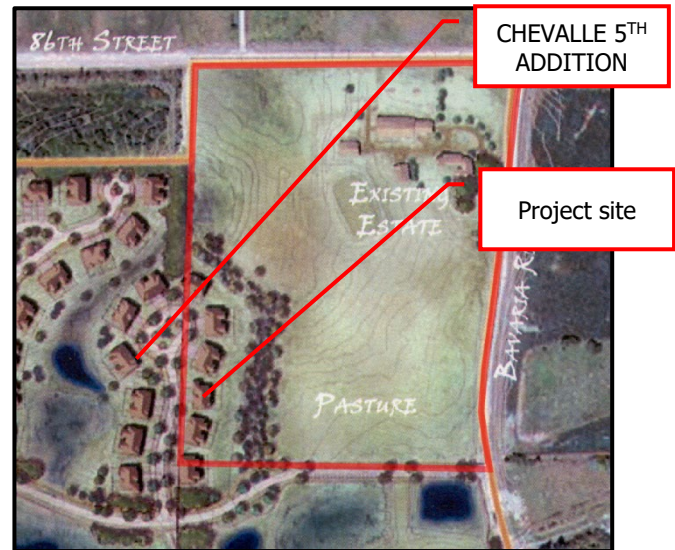


Figure 7: Chevalle Master Development Plan: site detail

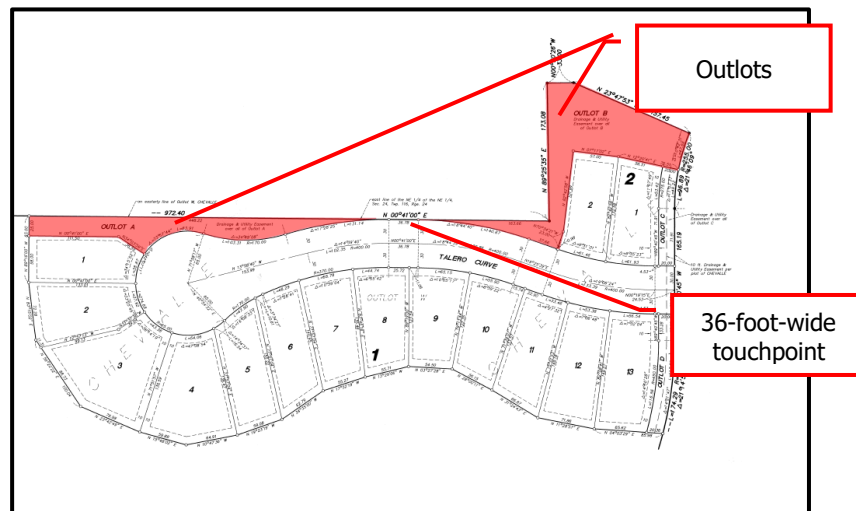


Figure 8: CHEVALLE 5TH ADDITION final plat (north to the left)

- Asked questions related to: (1) density and number of lots; (2) future development of other areas on the subject property; (3) construction timeline and traffic patterns; and (4) access.

Concept Plan

• **Existing Conditions**

The 30-acre property currently contains a 4,000-square-foot house, three large accessory buildings, and several smaller agricultural structures in the property's northeastern corner. The rest is predominately fenced horse pasture.

The property is relatively flat with minimal grade change. Generally, the highest point is in the northwest corner, sloping gently downwards towards the southeastern corner and the Terra Vista Circle cul-de-sac.

The project site is roughly 6 acres in the southwest corner of the larger property. It does not contain trees. However, trees – which would need to be inventoried – are located along the south and west property lines.³

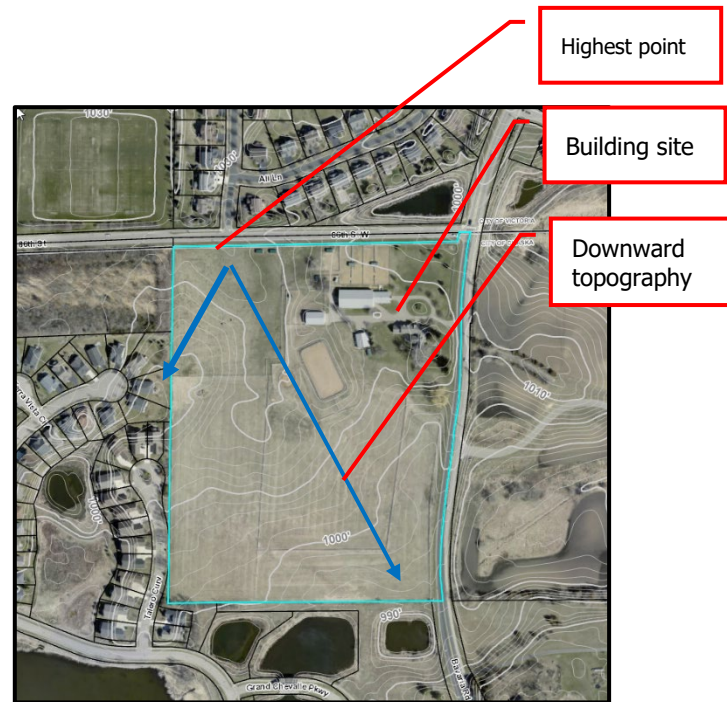


Figure 9: Overall existing conditions



Figure 10: Site existing conditions

³ This has been added as a condition of approval.

- ## Concept Plan

The concept plan contemplates 10 new single-family lots, accessed by a new cul-de-sac extending from Talero Curve.

Goals:

The applicant has identified the following goals⁴ for the project: (1) well-planned development; and (2) high-quality residential community.

Lot Design and Setbacks:

Lot sizes: 7,500 – 9000 sq. ft and roughly 60 feet wide.

Proposed setbacks would be:

- *Front yard setback:* 23 feet
- *Side yard setback:* 5 feet
- *Rear yard setback:* 20 feet

Building Type and Design:

It was initially envisioned that homes within Chevalle would be generally custom-built, single-level homes with an English Countryside style to complement Chaska's greenbelt. The applicant is working with the Talero Villas HOA to ensure the new homes are cohesive and in keeping with the approved Chevalle Master Development Plan and architectural standards.⁵

Additionally, all homes must comply with the city's architectural and anti-monotony ordinances. Homes on corners and those with rear facades facing public roads must feature 360-degree architecture.⁵



Figure 11: Proposed Concept Plan

⁴ The city's mission is to be the "best small town in Minnesota" by providing a high quality of life. Core strategies have been developed to assist the city in achieving its overall mission by balancing growth and preservation of the city's unique, historic, small-town image and sense of community. These strategies include: (1) Chaska's high quality of life is enhanced; (2) taxpayers perceive they are getting quality cost-effective service; (3) well planned and orderly community development is a priority; (4) a sense of community and small town values are maintained; and (5) commitment to excellence.

⁵ Typical building elevations and floor plans are required for a preliminary plat application to be considered complete.

The concept plan includes an outlot for stormwater management, screening, and landscaping.

Access to the new homes would be via a newly constructed cul-de-sac extending from Talero Curve.

Utilities are available to the site, with stubs installed in the 36-foot-wide right-of-way of Talero Curve at the western property line. Utility connections must move north to align with the newly aligned street.⁶

The property is zoned [RR2, Rural Residential 2](#). It is anticipated the project site would be rezoned to PRD, Planned Residential Development to be consistent with the Chevalle development.

The applicant is requesting approval of a concept plan. The following is intended to summarize the applicant's request and staff's analysis:

Generally, yes, but further evaluation during the rezoning/ preliminary plat review will be needed.

- While a more detailed review will occur during the preliminary plat/rezoning application review, staff has initially assessed the concept for compliance with the comprehensive plan's Greenbelt goals and policies. The policies and staff's findings

⁷ Detailed stormwater plans and supporting information will be submitted with preliminary plat/ rezoning applications.

can be found in the [Supporting Information](#) section of this report.

Overall, the plan generally aligns with the Greenbelt land use policies, but more details on existing conditions, trees, and landscaping are needed to evaluate viewshed and screening fully.⁸

The approved landscaping plan for Chevalle also functions as the viewshed and screening plan, contemplating the viewshed from Bavaria and 86th St W. This previously approved plan includes a vegetated berm, planted with a dense mix of deciduous, ornamental, and coniferous vegetation. Supplemental cross-sections suggest views from these roadways are significantly obscured by grading and layered vegetation.

While the concept includes berming and vegetation, more will likely be required to ensure compliance with the original concept. This review will occur during the review of a rezoning/ preliminary plat application when more detailed plans are provided.

- b. The 2006 Comprehensive Plan Amendment for Chevalle included the subject property, accounting for the 10 additional units and 2.41 acres of development within the planned 1/3 developed, 2/3 undeveloped ratio (to maintain the overall 2.04 density).

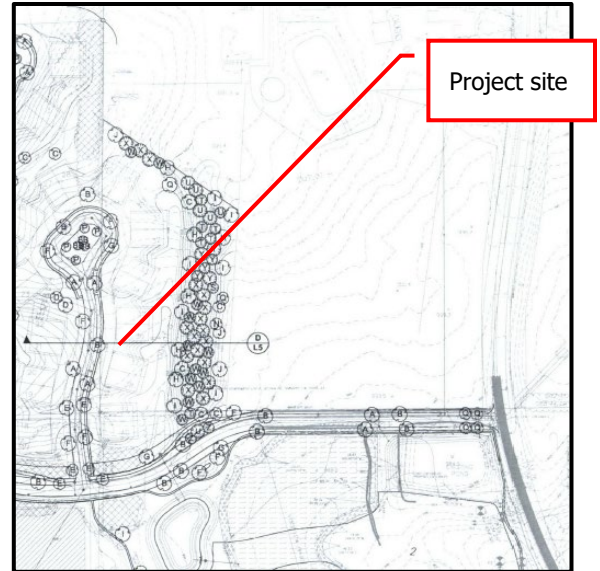


Figure 13: Chevalle: Landscaping and screening Plan

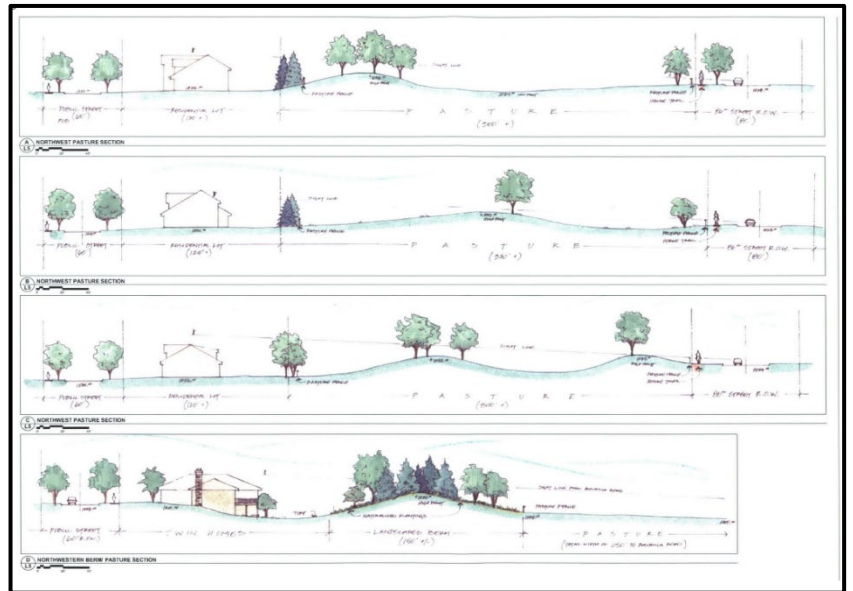


Figure 14: Chevalle: Landscape and screening sections

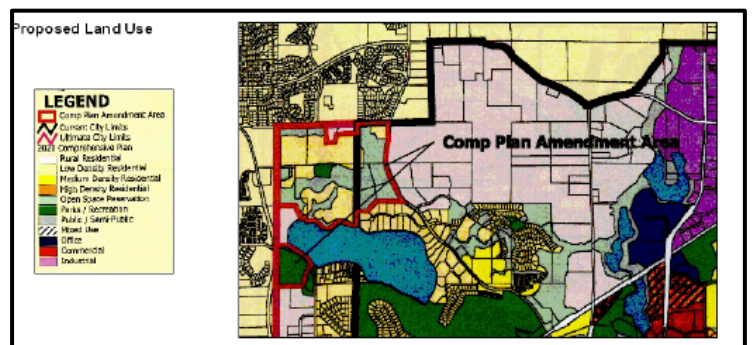


Figure 15: 2006 Comp Plan Amendment: Chevalle

⁸ This is included as a condition of approval.

Like the Chevalle 5th/Talero Curve development, the concept plan proposes detached units instead of the originally planned attached units. The east side of Talero Curve was intended to follow a “mirrored” design. Staff supports the detached townhome concept as it would align with the original “mirroring” intent.

The applicant has worked with the Talero Villas HOA for roughly a year. Ultimately, the HOA would not support the “mirrored” design, which would require property owned by the HOA to be included in the development. This decision led the applicant to pursue a new street/cul-de-sac development design.

While the proposal matches the previously approved unit count and development area, further review is needed to determine if a comprehensive plan amendment would still be needed because of the new street and configuration.

Notably, per the approved 2006 amendment, conservation easements will be required for the property’s remaining pasture area to protect the greenbelt.

- c. The 2006 amendment suggests that water and sewer services for the new development will come from the Chevalle development. However, further review and discussion with the Metropolitan Council is needed to determine if a comprehensive plan amendment is required, as the property is not located within the Metropolitan Urban Service Area (MUSA)⁹ staging area.

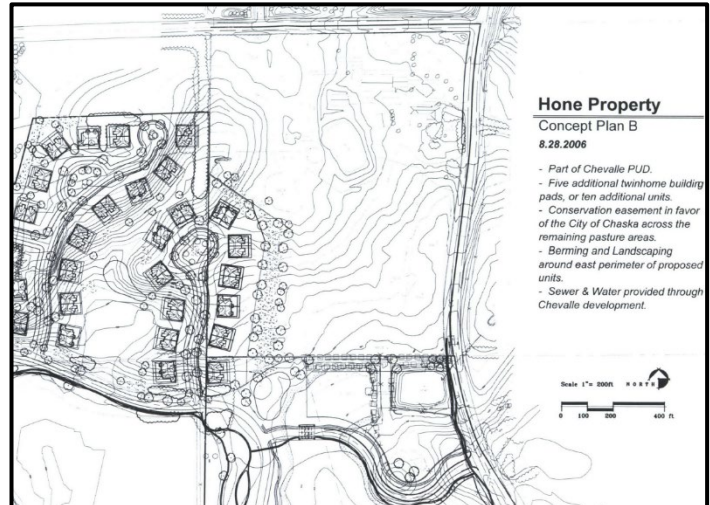


Figure 16: 2006 Comp plan amendment: Concept B

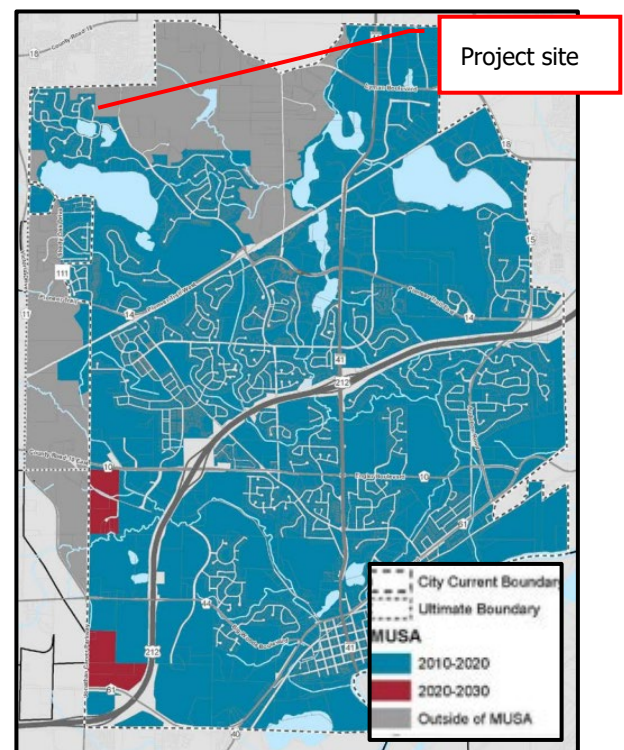


Figure 17: 2040 Comprehensive Plan: Land Use - MUSA staging

Should the applicant decide to move forward with the project beyond concept plan review, staff will begin coordination with the Metropolitan Council.

⁹ The MUSA, is a boundary that limits the services and infrastructure needed for development within the Twin Cities area of Minnesota. The Metropolitan Council oversees the MUSA.

2. Are the lot configurations and setbacks reasonable?

Generally, yes. The development would be consistent with the Chevalle 5th/ Talero Curve Neighborhood, as:

	Chevalle 5th Addition	Proposed
<i>Minimum lot size *</i>	7,700 sq. ft.	7,580 sq. ft.
<i>Minimum lot width</i>	57 ft (at front yard setback)	58 ft
<i>Front yard setback</i>	23 ft	23 ft
<i>Side yard setback:</i>		
<i>street:</i>	25 ft	5 ft
<i>interior (house/ garage)</i>	5 ft	5 ft
<i>Rear yard setback</i>	20 ft	20 ft
* rounded to the nearest 5 ft Highlighted areas to show differences.		

Two lots in the proposed concept plan are smaller than the 7,700 sq. ft. minimum in Chevalle 5th/Talero Curve. To ensure a similar development pattern to Chevalle 5th/ Talero Curve, Lots 7 and 10 should be reconfigured to maintain the minimum 7,700 sq. ft.

A corner-side yard setback is typically included. However, the concept plan includes a vegetated berm on the west side of the homes. Existing vegetation along Talero Curve and the proposed vegetative berm would provide a 75-foot separation between Talero Curve and the new homes. No other corner lots are proposed.

3. Is the access appropriate?

Generally, yes. The applicant initially aligned the new cul-de-sac within the 36-foot-wide right-of-way at the eastern property line. This design would have required a variance to reduce the right-of-way at the access point. Staff expressed concerns about constructability constraints, snow removal, public and private utility access, and future maintenance. Responding to staff and Talero Villas HOA concerns, the applicant revised the plan, shifting the cul-de-sac 60 feet north. Staff would support this change as it



Figure 18: Original Concept – Nov. 2024



Figure 19: Revised Concept – Jan. 2024

keeps a full 60-foot-wide right-of-way but acknowledges that it would require acquiring property from the HOA.¹⁰

The proposed cul-de-sac bulb is shown at 88 feet. To comply with the Minnesota State Fire Code, the cul-de-sac bulb must be 95-feet.¹¹

The Talero Villas HOA inquired about restricting construction traffic in their neighborhood. A construction access from Bavaria Rd, previously used for building stormwater ponds, still exists, partially on city-owned land. Further review is needed to determine if access through Chevalle Country Estate property is possible.



Figure 20: Construction Access - 2008 Aerial

Summary Comments

Staff recognizes that additional follow-up and information are needed before the rezoning and preliminary plat applications are complete. These items have been added as conditions of approval.

Some details, such as building and landscaping plans, were not included in this review but were previously approved as part of the Chevalle Master Development Plan. Staff will ensure consistency with those approvals as the project moves forward.

In addition to general feedback from the planning commission and city council, staff requests direction on:

1. If the applicant resolves property acquisition and roadway/utility connection issues with the Talero Villas HOA, is there support for the proposed concept plan layout over the original Chevalle Master Development Plan?
2. Is any additional information requested for the viewshed analysis besides detailed landscaping plans and cross-sections?

Deadline for Agency Decisions

Application Received	60-day review *	120 – day **
Nov. 4, 2024	Jan. 20, 2025	March 21, 2025
* Pursuant to MN State Statutes the City must act on the request within 60-days. ** The city can provide the applicant with a written letter requesting an additional 60-day review period if further review is needed. *** Notice sent on Jan. 15, 2025		

Neighborhood Feedback:

Staff received and attached neighborhood comments on the project.

¹⁰ This has been included as a condition of approval.

¹¹ This is included as a condition of approval.

Planning Commission Action Requested:

Motion to recommend the City Council approve the concept plan for Talero Curve, a 10-lot subdivision, subject to the following conditions:

1. Approval shall be based on the following graphic exhibits unless modified by the conditions below:
 - a. Narratives, dated Nov. 20, 2024 and Jan. 29, 2025
 - b. Existing conditions plan, dated Nov. 19, 2024.
 - c. Concept plan – north shift, dated Jan. 28, 2025.
2. In addition to the items required by City Code Sec. 15.36.050, the following must be submitted for a preliminary plat application to be complete:
 - a. An application signed by the applicant, property owner, and Talero Villas HOA.
 - b. Survey;
 - c. Grading plans;
 - d. Tree inventory and preservation plan. This plan must also include trees within Outlots A and B, Chevalle 5th Addition;
 - e. Landscaping plans in conformance with City Code Sec. 15.28.070. These plans must also include cross-sections for viewshed and key community entrance analysis that meet the intent of the Greenbelt;
 - f. Typical building elevations and floor plans;
 - g. Stormwater management plan meeting city and Carver County WMO standards.
 - h. Opportunities to avoid construction traffic using Talero Curve should be explored.
3. The following plan changes are required:
 - a. All plans must include the entire 3910 Bavaria Road property. Details can be used as necessary for the project site.
 - b. The site plan must:
 - i. include a preservation method, such as a conservation easement, over the remaining pasture area.
 - ii. reconfigure lots to ensure a minimum lot size of 7,700 sq. ft.
 - iii. increase the cul-de-sac bulb to 96 feet, in accordance with MSFC (2020), Appendix D.
 - c. Utility plan must illustrate the:
 - i. existing utility stubs must be abandoned at the water main and bulkheaded inside the sanitary sewer manhole.
 - ii. New stubs must be cut in to the north per City requirements.
4. Continued coordination with:
 - a. Talero Villas Homeowner's association regarding property acquisition, landscaping, and roadway/ utility connections; and
 - b. City Engineer regarding utilities, grading, access, and drainage.
5. Adherence to the City Engineer memo dated Feb. 5, 2025.
6. Compliance with City Ordinances, including:
 - a. Sec. 15.28.290, Anti-monotony and Design requirements: including LP Smartside on front elevations and 4-inch window trim on all windows.
 - b. Sec. 15.36.080, Subdivision Design Standards: including streets, street trees, and sidewalks.
7. Setbacks are as follows:
 - a. Front yard setback: 23 – feet
 - b. Side yard setback: 5 – feet
 - c. Rear yard setback: 20 – feet

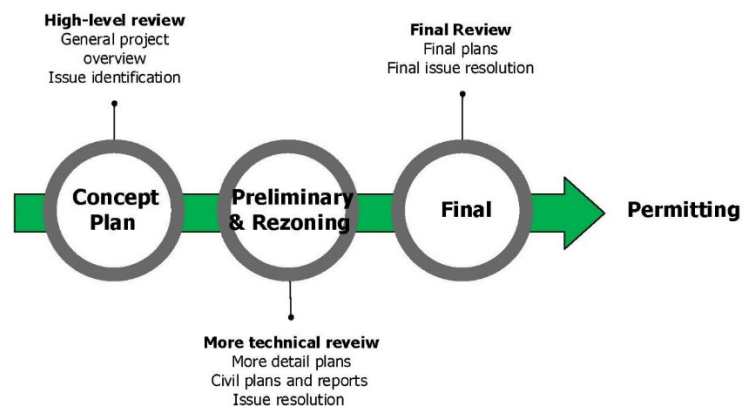
8. Prior to final plat approval:
 - a. In tandem with the preliminary plat approval, any necessary comprehensive plan amendments are approved;
 - b. The developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs, including but not limited to park dedication fees;
 - c. A wetland mitigation plan must be completed and approved.
9. Prior to final plat recording:
 - a. Ensure that all applicable easements for City utility extensions, as identified by the Engineering Department, are secured.
10. Prior to issuance of a permit:
 - a. Submit a construction management plan. This plan must address work hours, construction access and parking, and overall site maintenance compliance.

[[Supporting Information](#) on following page]

SUPPORTING INFORMATION

Land Use Review Process

The City of Chaska reviews land use applications in three steps, with plans becoming more detailed at each stage. The concept plan review is high-level and is intended to identify any issues to be resolved. As the project continues through the process, plans become more detailed. Staff's review of these plans also becomes more detailed to ensure previously identified issues are resolved and compliance with statutes, ordinances, and policies. At each stage, the planning commission makes a recommendation to the city council.



Generally, the planning commission has three options:

1. Concur with staff's recommendation. In this case, a motion should be made recommending the city council approve the plan.
2. Disagree with staff's recommendation. In this case, a motion should be made recommending the city council deny the plan. This motion must include a statement as to why denial is recommended.
3. Table the request. In this case, a motion should be made to table the item. The motion should include a statement as to why the request is being tabled with direction to staff, the applicant, or both.

Comprehensive Plan: Chaska Greenbelt Land Use Goals and Policies

Policy One: Standards for residential development within the portion of the Greenbelt that is suitable for development (excluding floodplains, wetlands, wooded slopes, etc.) shall be as follows:

- Maximum of four dwellings per 1/4 1/4 section (40 acres) including farm and non-farm dwellings.

- Spacing between dwellings at least 300 feet.
- Minimum five acre lot size per dwelling.
- Dwellings shall not be located on steep slopes over 18 percent.
- A standard on-site sewage treatment system shall be installed, and one alternate drainfield site shall be provided.
- Other requirements as set forth in Section 3.1.1B (Rural Residential 2) of the Chaska Zoning Ordinance.

Staff finding: The applicant is pursuing development under Policy 3.

Policy Two: The protection of “rural character” will be an important land use strategy for implementing the “Greenbelt” concept. A cooperative preservation strategy between the City and property owners will enhance the rural character of the Greenbelt and strengthen the historic relationship of Downtown Chaska and the agricultural lands that surrounded it. The preservation of very low density (minimum one housing unit per 80 acres) land uses at the “key” community entrances is one method of promoting the “rural character”. Methods to preserve the “rural character” of these “key” community entrances are as follows:

- The parcel to be preserved for agricultural purposes is 80 acres in size and is designated as being in the Greenbelt.

Staff finding: The property is roughly 30-acres, which is less than the required 80-acres. However, the property was included in the overall master plan for Chevalle which far exceeded this requirement.

- A permanent land use protection tool is put in place on the property to be preserved, such that the permanent and continued agricultural utilization of the land is ensured.

Staff finding: A preservation tool, such as an easement, would be required to ensure the remainder of the property is preserved as an agricultural use.

- The building eligibilities of the area to be preserved, that would have been available if development had occurred under the RR-2 zoning district, can be transferred to adjacent land that is owned by the same owner of the land to be preserved, such that the minimum lot area and spacing requirements of the RR-2 zoning district would still apply to those transferred building eligibilities.

Staff finding: This is not proposed with the concept plan.

- The area that the building eligibilities are to be transferred to will be visually remote from the “key” community

entrance (FIGURE 4.8).

Staff finding: The subject property is located near a key community entrance. The concept plan includes vegetated berms on the east and west sides of the development. However, more information is needed to evaluate the screening of the new development from the key community entrance is required. This has been added as a condition of approval.

- The building eligibilities could not be utilized to impact wetlands, wooded steep slopes, nor high-quality tree stands as identified by the Comprehensive Plan.

Staff finding: The development is not anticipated to impact wetlands or steep slopes. However, a tree inventory of trees on adjacent properties (west and south) is required to evaluate tree impacts.

- The “rural character” preservation plan and building eligibility transfer plan will be reviewed by the Planning Commission and the City Council for overall conformance to the City’s policies and ordinances.

Staff finding: The project will be reviewed under the city’s three-step process with review by the planning commission and city council.

Policy 3: In lieu of Policy #1 above, projects in the Chaska Greenbelt can request a comprehensive plan map amendment to allow for cluster development (i.e., conservation development), if the project generally meets the following objectives:

- The development areas within the project can be serviced by Chaska sanitary sewer and water.

Staff finding: The development would be served by city utilities.

- A concept plan is submitted for a project area that is bounded by major roads or municipal boundaries in the Greenbelt.

Staff finding: The applicant has submitted a concept plan for review.

- A completed analysis on the impact of the proposed development on municipal infrastructure (i.e., streets, water, sewer, etc.).

Staff finding: Staff has conceptually reviewed the development and find it reasonable. Additional impact analysis will occur during the review of a preliminary plat/rezoning application.

- The viewsheds at key community entrances are identified, prioritized, and protected. The prioritization should be by functional classification of the street involved (i.e., viewsheds along arterials have a higher priority than viewsheds along collectors).

Staff finding: The property is located near a key community entrance. Bavaria Road, currently classified as a Collector road, it is recommended to be upgraded to an Arterial roadway in the future. Significant review of viewsheds will occur during review of a preliminary plat/rezoning application.

- The open space and natural resources systems of the area are identified, prioritized, and protected, using the Environmental Features Map (FIGURE 3.7) as the basis for open space preservation. Public access to these systems is required.

Staff finding: While Fig. 3.7 identifies wooded areas on adjacent properties, no environmental features are identified for the project site.

- The density of the project is approximately 1.0 dwelling units per gross acre.

Finding: The density per gross acre would be 0.36 (10 new lots + existing house).

- Development activity is limited to approximately 1/3 of the site. The remainder of the site remains undeveloped with permanent protection measures provided to ensure that it will be properly maintained, enhanced, and protected in perpetuity.

Staff finding: The 10-lots and net developed area of 2.41 was figured into the previously approved Chevalle development.

- Protect approximately 25-50% of the gross project acreage in the form of viewsheds, natural resources and open spaces beyond that which is already regulated (i.e., wetlands, steep slopes, etc.).

Staff finding: A full site survey is included as a condition of approval. This survey will allow staff to accurately calculate the ratio of protection and development. That said, the concept appears to generally meet this requirement. Review of a protection tool is also required.

- Wildlife corridors, based on those identified on the Environmental Features Map (FIGURE 3.7), having a general width of 150 feet.

Staff finding: No wildlife corridors were identified on the site.

- Provision of adequate parkland and construction of park(s), as these development areas are outside of existing planned park areas.

Staff finding: The development was factored into the Chevalle development.

Parkland Dedication and Development Fees

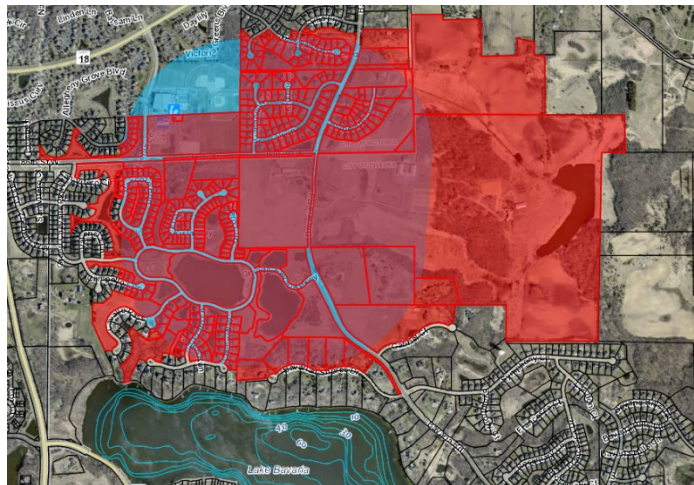
There are no additional parks identified for this area per the comprehensive plan. As such, parkland dedication fees will be required.

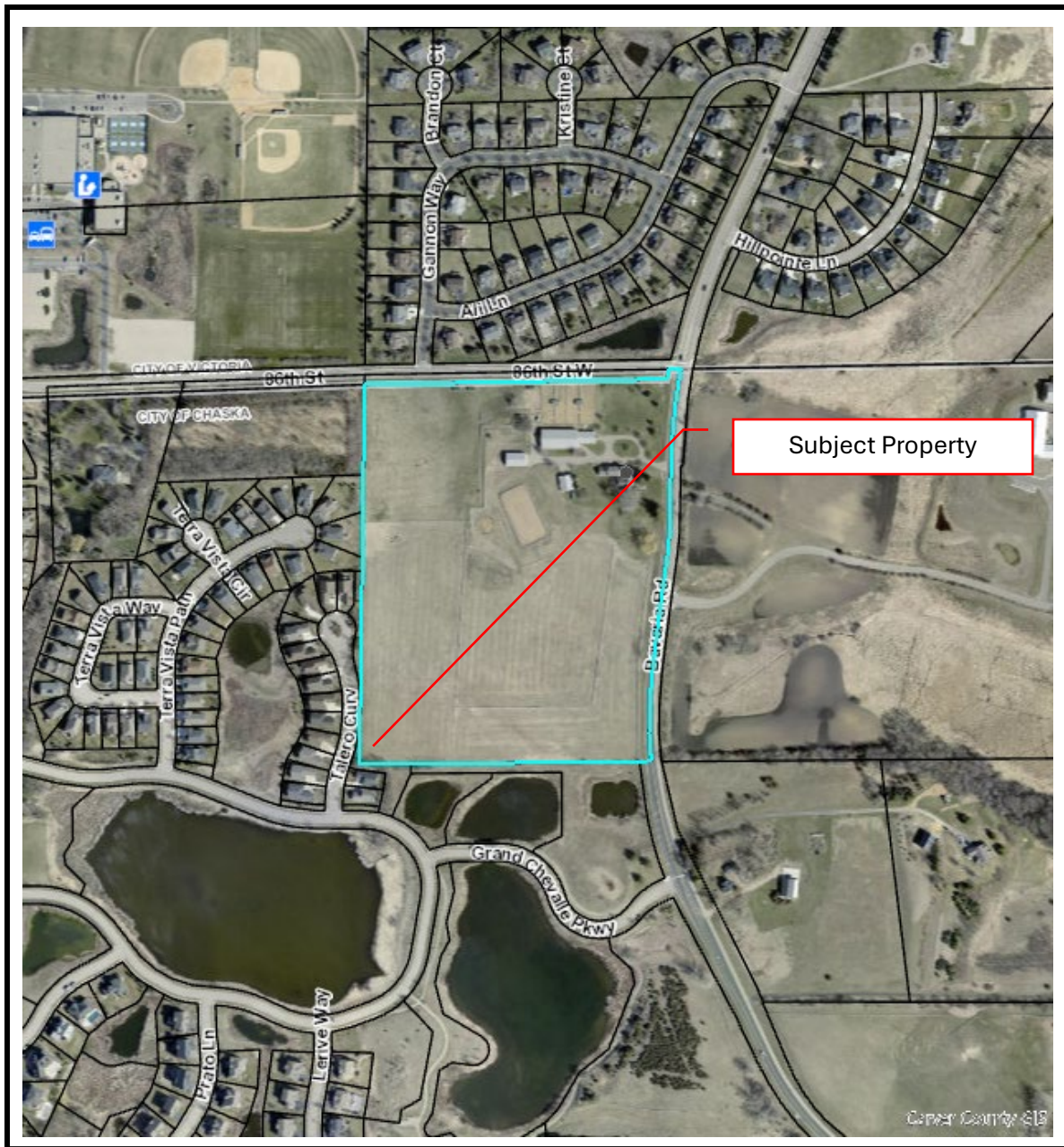
Additionally, the city has a number of area-wide development costs such as (but not limited to): (1) arterial roadway network; (2) collector roads; (3) storm sewer; (4) trails; and (5) parks.

The developer will need to work with city staff to determine which of these are applicable prior to final plat.

Mailing area

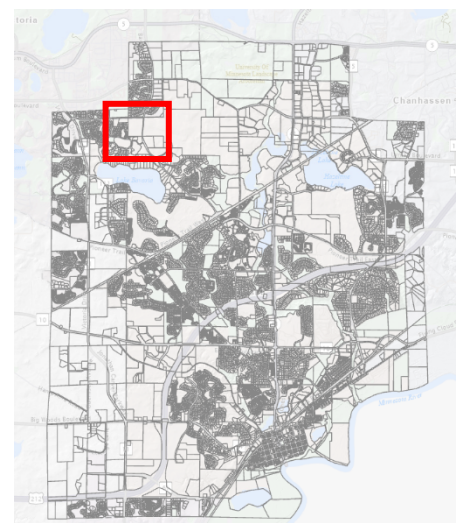
There were 285 courtesy notices mailed for this project:





LOCATION MAP

Project: Chevalle 5th Addition
Address: 3910 Bavaria Rd



January 29, 2025

Ashley Cauley
City Planner
City of Chaska
1 City Hall Plaza
Chaska, MN 55318

Re: Talero Concept Plan

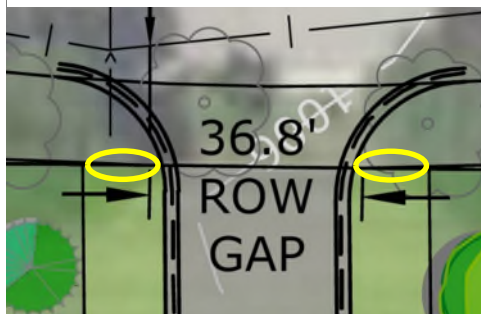
Dear Ms. Cauley,

Thank you for your time and consideration of our concept plan application for development of ten (10) homesites adjacent to the Talero Curve neighborhood (the "Project"). We appreciated the recent opportunity to sit down with City staff and the Talero Homeowners Association ("HOA") members and discuss the Project.

As outlined in our concept plan application, the City originally created two outlots - "Outlots A and B" (Figure 1) - during the development of the Talero neighborhood. These outlots are now owned by the HOA. The access to the Project, located between the outlots and at the point of connection with the existing roadway, is limited to 36.8 feet of right-of-way ("ROW").

As shown in the original concept plan, approximately fifteen square feet of property at the access point lies outside the Project's control, which limits its ability to comply with the City's current ROW standards (highlighted in Figure 2). In order to construct a public road and meet City Code requirements, the Project must either 1) obtain an easement or title to the land highlighted, or 2) receive a variance to the ROW standards as currently proposed.

Figure 2: Existing ROW



roadway access particularly with regards to its location across from an existing driveway. We

VIA EMAIL
acauley@chaskamn.gov

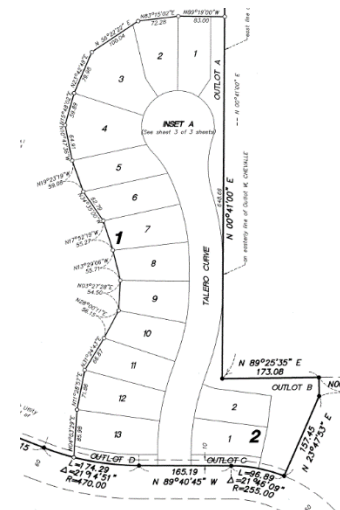


Figure 1: Outlot A and B- Talero Plat

Over the past year, our development team has worked closely with the Talero Curve HOA and the surrounding community to explore different street, lot, and neighborhood layout options. We've held meetings, gathered feedback, and worked to consider residents' concerns - particularly regarding traffic, safety, and how the proposed roadway alignment might affect the character of the neighborhood. The Talero community remains concerned about expansion of the proposed

believe the key takeaway from these discussions is a shared desire to find a solution that balances the new development with the existing community needs.

Through renewed conversations with the HOA, we explored two main alternatives for the roadway alignment:

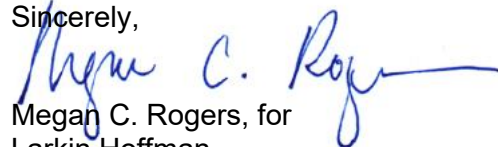
- **Shifting the roadway south** – This option would impact utility connections, reduce the separation between new homes and existing homes, create challenges for fencing and landscaping, and require more significant grading of the site to accommodate the new roadway as compared to primarily relying on the existing grade of the site.
- **Shifting the roadway north** – This option moves the roadway approximately 63 feet north of the original access point, capitalizing on the natural curve of Talero Curve Road and the existing spacing between homes. This alignment addresses community concerns by ensuring the roadway is not directly across from existing driveways.

Please find attached a revised concept plan which shifts the roadway north ("Revised Design"). The proposed new location of the roadway is contingent upon approval by the HOA, as access now substantially relies on land owned by the HOA. Additionally, utility connections, which are currently aligned with the original roadway design, will need to be extended to accommodate the revised layout.

To further address community concerns, our updated plan incorporates a 60-foot setback from the existing right of way, resulting in a practical setback of over 70 feet from Talero Curve - equivalent to the length of two school buses stacked end to end. This design preserves and protects the existing tree cover along Talero Curve. The design of the new road is not unique within the Chevalle master development, but the spacing and investment in transition between the existing neighborhood and Project is. Similar layouts within the broader neighborhood typically benefit only from a corner lot side yard setback rather than the expanded preserve area created by this design. The Revised Design integrates the enhanced landscaping from the original plan to create a natural transition between the new and existing homes.

We believe this reflects our commitment to the community by creating a development that integrates with the surrounding area and improves the overall aesthetics of the Project. We hope the revised design offers a practical solution that addresses the Talero Curve community's concerns while meeting the access needs of the Project. Thank you again for your continued support and consideration.

Sincerely,



Megan C. Rogers, for
Larkin Hoffman

Direct Dial: (952) 896-3395

Direct Fax: (952) 842-1847

Email: mrogers@larkinhoffman.com

cc: Matthew Duffy (via email: mduffy@MMBLawFirm.com)

<u>STOEBNER PROPERTY</u>	
TOTAL GROSS AREA:	29.82 ACRES
GROSS DEVELOPMENT AREA:	6.00 ACRES
NET DEVELOPED AREA:	2.41 ACRES
(includes right of way and full lots)	
2040 COMPREHENSIVE PLAN:	RURAL RESIDENTIAL
GUIDED USE	
CURRENT ZONING:	RURAL RESIDENTIAL 2
PROPOSED ZONING:	PRD - LOW DENSITY RESIDENTIAL
TOTAL PROPOSED LOTS:	10
NET DENSITY	± 4.15 UNITS/ACRE

PRD Single Family Residential

Minimum Lot Area:	7,500 Sq. Ft.
Minimum Lot Width:	58'
Front Setback:	23'
Side Setback:	5'
Rear Setback:	20'



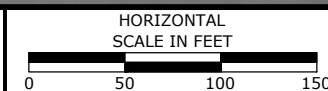
NO.	DATE	DRAWN	DESIGN	CHECKED	ISSUES / REVISIONS
	11-19-24				CITY CONCEPT PLAN SUBMITTAL
	1-28-25				CITY CONCEPT PLAN SUBMITTAL (SHIFTED)



HTPO Engineering • Surveying
Landscape Architecture

HANSEN THORP PELLINEN OLSON, Inc.
7510 Market Place Drive • Eden Prairie, MN 55344
952-829-0700 • 952-829-7806 fax

PROJECT NO. 23-033



STOEBNER FARM DEVELOPMENT

CHASKA, MINNESOTA

SHEET
1
OF
2

SCALE: P:202303-033 - Chesko Vitas CADWGXEHIBTS323-033 - CONCEPT PLAN - N:SHIFT.dwg LAYOUT: CONCEPT
 ICALE: 0 DATE/TIME: Jan 28, 2025 - 10:40am
 USER: admin XREFs(3): X-MINOR.dwg 23-033_X-CIV-PROPAN SHIFT.dwg 23-033_X-CIV-SITEN SHIFT.dwg 23-033_X-GS-PARCELS.dwg 23-033_X-SUR-AERIAL.dwg 23-033_X-TBLK.dwg 23-033_X-CONCEPT.PATH1 SHIFT.dwg

November 20, 2024

City of Chaska
ATTN: Nate Kabat, Community Development Director
1 City Hall Plaza
Chaska, MN 55318

Re: Stoebner Farm Development Concept Plan Review

Dear Director Kabat:

We represent Quadriga Ventures regarding development of ten residential lots ("Project") on approximately 6 gross acres (2.41 net developable acres) of the property known as Stoebner Farm located at 3910 Bavaria Road ("Property"). Quadriga Ventures is a local development company with over 40 years of experience bringing new neighborhoods to life. Known for its high-quality residential projects, Quadriga Ventures meets market demands through a mix of rental and for-sale properties. In addition to residential work, the company also develops land and manages commercial assets, leveraging private equity to support real estate ventures and foster long-term value. On behalf of Quadriga Ventures, please accept this letter and the enclosed materials as a formal submittal for concept plan review.

1. Introduction and Background

The Property, located in the northwestern part of the City of Chaska ("City") and east of Talero Curve, is part of the Chevalle Development Master Plan, submitted in 2005 and approved by the City in 2007. The Chevalle neighborhood was developed through multiple phases, and the lots adjacent to the Property were platted in 2011 as part of the Chevalle 5th Addition ("Chevalle V or 5th Addition"). The original master plan for Grand Chevalle depicted here shows Talero Curve with homes on both east and west sides of the road. When the Property was not acquired by the master developer, the City created a path for future development in the 5th Addition approvals.





The Property is outlined in yellow in the image on the left. Talero Curve and the associated City right of way connects the Stoebner Property lot line, reserving space between platted Outlots A and B (shown in greater detail on Exhibit C- Recorded Chevalle V Plat). Although these outlots are a part of the existing Talero Curve HOA's holdings, the City elected not to rezone them at the time of approval in order to preserve access to the Property for future development. (Exhibit B- Chevalle V, Rezoning and Final Plat). The prior approvals reflect that Talero Curve traces the Property line for the explicit purpose of

providing access "if and when they choose to develop." This is consistent with the City subdivision ordinance which requires that where adjoining areas are not subdivided, but may be subdivided, the arrangement of streets in the new subdivision, in this case Chevalle V and Talero Curve, must provide for projection of streets into adjoining areas by carrying the new streets to the boundaries of the new subdivision at appropriate locations.

We are seeking initial feedback and concept plan approval to construct ten homes demonstrated on the attached concept sketch plan (Exhibit A). The Property is currently guided as Rural Residential and zoned as Rural Residential ("RR2"). Approval for the Project requires 1) a comprehensive plan amendment to the City's Low Density Residential guide plan consistent with the surrounding properties, 2) rezoning to a residential PUD, and 3) a variance to address the existing non-conforming right of way allocation from Talero Curve.

2. Project Narrative: Chaska Mission Statement and Core Strategies

The Project is consistent with Chaska's mission to be the "Best Small Town in Minnesota." It provides thoughtfully designed lots that align with the established Chevalle neighborhood, considering community connectivity and preserving the City's greenbelt goals. As a low-density residential development, the Project contributes to Chaska's high quality of life and integrates naturally with the surrounding landscape.

In alignment with the City's core strategies, the Project promotes well-planned development that reflects Chaska's small-town values. By integrating open spaces and thoughtful design elements, the Project enhances the residential environment, fostering neighborhood interaction and blending naturally with Chaska's rural character. This careful site planning allows residents and neighbors to enjoy shared spaces and a sense of connection, supporting Chaska's commitment to maintaining high-quality, low-density growth that balances community needs of additional housing with preservation. The Project further protects 3.9 acres of the Property investing in the City's greenbelt goals.

The guiding principles for the Project include creating a high-quality residential community that complements Chaska's greenbelt; supporting sustainable development that respects the natural landscape; fostering a sense of connection and interaction among residents through thoughtful site features; ensuring alignment with Chaska's vision for balanced, low-density growth; and reinforcing the neighborhood's identity by integrating design elements that reflect the style and character of the Chevalle neighborhood and surrounding properties.

3. Proposed Development and Site Features

a. Existing Conditions

The Property is primarily flat with minimal elevation change, consisting of prime agricultural soil and tall grass as its maintained land cover. Located within Chaska's designated greenbelt area, RR2 zoning of the Property is intended to support a low-density, rural buffer around the City's edge. Adjacent to the Property is the Chevalle neighborhood, a low-density residential community that forms part of the broader Chevalle Development Master Plan. A boundary survey and aerial photograph, attached, outline the Property's dimensions, and proximity to neighboring residential areas, providing a basis for the Project's integration with the surrounding landscape (Exhibit D).

b. Site Potential and Design Approach

The Project aims to build a low-density residential development consistent with Chaska's mission and the character of the Chevalle neighborhood. The planned layout of the ten single-family lots results in a net density of approximately 4.1 units per acre, creating a smooth transition from the agricultural setting to the established low-density residential environment.

The concept plan (Exhibit A) respects the Property's flat topography, agricultural soil, and rural character. The layout balances residential lot placement with open space, enhancing community connectivity and interaction, in line with Chaska's values. Additionally, the Project incorporates natural drainage patterns and site-specific features, supporting a seamless integration with the greenbelt and surrounding neighborhoods consistent with the original master plan for Chevalle.

c. Right of Way

The adjacent Talero neighborhood was approved as PRD-54. At the time of approval, the City created two outlots referenced in the City approvals as "Outlots A and B" (shown on Exhibit C) and elected not to rezone those Outlots, reserving them for "future development" (the "Outlots"). The Outlots are owned by the Talero neighborhood HOA. Talero Curve was designed to run adjacent to the Property line for the purpose of "provid[ing] access to the adjacent property, if and when they chose to develop". The access to the Project between the Outlots and at the point of connection with the existing roadway, is constrained to 36.8 feet of right-of-way ("ROW") as previously approved. As shown on the concept plan, approximately fifteen square feet of property is outside of the Project's control at the point of access limiting the Project's ability to comply with the City's current ROW standard.

This limited access necessitates obtaining a variance from the standard ROW dimensions. To secure the variance, our application must demonstrate "practical difficulties" as defined in Chaska's zoning code. These include showing that the proposed use is reasonable and not otherwise permitted, that the situation stems from unique property circumstances not caused by the landowner, and that granting the variance will not alter the locality's essential character. The application must demonstrate that the variance does not harm public health, safety, or welfare, conflict with the Comp Plan or other City ordinances.

The Project meets these criteria. Quadriga is not seeking a variance for the entirety of the ROW to be provided, only fifteen square feet necessitated by the unique alignment of Talero Curve and the shape of the existing Outlots. The existing right of way and access accommodates the

entirety of the road surface. Consideration of a variance for limited square footage beyond pavement is reasonable especially in light of the prior approvals. Limitations on available right of way here are unique to the Property and the adjoining property and were not created by the personal characteristics or preferences of the Property owner. Instead, the limitations here were authorized by past approvals which specifically intended to provide for future development via the access allocated.

The variance presented will not alter the essential character of the locality or cause the connection between the existing right of way or future right of way to be out of scale, out of place, or inconsistent with the surrounding area. The proposed roadway design and overall concept plan mirrors developed neighborhoods within Chevalle like San Vitero Circle and San Vitero Point. The design aligns with the Comp Plan's objectives for orderly development, addressing the unique challenges of the Property without creating substantial adverse impacts on neighboring properties. The proposed variance supports a reasonable and permitted use of the Property, preserving the essential character of the locality while respecting the intent of city ordinances.

d. Alternative designs

Since December of 2023, Quadriga has actively pursued acquisition of additional property to expand the available right of way. Specifically, Quadriga proposed acquisition of additional in exchange for the large outlots shown on the concept plan adjacent to the existing neighborhood. This plan provided for supplemental buffer area for existing residents, as well as additional space for snow storage which we understand from our conversations with the neighborhood, presents current difficulties. Quadriga, through a nine-month engagement process, presented a variety of design alternatives to address neighborhood feedback. These alternatives are detailed in our neighborhood meeting and engagement summary attached as Exhibit E, and included a mirror image design and an adjusted roadway access point moving the proposed street alignment north both of which would acquisition of additional HOA property.

An alternative to seeking a ROW variance is constructing the cul-de-sac as a private road extension into the Project area. A private road would require the installation and maintenance of private utilities, such as water and sewer systems, which would not be publicly maintained. All roadways within Chevalle are public roads; all utilities within Chevalle are public utilities. While developing a private road may be possible, the homeowners within the new development would be responsible for all roadway and utility maintenance, including plowing and repairs resulting in meaningfully increased monthly fees and reserve requirements. This is inconsistent with the current expectations for HOA duties and responsibilities within Chevalle today and would likely prohibit the new homes from joining the existing Talero Curve HOA.

4. Neighborhood Meeting

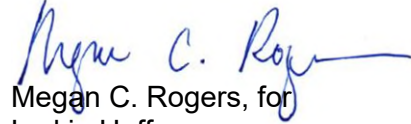
A neighborhood meeting was held on November 4, 2024, at 6:00 p.m. at the Victoria Recreation Center, with approximately nineteen attendees, primarily residents of Talero Curve and the Chevalle neighborhood. Notice of the meeting was mailed to 124 recipients within a 750-foot radius of the Project ("Exhibit F"). To ensure inclusivity, if any portion of a neighborhood fell within this radius, the entire neighborhood received an invitation.

The meeting included a presentation about the Project, a recap of prior discussions with the Talero Curve HOA regarding alternative development approaches, and an overview of the latest

proposed development design. Attendees were invited to ask questions, which were addressed by the Project team. A copy of the questions asked and answers provided, the meeting invite, list of attendees are attached as Exhibits E, G and H.

Thank you for considering this concept plan review. Quadriga Ventures looks forward to collaborating with the City of Chaska and its residents to ensure this Project enhances the community and aligns with the City's vision. Please contact us with any questions regarding the materials provided.

Sincerely,

A handwritten signature in blue ink, appearing to read "Megan C. Rogers", with a long horizontal flourish extending to the right.

Megan C. Rogers, for
Larkin Hoffman

Direct Dial: (952) 896-3395

Direct Fax: (952) 842-1847

Email: mrogers@larkinhoffman.com



FILE: P:\2023\23-033_Chaska_Villes\CADD\DWG\EXHIBITS\23-033_EX-CONDITIONS.dwg LAYOUT: EX-COND
SCALE: 0. DATE/TIME: Nov 19, 2024, 4:38pm
USER: aamell XREF(s): 23-033_X-MinTopo.dwg 23-033_X-GIS PARCELS.dwg 23-033_X-SUR-AERIAL.dwg 23-033_X-TBLK.dwg

NO.	DATE	DRAWN	DESIGN	CHECKED	ISSUES / REVISIONS
	11-19-24				CITY CONCEPT PLAN SUBMITTAL



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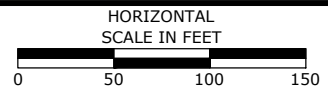
Engineering • Surveying
Landscape Architecture

HANSEN THORP PELLINEN OLSON, Inc.

7510 Market Place Drive • Eden Prairie, MN 55344
952-829-0700 • 952-829-7806 fax

PROJECT NO.

23-033



EXISTING CONDITIONS
STOEBNER FARM DEVELOPMENT CHASKA, MINNESOTA

SHEET
2
OF
2

Memorandum

To: City of Chaska Development Team

From: Megan Rogers and Raya Esmaeili, *Larkin Hoffman*
Aaron Carrell, *HTPO*
Matthew Weiner, *Quadriga Ventures*

Date: November 18, 2024

Re: November 4, 2024 Neighborhood Meeting: Stoebner Farm Parcel
Development

Quadriga facilitated a neighborhood meeting prior to submission of its formal concept plan application. Attendees from the development team are listed above, resident attendance is attached as Exhibit H. Below are the questions and comments received during the meeting (in bold), along with our responses.

Question: Could you provide some background on working with the Talero Curve HOA?

Quadriga Ventures entered into a purchase agreement for the development of the Stoebner Parcel in December 2023. Immediately thereafter, Quadriga began engaging with the city and the Talero HOA. In the spring of 2024, Quadriga prepared plan sets, including a general concept plan, to share with the neighborhood. These plans reflected both the original mirror-image design and the current concept plan design. The neighborhood board suggested that the additional roadway shown in the existing concept plan was preferable to the mirror-image design.

Over the summer, Quadriga met with the neighborhood board and attended a meeting with the entire Talero neighborhood. At these meetings, Quadriga explained and offered to purchase or obtain an easement for outlot area needed to complete a full right-of-way allocation for the proposed roadway. According to the concept plan narrative, this area comprises approximately 15 square feet of property, based on the narrowest points of the outlot design coupled with the existing roadway design, existing right of way and adjacency to the property line of the Stoebner Parcel. At this time, multiple designs were presented, including a full presentation from Quadriga's engineering team, HTPO.

It became evident that there was disagreement among neighbors and within the HOA about the location of the right-of-way. Quadriga proposed shifting the roadway to avoid aligning it directly across from existing home driveways. However, this required additional property/easement access from the Talero HOA. Ultimately, the HOA board's attorney determined that a vote of the board was required to allocate any portion of the outlet area. A vote was taken among the three board members. Two members, who live directly across from the approved roadway access point, voted to deny Quadriga's request to purchase or allocate the additional area needed to

establish a 60-foot right-of-way. The third board member voted in favor of the plan and later resigned from the board.

The building outlines in the concept plan appear smaller than the existing structures in Talero Curve and seem to feature two-door garages rather than three-door garages.

The concept plan design mirrors the existing structures in the Talero neighborhood and contemplates a similar architectural character, except that no shared driveways are proposed. The homes proposed have similar building pads and will be of similar size (and price point) of the Talero Curve homes.

Why is the design specifically for 10 lots? Would the developer consider reducing it to 8 lots? The 10-lot plan may lead to more impervious surfaces.

The design accommodates 10 lots for several reasons:

1. The 10-lot plan is consistent with Talero's existing density.
2. If an independent HOA is required, 10 lots will better balance shared costs.
3. The 6-acre parcel, with 2.41 developable acres, has a low impervious surface coverage rate.

The concept plan shows trees on the east and west sides of the lots. Will Quadriga Ventures be responsible for planting these trees?

During engagement with the neighborhood, concerns about screening and maintaining the character of the area were raised. Quadriga's plan aligns with Chaska's greenbelt policies by proposing additional tree plantings between the existing neighborhood and the new development. These trees would be planted in the outlet areas, with Quadriga responsible for the initial planting and the ultimate homebuilder planting trees on individual lots.

What will the sprinkler system entail?

The sprinkler system design will align with similar properties in the area, based on market needs. Discussions about water sharing and access to drainage ponds for water management were raised at the neighborhood meeting. Quadriga is open to such discussions.

Originally, didn't the Chevalle development plan envision a mirror-image layout? Why did the design change to a cul-de-sac?

The master development plan approved in 2007 envisioned a mirror-image layout, which Quadriga does not object to. However, feedback from the Talero HOA indicated that the cul-de-sac design was preferable. The development aligns with prior approvals for 10 properties on the 2.41 developable acres, consistent with the original master plan allocation.

What prevents further development of the rest of the Stoebner Property in the future?

While further development of the remaining acreage could be considered, it would require rezoning and expanded utility access.

Why is only this portion of the Stoebner Property being considered for development, rather than the northern section?

This area was identified because it was contemplated for development as part of the original 2007 Master Plan, has existing utility access, and could be incorporated into the broader Chevalle HOA easily accessing the main Chevalle roadways and retaining the charming amenities that make Chevalle a highly desirable neighborhood - like access to the property via the covered bridge road.

Is the intent to have single-family homes with sunken basements? We have concerns about slab-on-grade or half-basements since they may not align with the existing neighborhood aesthetic.

Quadriga's intent is to develop single-family homes with walkouts or traditional basements, depending on the site's topography as demonstrated on the concept plan. Slab-grade homes are not proposed.

The small pond to the south of the proposed development is Chevalle's irrigation pond and could use more water. Could the development consider using it for irrigation?

Quadriga is open to working with Chevalle and the City to facilitate this if possible.

Is the development contingent upon entitlement? What are the options if an agreement isn't reached?

Yes. The City process includes a concept plan review (Phase I), rezoning and reguiding (Phase II) and then preliminary and final development plans (Phase III). Phase II and review of preliminary development plans may be consolidated at the City's discretion.

From a construction standpoint, what is the expected timeline from start to finish?

After City approval, Quadriga would grade and install infrastructure on the property (road, curbs, water management systems, and initial landscaping within the buffer areas) and then turn it over to its homebuilder partner to complete construction of homes. The first period (infrastructure installation) will take approximately 3-5 months.

How would you manage disruption from construction traffic?

It would be our hope to negotiate temporary construction access through the existing easement and City access to the adjacent ponds from Bavaria road. This would limit the impact on the existing neighborhood during the period of construction.

From an aesthetic perspective, wood fencing around the development would be a better match to the rest of Chevalle.

We considered berming and landscaping to address the greenbelt goals and neighborhood feedback, but we are open to alternative screening like installation of wood fencing around the Property.

Is the intention for this development to be part of the Talero Curve HOA? If not, would it still be part of Chevalle?

Quadriga would welcome inclusion into the existing Talero HOA, though this decision ultimately lies with the HOA. Alternatively, an independent HOA could be created, with oversight from the Chevalle master association.

Comment: The Chevalle Master Association would welcome the new neighborhood into the master HOA.

To clarify, there is green space on both the west and east sides of the proposed development?

That is correct. On the east side, some City requirements apply, while the west side may still be negotiable.

In which step of the process (green space and shape of development) would this be discussed?

Feedback is appropriate on this during all phases of review: the concept plan (Phase I) and Preliminary Development Plan (Phase II/III) review.

Is there an opportunity for input during that step?

Yes. Interested parties are always welcome to contact the development team or to share feedback with the City. A formal public hearing will be held at each phase. Notice will be provided via the local newspaper and mailed notice will be provided to residents within 500 feet of the Property. Please provide contact information on our sign-up sheet in the event you would like regular updates from Quadriga on the project.

Has a builder been chosen yet?

No.

Are you looking to have only one builder?

Yes.

Comment: We appreciate the effort to address the green space issue and support this new addition to become part of the HOA, contingent on following the HOA guidelines.

Why should we approve access for the farm owner's benefit? This has been a long and painful process for the neighborhood and has caused tension between the neighbors.

Quadriga has made multiple proposals incorporating feedback from neighbors, including shifting access points, offers to acquiring additional outlot areas, and enhancing green spaces. Despite these efforts, consensus among neighbors and the HOA board was not reached. The Stoeblers relied upon prior approvals in investing in their property and desire to respectfully move forward with this Project.

When will we receive formal notice?

Notice will be provided by the City in conjunction with the requirements of its zoning and subdivision ordinance. Notice will be provided via the local newspaper and mailed notice will be provided to residents within 500 feet of the Property.

When do you anticipate hearing from the City?

We plan to review our concept plan in light of this conversation and the conversations we've had since providing the neighborhood meeting notice. We plan to submit our concept plan to the City in November.

4869-5415-5517, v. 1



Prepared for:

Larkin Hoffman Attorneys
8300 Norman Center Drive, Suite 1000
Minneapolis, MN 55437
Attn: Megan Rogers

LT File Number: 703876

750 FOOT RADIUS REPORT LETTER

Land Title, Inc. hereby certifies that as of October 4, 2024, it has searched the public records in the Carver County Department of Property Taxation and finds the names and addresses of property owners within 750 feet of the property described as:

That part of the North One-half of the Northwest Quarter of Section 19, Township 116, Range 23 West, Carver County, Minnesota, which lies Westerly of the centerline of Bavaria Road, according to the United States Government Survey thereof, Carver County, Minnesota.

to be entries 1 through 124, inclusive, as shown on attached Exhibit A.

Dated this October 25, 2024 at 7 o'clock A.M.



By: *Sara Dironca*

An Authorized Signature



Notice of Neighborhood Meeting

Location of Meeting: Victoria Recreational Center- Multipurpose Room,
8475 Kochia Lane, Victoria, MN 55386

Subject Matter: 10 home expansion of Talero neighborhood

Date: November 4, 2024

Start and End Time: 6:00 p.m.- 8:00 p.m.

Quadriga Ventures is a local development company with over 40 years of experience bringing new neighborhoods to life. Quadriga desires to develop 6 acres of the estate parcel just east of the Talero neighborhood (the “Stoebner Property”). The current plan includes 10 homes on 2.81 acres with the remaining land to be preserved for open space, screening, and water management. The original master plan for Chevalle Country Estates shown here - contemplated expansion of the Talero neighborhood to include additional homes. When the parcel Quadriga is developing today was not acquired by the master developer, the City created a path for future development in the original Talero approvals.



The proposed homes will be built to the same architectural standard as the Talero neighborhood. The proposed layout maintains the green space the Chevalle neighborhood is known for and guided by.

Our team would like to meet with surrounding property owners, members of the Planning Commission and Council to introduce the project and answer any questions the community may have prior to submitting our application. In addition to attending the neighborhood meeting please do not hesitate to reach out to mrogers@larkinhoffman.com

DEVELOPMENT MASTER PLAN



DEVELOPMENT SUMMARY:

UNIT CALCULATIONS		
Development Areas	Units	
Northwest Neighborhood	98	
Northeast Neighborhood	66	
South Neighborhood	63	
Existing Estates	2	
Total Units	229	
Units Per Acre	0.76	

LAND USE ACREAGE CALCULATIONS		
Open Space Areas	Acres	Percentage
Private Park Areas	2.65	
Equestrian Facility & Pasture	73.24	
Wetlands & Ponds	38.45	
Conservation Easements	44.87	
Public Park	7.62	
Dedicated Outlot	27.19	
Total Open Space	194.02	65%
Development Areas	Acres	Percentage
Existing R.O.W.	7.62	
Proposed R.O.W.	29.44	
Proposed Development	69.50	
Total Development	106.56	35%
Total Areas	Acres	Percentage
Total Project Area	300.58	100%



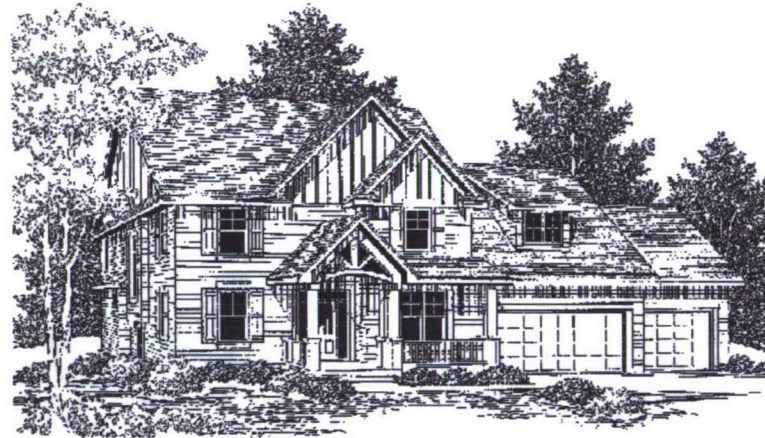
Chevalle
A Country Estate

NORTHWEST NEIGHBORHOOD



THE NORTHWEST NEIGHBORHOOD

In the northwest portion of the development a neighborhood of semi-custom single-family homes is proposed. The current agricultural land may lack some existing character compared to the rest of the site, but the proposed neighborhood and surrounding pasture area would provide a renewed identity. The development area itself would be lowered compared to existing grades, and earthwork would be done in the surrounding pasture areas to create a rolling pastoral landscape to screen the units from CR 11 and 86th Street. The homes in this neighborhood allow for a variety of design options and price points for a range of homebuyers.



SUMMARY

98 Total Lots
Lot Width: 82' Minimum
Lot Size: Ranges from 9,900 Sq. Ft. to 16,000 Sq. Ft.
House Square Footage: 2,400 Sq. Ft. to 4,800 Sq. Ft.
Price Point Packages: \$450,000 to \$650,000
Market: Families



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NORTHEAST NEIGHBORHOOD



THE NORTHEAST NEIGHBORHOOD

Situated between prominent tree lines to the north and west and a broad pasture area to the east, a small enclave of luxury twin homes is proposed. These high-end, custom units provide single level, luxury living for empty nesters and families with older children, which is a marketplace that has been overlooked in this area. While the exteriors of these units would consist of similar materials and vary slightly from building to building, the interiors would be completely unique. Customers would have the ability to modify the floorplan as they desire within the general framework of the building footprint. The development pattern takes its cues from the surrounding tree lines, a natural draw through the center of the neighborhood leading to the large wetland, and a remnant grove of large cedar and spruce trees. That grove of trees is preserved, along with an old silo base to be integrated to the design of a private green or gathering area for the neighborhood residents.

SUMMARY

66 Total Lots

Lot Width: 45' x 90' (Twinhome)

Lot Size: 4,050 Sq. Ft.

House Square Footage : 2,800 Sq. Ft. to 3,800 Sq. Ft.

Price Point Packages: \$475,000 to \$750,000

Market: Empty nesters, Families with older children, Young professionals



Chevalle
of Country Estate

SOUTH NEIGHBORHOOD



THE SOUTH NEIGHBORHOOD

Nestled between Lake Bavaria, along the ravine and south of the large wetlands in the center of the site, this neighborhood consists of high-end, custom single-family homes. Here, multiple builders would create a variety of housing styles within the framework of the design guidelines established for the development. The individual homesites and streets gently roll up and down following the existing topography allowing for minimum disturbance of the landscape. The lots situated atop the bluff overlooking the lake would be custom graded to allow the design of each individual structure to respond to topography and views to the lake. Also, centrally located to the neighborhood, a small private green, or pocket park provides individual neighborhood identity and serves a gathering area.

SUMMARY

11 Riparian Lots
52 Non-Riparian Lots
63 Total Lots

Riparian Lots:
Lot Width: 150' Minimum
Lot Size: Ranges from 42,000 Sq. Ft. to 65,000 Sq. Ft.
House Square Footage: 3,500 Sq. Ft and up

Non-Riparian Lots:
Lot Width: 90' Minimum
Lot Size: Ranges from 12,500 Sq. Ft. to 19,000 Sq. Ft.
House Square Footage: 3,500 Sq. Ft. and up

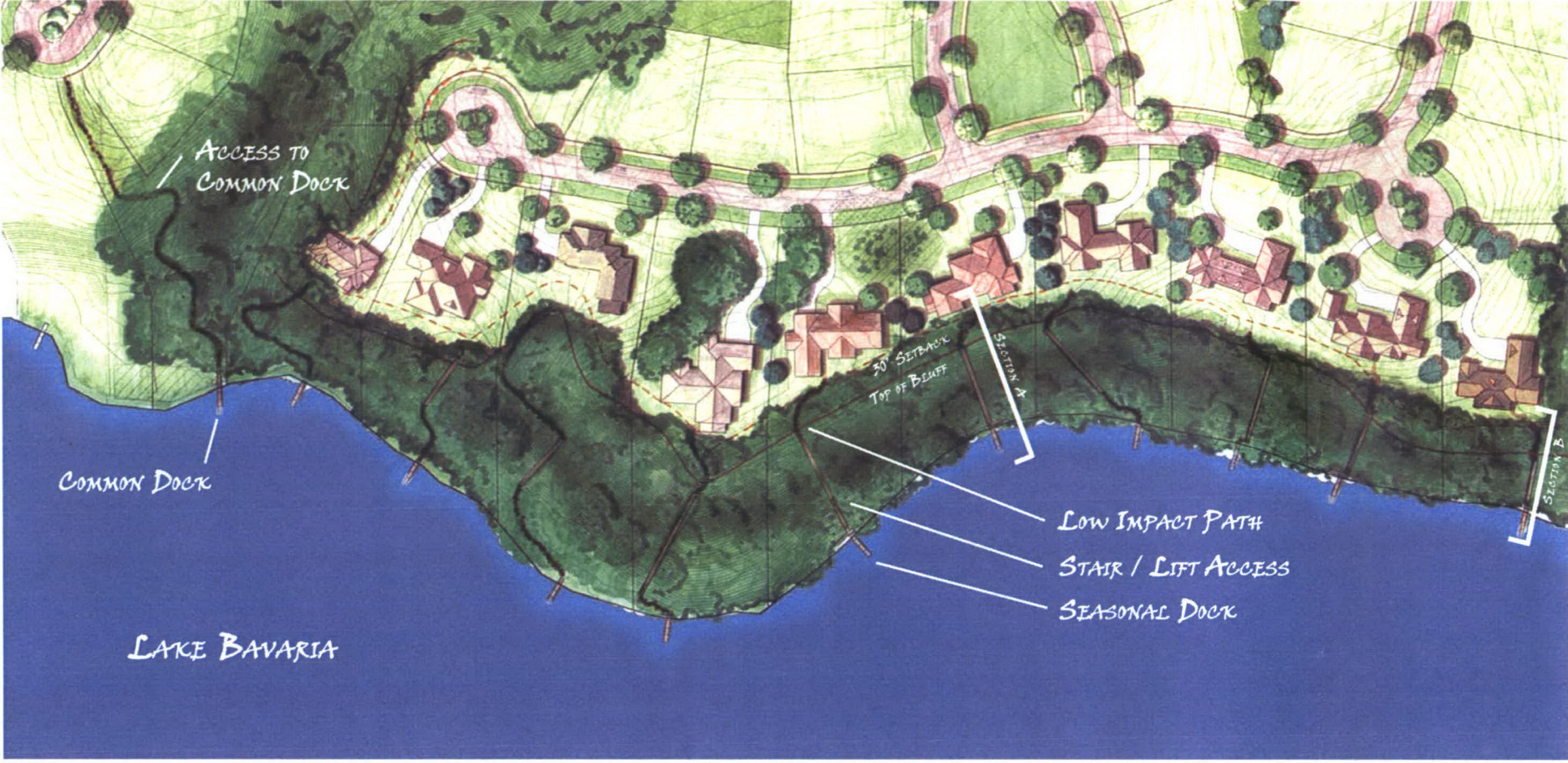
Price Point Packages:
Riparian: \$1,800,000 and up
Non-Riparian: \$900,000 and up

Market: Families & Empty Nesters



Chevalle
A Country Estate

LAKESHORE HOMESITES / LAKE ACCESS



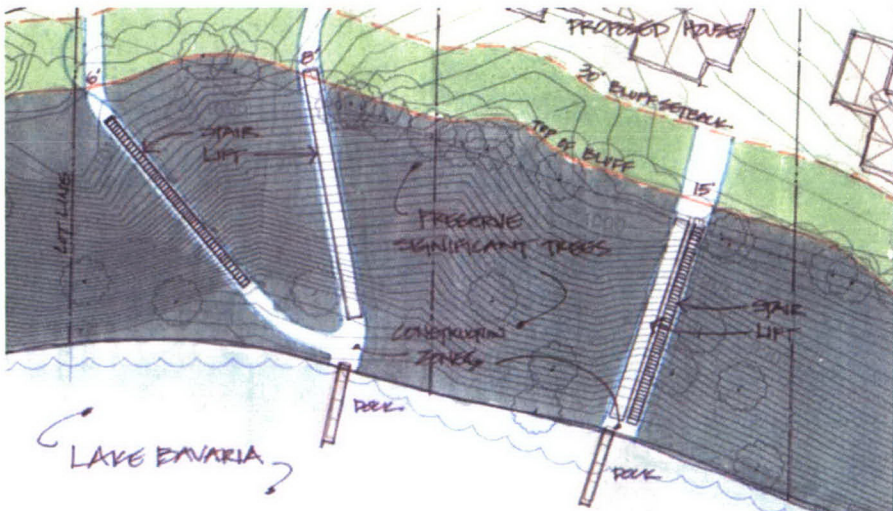
LAKESHORE LOTS - POTENTIAL DEVELOPMENT PLAN

ACCESS OPTIONS:

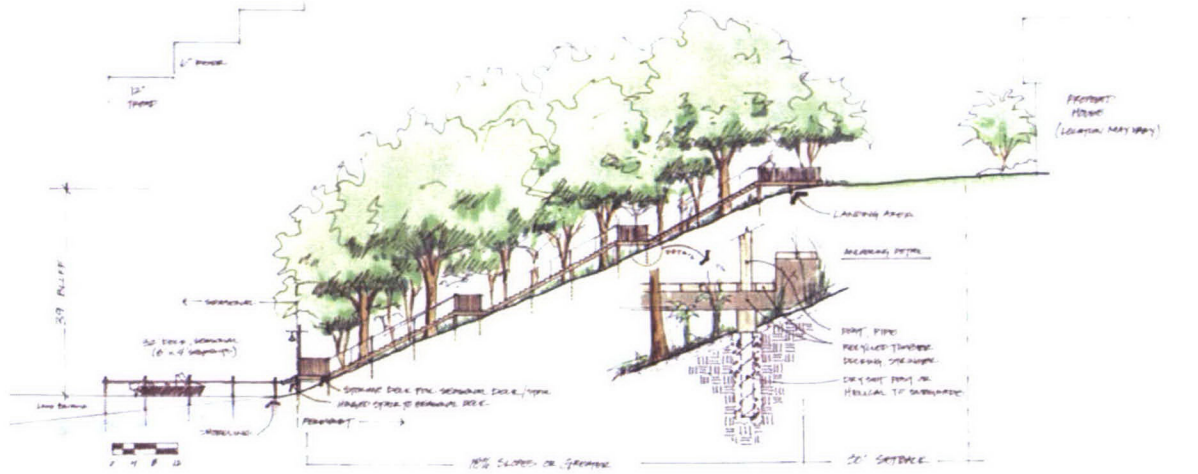
- Recycled Timber Stairs
 - Mechanical lift
 - Low impact path (10% maximum grade for walking path)
-
- 15' wide total maximum construction / impact zone between bluff setback and shoreline. See Access Diagram.
 - Approval of Erosion Control plan prior to construction.



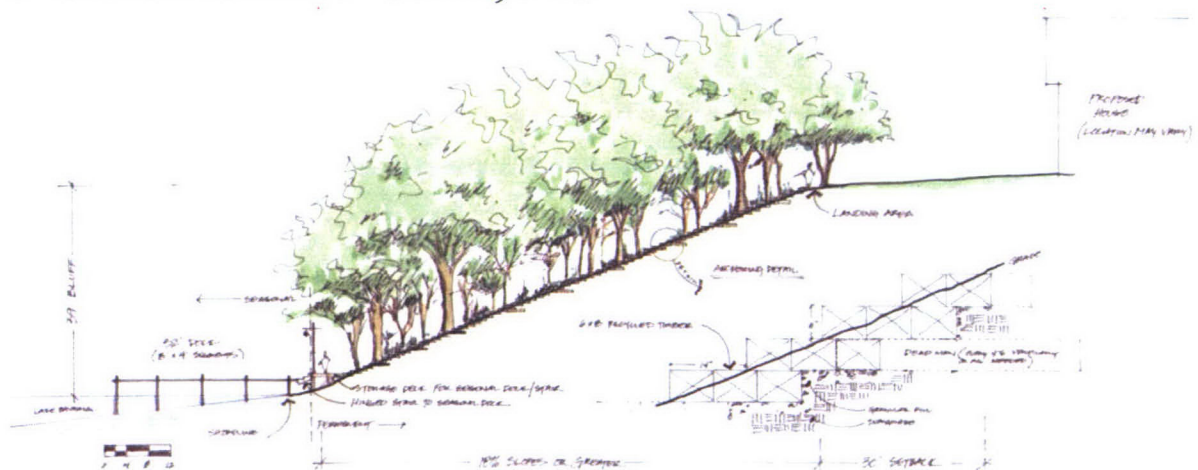
LIFT & STAIR EXAMPLES



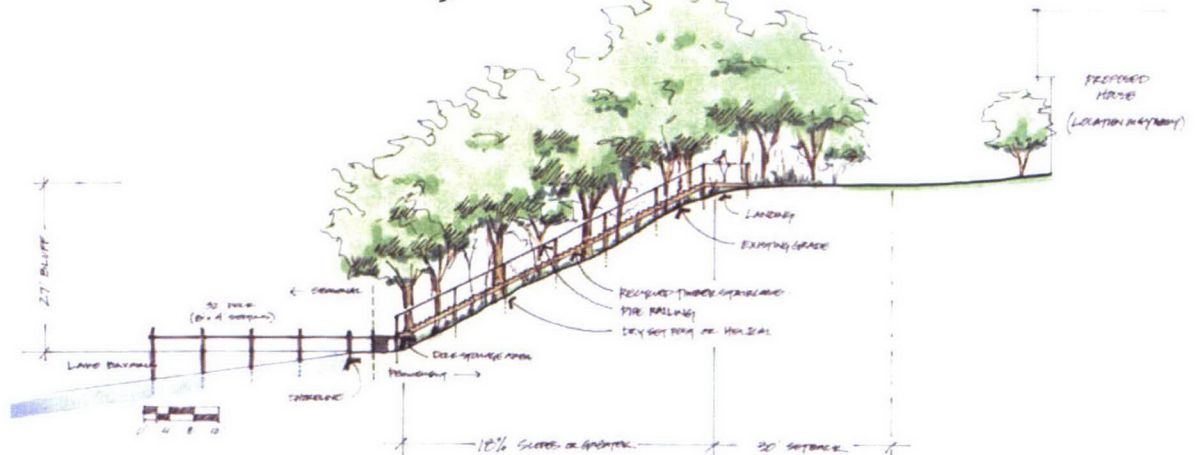
LAKE ACCESS DIAGRAM



LAKE ACCESS SECTION 'A' - FLOATING STAIR



LAKE ACCESS SECTION 'A' - AT GRADE STAIR



LAKE ACCESS SECTION 'B' - FLOATING STAIR

Chevalle
of Country Estate

PARKS AND OPEN SPACE PLAN



PARKS AND OPEN SPACE LEGEND

Public Open Space

- Central Park
- Public Commons
- Stormwater Areas
- Dedicated Outlots
- Pedestrian Trails
- Horse Trails

Semi-Public & Private Open Space

- Equestrian Facility & Pastures
- Wetlands
- Private Greens
- Conservation Easements



Chevalle
A Country Estate

C	Community Development Committee	2006-216
	Meeting date: August 21, 2006	
ADVISORY INFORMATION		
Date	August 15, 2006	
Subject	City of Chaska Comprehensive Plan Amendment (CPA) -- Chevalle Review No. 18105-5	
Districts, Members	District 4, Jules Smith (952-361-9988)	
Prepared by	Jim Uttley, AICP, Principal Reviewer (651-602-1361) Phyllis Hanson, Manager, Local Planning Assistance (651-602-1566)	
Division/Department	Local Planning Assistance / Community Development	

BACKGROUND	
• The City of Chaska is located in eastern Carver County. • The City's 2020 comprehensive plan was reviewed and accepted by the Council on June 21, 2000, review number 18105-1. • The Council's 2030 Regional Development Framework (RDF) identifies Chaska as a "developing community." • As a developing community, Chaska should plan and stage development that accommodates the forecasts for local growth through 2030 at net densities of 3-5 units plus per acre. • In 2000, the City had 17,603 residents in 6,169 households and 10,251 jobs. The revised System Statement forecasts for the City show 35,700 residents in 14,000 households, and 16,600 jobs by 2030. • The City is connected to the Metropolitan Disposal System (MDS) with treatment occurring at the Blue Lake Wastewater Treatment Plant. MCES is in the process of upgrading interceptor lift stations serving the City.	

REQUEST SUMMARY	
Chaska's 2020 comprehensive plan proposed a rural "greenbelt" along the northern and western boundaries of the City. The greenbelt was planned as a rural residential area where densities would be one dwelling per 10 acres. No municipal sewer service was planned to the area. This CPA proposes to modify the City's greenbelt concept. Shifting from a rural residential (1/10) configuration to a mix of clustered low-density (urban) development on municipal sewer and water, surrounded by land in open space preserved by conservation easement held in favor of the City. Under the previous greenbelt concept, the 276-acre property would have permitted 27 residential units on 10 acre lots. Under the new concept proposed by this CPA, there will be 123 acres of privately-owned open space preservation, 40 acres of public park and public-use trails and 230 dwelling units on 113 net acres (a net density of 2.04 units per acre). This CPA proposes that the Municipal Urban Service Area (MUSA) for the City be expanded to allow sewer service to the property. The proposed project, called Chevalle, is located in the NW corner of the City north of Lake Bavaria. Portions of the proposed development are on land being annexed from Laketown Township under an Orderly Annexation Agreement (OA) that gives Chaska land use planning authority in the OA area.	

The following table compares the pre- and post- CPA land uses in acres.

All Land Uses		
Land Use Designation	Pre CPA (in Acres)	Post CPA (in Acres)
Rural Residential/Greenbelt	266.5	0
Low Density Residential	0	113
-- Existing Rural Lots	9.5	9.5
-- Shoreland Lots	0	8.7
-- Non-Shoreland Lots	0	94.8
Open Space Preservation	0	123
Parks/Recreation	0	40
Total	276	276

PROPOSED ACTION

That the Metropolitan Council:

1. Allow the City of Chaska to put the Chevalle CPA into effect with no required plan modifications.
2. Advise the City that:
 - a. The MUSA to the Chevalle development will only include the residential parcels for connection to municipal sewers and that lands in open space preservation and park are excluded from the MUSA.
 - b. Future applications of clustering low-density urban development in the greenbelt should maintain an overall density of 3 units per acre.
 - c. An updated Surface Water Management Plan needs to be prepared and submitted to the Council by the end of 2006.
 - d. An updated water supply plan needs to be prepared and submitted to the Council by Oct. 2008.
3. Agrees to revise the City's population and household forecasts for 2010 to 27,600 and 10,200 respectively.

ISSUES

1. Does the proposed CPA meet the Council's adopted MUSA Expansion Guidelines?
2. Do the forecasts in the proposed CPA match those of the Council?
3. Does the City of Chaska need to fulfill any requirements previously identified by the Council?
4. Does the proposed CPA conform to regional systems? Is it consistent with Council policy? Is it compatible with adjacent community plans?

ISSUE ANALYSIS AND FINDINGS

1. **MUSA EXPANSION** (Jim Uttley, Planning Analyst, 651-602-1361)

Following is an analysis of the City's proposed Chevalle CPA based on the Council's October 13, 2004 adopted Guidelines for MUSA Expansions:

- Chaska's 2020 Comprehensive Plan was reviewed by the Council on June 21, 2000. It proposed 1,200 acres of MUSA expansion to 2020 at a density of 3.1 units per acre.
- The lands included in the Chevalle CPA were planned for rural residential use and not planned for MUSA in the City's 2020 comprehensive plan.
- Chaska is not a current participant in the Council's Plat Monitoring Program. Between 2000 and mid-2006, the City reports platting a total of 740 gross acres (476 net acres) adding 3,500 dwelling units for an overall net density of 6.4 units per acre.
- The Chevalle CPA proposes 230 residential units on 113 net developable acres for an overall net density of 2.0 units per acre.

Table 1: Residential Land Use and Density Analysis

	Units	Net Acres	Density (units/acre)
A. Comp Plan Update 2000-2020*	4,000	1,290	3.1
B. Developed 2000-mid 2006**	3,050	476	6.4
C. Chevalle CPA***	230	113	2.0
D. Undeveloped Guided Residential Land within existing corporate limits****			Range () & Minimum of Range+
• Low Density	416	208	2 (2 to 5)
• Medium Density	2,286	381	6 (6 to 11)
• High Density	468	39	12 (12 and up)
Subtotal D****	3,170	628	5.1
E. Total (Subtotals B+C+D)	6,450	1,217	5.3

Definitions/Data Sources

* Residential acres planned for development and forecasts units between 2000 and 2020, per CPU report

** Developments approved and built 2000-2005, net acres, per CPA submittal form

*** Current proposed CPA

****Inventory of remaining development residential land within the City and units based on lowest allowed density

Table 1 provides an analysis of the densities of post-2000 development in Chaska, of the current development proposal, and of vacant residential parcels in the City (assuming minimum development densities). The analysis shows that the City overall residential development density would average 5.3 units per acre including this CPA. This is consistent with the Council's density policy of 3-5 plus units per acre for new urban development overall.

The land in this CPA was shown in the City's 2020 comprehensive plan as a "greenbelt;" a rural area to buffer and separate the City from adjacent cities. It proposed a rural area density of one unit per 10 acres, consistent with the Council's policy for density in the rural area.

With this proposed development, the City has modified its plan for the greenbelt. It allows a range of lower density single-family residential uses connected to public sewer and places portions of the remaining area in open space preservation through a conservation easement. Because 113 acres of land in the Chevalle CPA is to be served by public sewer, the Council considers the residential lands to be urban. However, the remainder of the development – an equestrian facility with barn, pastures and riding trails; wetlands; and park uses – will not be added to the MUSA. By excluding these remaining lands from the MUSA, the Council seeks to support the City in that these lands should remain as a rural greenbelt.

2. Regional and Local Wastewater Systems (Kyle Colvin, P.E., Asst. Manager, Engineering and Planning, MCES, 651-602-1151)

The Chevalle CPA proposes to add approximately 621 people and 230 households by 2010, resulting in an average annual wastewater increase of 0.06 million gallons per day (MGD). The amendment indicates that the additional population and households only affect the 2010 forecasts.

The following table reflects the adjustments to the forecasts as a result of implementing the CPA. Note that the 2010 population and household number have been rounded to the nearest 100s place, consistent with the Council's forecasting procedures.

Year	2010	2020	2030
Sewered Population	27,600	33,000	35,700
Sewered Households	10,200	12,500	14,000
Sewered Employment	12,800	15,100	16,600
Average Annual Wastewater Flow (MGD)	3.00	3.39	3.58
Allowable Peak Hourly Flow (MGD)	7.80	8.81	8.95

The CPA indicates that the City is proposing to add 230 housing units by 2010 to those already approved for the City in its 2020 comprehensive plan. The MCES is making improvements to its existing lift station in Chaska, which is scheduled for completion by the end of December 2008. At that time, the Council will have an additional 5 MGD of capacity. The Council currently has adequate capacity for the proposed Chevalle development in Chaska, based on serving average daily flow plus diurnal variations.

Metropolitan Council policies regarding regional wastewater services strive for a city-wide net residential density of at least 3 units per acre. Although the proposed housing density as summarized under this CPA is substantially less than 3 units per acre, the average city-wide net residential density, including this development, is greater than 3 units per acre.

3. Inflow and Infiltration (I&I) (Kyle Colvin, P.E., Asst. Manager, Engineering and Planning, MCES, 651-602-1151)

During wet weather conditions, the wastewater flow from the City has exceeded its I/I goal. Chaska has an I/I problem that used up the peaking capacity of the lift station on at least one occasion. During a storm event in October 2005, all of the existing pumps in the lift station operated continuously for about three hours. During maximum peak conditions flows from the City have reached the capacity of the existing lift station. The City currently has an I/I program to eliminate the excessive I/I from its system.

4. Previous Council Actions and Negotiations Fulfilled (Jim Uttley, Planning Analyst, 651-602-1361)

The Council reviewed and commented on an EAW for this proposal in April 2006 (The Hamlets of Lakeshire, Review # 19725-1). No regional system issues were identified in that review. There are no pending issues.

5. Consistency with the Council's 2030 Forecasts (Todd Graham, Manager, Research, 651-602-1322 and Jim Uttley, Planning Analyst, 651-602-1361)

The City's forecasts are consistent with the Council's revised forecasts contained in the recently adopted revisions to the City's system statement for 2020 and 2030. Revision to 2010 System Statement forecast is a minor change and is acceptable. The forecast revision appropriately reflects development expectations. The pre- and post-CPA forecasts for the City are as follows:

Pre- CPA			Revised Development Framework Forecasts		
	1990	2000	2010	2020	2030
Population	11,513	17,603	27,000	33,000	35,700
Households	4,272	6,169	10,000	12,500	14,000
Employment	7,883	10,251	12,800	15,100	16,600

Post- CPA			Revised Development Framework Forecasts		
	1990	2000	2010	2020	2030
Population	11,513	17,603	27,600	33,000	35,700
Households	4,272	6,169	10,200	12,500	14,000
Employment	7,883	10,251	12,800	15,100	16,600

*Note that forecasts are rounded to the nearest hundreds place.

6. Parks & Open Space System Plan, Stormwater Management Plans, and Natural Resource Protection (Arne Stefferud, Planning Analyst – Parks, 651-602-1360)

The proposed Chevalle CPA includes a 25-acre park located southwest of Lake Bavaria, a smaller park area of approximately 15 acres and 123 acres of proposed open space preservation on the north side of the lake. The CPA does not impact the Regional Parks System.

7. Transportation (Ann Braden, Senior Transportation Planner, MTS, 651-602-1705)

The City of Chaska is not served by Metro Transit but is served by SW Metro Transit. The proposed development will not impact transit service or airports.

The development proposes a new T-intersection access via an existing driveway on the east of CR 11 approximately 140 feet north of an existing T-intersection at Deer Run Drive on the west side of CR 11. CR 11 is an "A" minor arterial and is under the jurisdiction of Carver County. Policy 13 of the Council's Transportation Policy Plan is to "Manage and operate the Metropolitan Highway System and "A" minor arterial system to provide maximum safety and mobility." Strategy B of this policy states the "capacity, safety and utility of principal and "A" minor arterials are dictated in large part by how access to these highways is provided. Managing access to those highways is a critical aspect of managing and operating the highway system and must be carried out in cooperation between MnDOT, the counties and the cities." The cities and counties should work together to ensure that modified access to CR 11 is safe and meets Carver County's access guidelines.

Regional Policies

Land Use

In the early 1990s, the City of Chaska formulated a "greenbelt" concept that it incorporated into its 2000 comprehensive plan in 1993. The original concept was based, in part, on the Council's then designation of Chaska as a "freestanding growth center" and, in part, on the City's desire to remain "freestanding" rather than becoming "just another" suburb.

The City was buffered by green space to the south from Shakopee by the Minnesota River and the Minnesota Valley National Wildlife Refuge and Recreation Area; to the east from Chanhassen by the Bluff Creek ravine and wetland system; to the north by the Arboretum; and to the west by Laketown Township's combination of farms and rural residential development.

The City initially approved 1.5 square miles as a rural residential district, which permitted development at a density of 4 units/40 acres (1/10) with private sewer and water systems. Subsequently, the City expanded the greenbelt to 2 square miles (see Figure 4).

With this CPA, the City is making a major modification in its concept of greenbelt. The basic concept of having a separation between the urban area of Chaska and its neighbors remains. However, instead of using rural residential development at 4/40 or 1/10 and minimum 5 acre lots with private sewer and water as the buffer, the City proposes to permit approximately 1/3 of the area to be clustered on average one-acre lots with public sewer and water, with the remaining 2/3rds of the area kept as open space preservation. The City proposes to take fee title to some of the land for public parks, but proposes to allow most of the land to remain in private ownership and using public use easements for trails and public conservation easements to keep the rest in open space preservation.

The City's rationale for the change is that it would keep two-thirds of the area in open space preservation, while protecting the groundwater and lakes from pollution that could result from the continued use of private sewer and water systems. The added protection, however, requires a trade-off. In this case, the trade-off is permitting very low-density urban residential development.

From the Council's perspective, the City's original and subsequent plan for a greenbelt has been found acceptable since it was first proposed in 1993. The proposed modification is acceptable in theory, but causes a potential concern with respect to its consistency with the Council's minimum density standard for new development added to the MUSA. The standard approved by the Council in its 2004 Regional Development Framework. It reads as follows:

Plan and stage development that accommodates the forecasts for local growth through 2030 at appropriate densities (3-5 units plus per acre overall in developing communities for areas outside the current staged development as shown in local plans and target higher density in locations with convenient access to transportation corridors and with adequate sewer capacity).

The Chevalle CPA brings the average density permitted in the City since 2000 down from 6.1 units per acre to 5.6 units per acre. In this case, the resulting post-Chevalle overall development density for Chaska is above the Council's density standard of 3-5 units plus per acre. However, it may be helpful to warn the City that the Council may not find future development proposals of this kind acceptable if they cause the City's overall density to decline below 5 units per acre.

Housing (Linda Milashius, Housing Planner, 651-602-1541)

Chaska has a history of supporting of the Council's housing policies by permitting higher density housing and by encouraging innovative affordable housing projects like the Brickyard Redevelopment in 1997, Clover Ridge in 2001, and Sinclair in 2005.

Water Resources Management

Surface Water Management (James Larsen, P.E., Environmental Planner, 651-602-1159)

The CPA appears consistent with the Council's surface water management policies. Surface water in the City of Chaska is managed by the Carver County Watershed Management Organization, and the Lower Minnesota River and Riley-Purgatory Bluff Creek Watershed Districts. The Carver County watershed plan was approved by the Board of Water and Soil Resources (BWSR) in 2001. The Lower Minnesota River and Riley-Purgatory Bluff Creek watershed plans were approved by BWSR in 1999 and 1997 respectively. Chaska was required to update its local surface water management plan by the end of 2003. The City not yet completed its update. The City is currently updating the plan and expects a draft available to the Council and watershed organizations for review and comment by the end of 2006.

Water Supply (Sara Bertelsen, Water Supply Planner, MCES at 651-602-1035)

The City's Water Supply and Emergency & Conservation Plan update is due to the Council and Minnesota Department of Natural Resources (DNR) by October 15, 2008, in accordance with the DNR's April 28, 2005 guidance letter to the City. In a letter commenting on the Victoria Well Field Water Demand and Treatment System Improvements Study, sent June 8, 2006, Council staff

reminded the City that if it requests a change to its current water appropriations prior to submitting its Water Supply and Emergency & Conservation Plan update, the City will need to provide the Council with updated water use and water conservation information.

OVERVIEW

Conformity with Regional Systems

The CPA conforms to the Regional System Plans for Aviation, Parks, Transportation and Wastewater Services.

Consistency with Council Policy

The CPA is consistent with the Council's 2030 Regional Development Framework, forecasts and water resources management. This CPA does not change the City's 2020 or 2030 forecasts, but does make acceptable minimal changes to the City's 2010 forecasts.

Compatibility with Adjacent Community Plans

The City distributed the CPA to adjacent and overlapping jurisdictions for review and comment. The CPA will have no impact on adjacent communities. Comments were received from the City of Victoria related to road access and the proposed open space conservation easement. The issues have now been resolved.

ATTACHMENTS

Figure 1 – Location Map and Regional Systems

Figure 2 – Existing and Proposed Comp Plan - Land Use Maps

Figure 3 – Chevalle Development Master Plan

Figure 4 – Chaska Greenbelt

R:\Council\Community_Dev\2006\082106\c0821_2006_216.doc

Figure 1. Location Map, Showing Regional Systems, 2020 Urban Service Area and the Chevalle Annexation and MUSA Expansion Areas, City of Chaska/Laketown Twp.

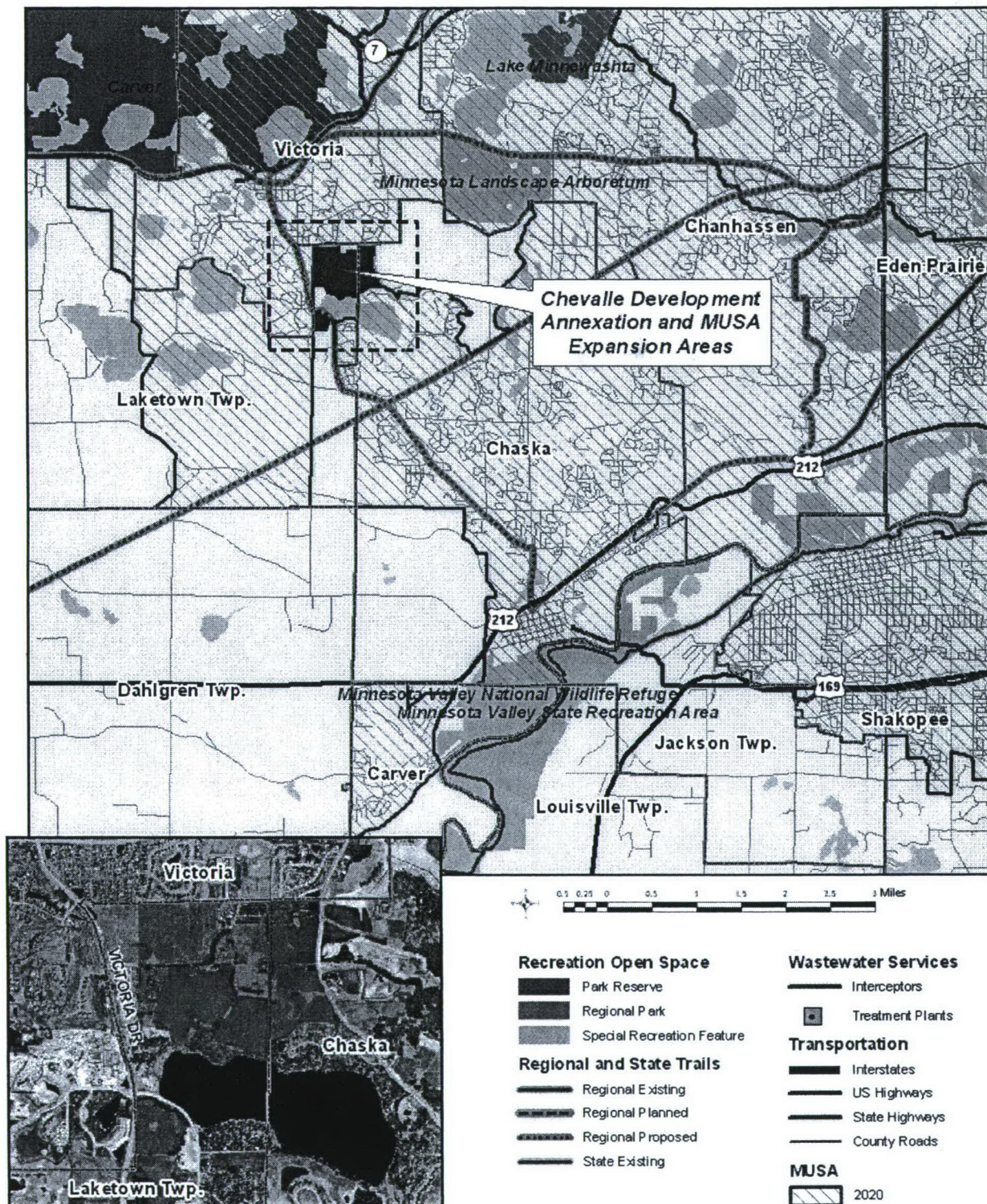
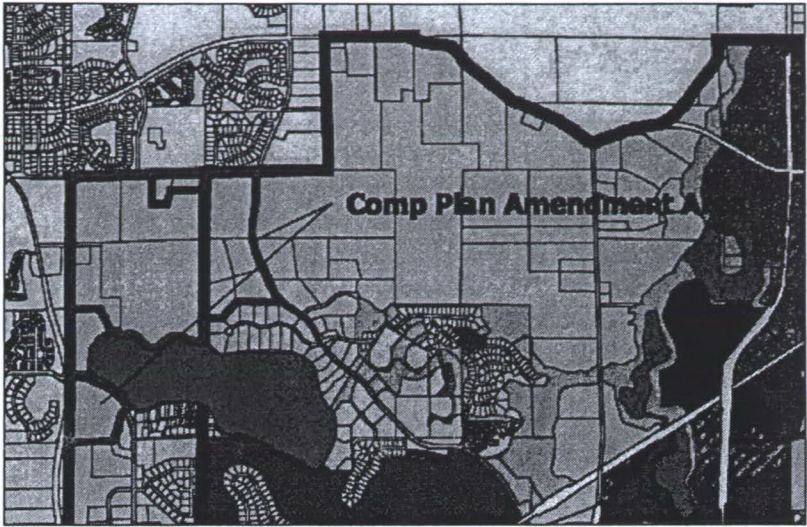
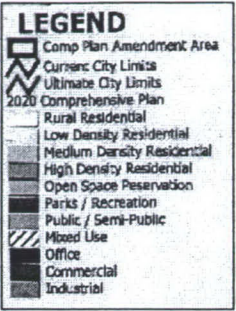


Photo Source: Markhurd (2005)

Figure 2. Existing and Proposed Comprehensive Plans, Chevalle Annexation and MUSA Expansion Areas, City of Chaska/Laketown Twp.

Existing Land Use



Proposed Land Use

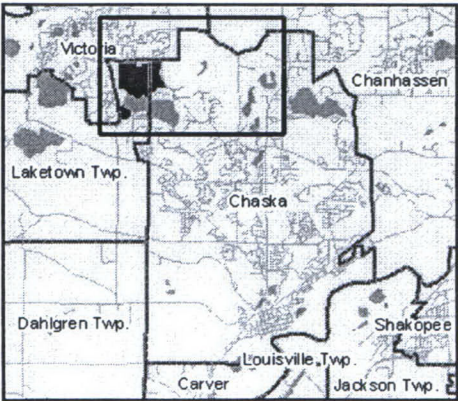
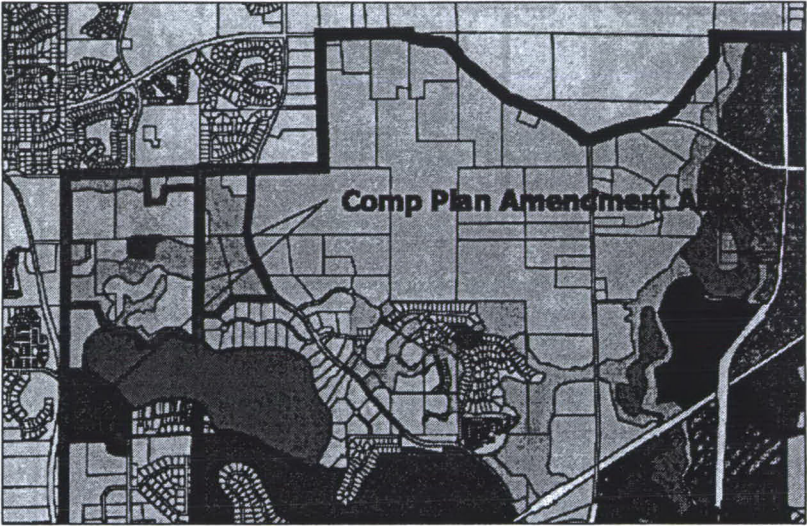
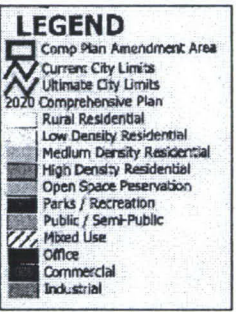


Figure 3. Development Master Plan,
Chevalle Annexation and MUSA Expansion Areas, City of Chaska/Laketown Twp.



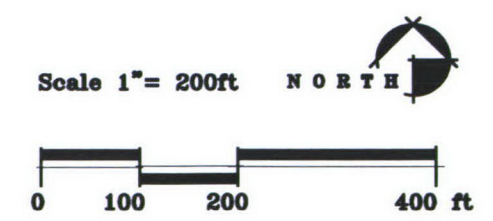


Hone Property

Concept Plan A

8.28.2006

- Existing Zoning.
- Two additional five acre lots.
- Housing placement within specified building envelope.
- Conservation easement in favor of City of Chaska over remaining Hone pasture.
- Sewer & Water provided through Chevalle development.





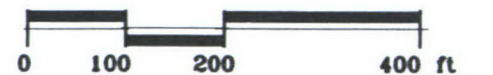
Hone Property

Concept Plan B

8.28.2006

- Part of Chevalle PUD.
- Five additional twinhome building pads, or ten additional units.
- Conservation easement in favor of the City of Chaska across the remaining pasture areas.
- Berming and Landscaping around east perimeter of proposed units.
- Sewer & Water provided through Chevalle development.

Scale 1"= 200ft





LEGEND

DECIDUOUS TREE

ORNAMENTAL TREE

CONIFEROUS TREE

1
L2
NORTHWEST NEIGHBORHOOD
0' 100' 200'

DEVELOPER
Green Space LLC
501 Big Woods Boulevard
Chanhassen, MN 55317
952-470-1122
952-360-1400

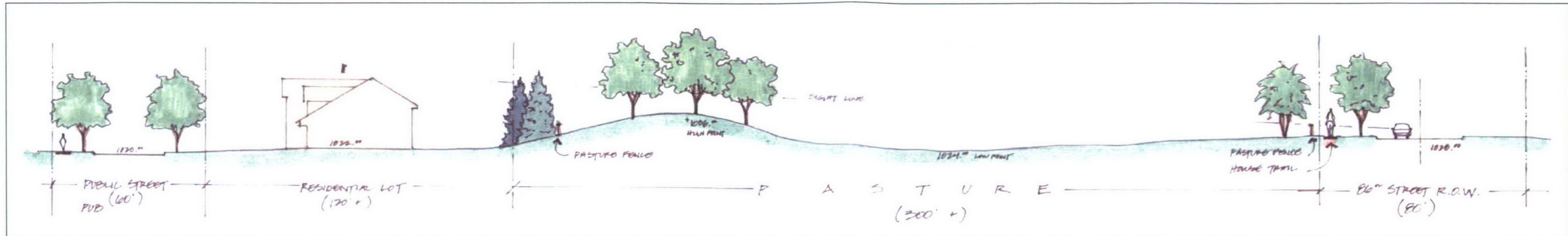
HK
3i
LANDSCAPE ARCHITECT
Hoisington Koeigler Group Inc.
123 North 3rd Street, Suite 100
MINNEAPOLIS, MINNESOTA 55401
612.338.0800
612.338.6838 Fax

THE HAMLETS OF LAKESHIRE
Community Landscaping Plans
CHASKA, MINNESOTA

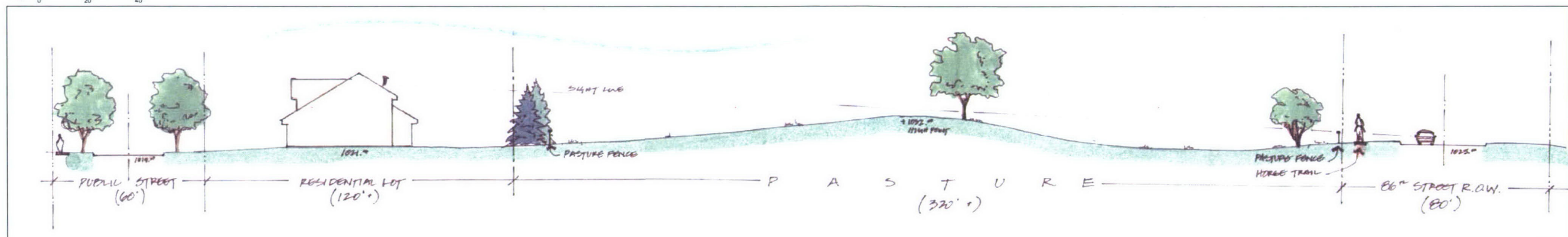
LANDSCAPE PLAN

CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
SIGNED _____
REG. NO.: _____
BID SET: CITY SUBMITTAL
DATE: 14-MARCH-2008
DRAWN: BH
CHECKED: RP
PROJ. NO.: 08-34
REVISIONS:

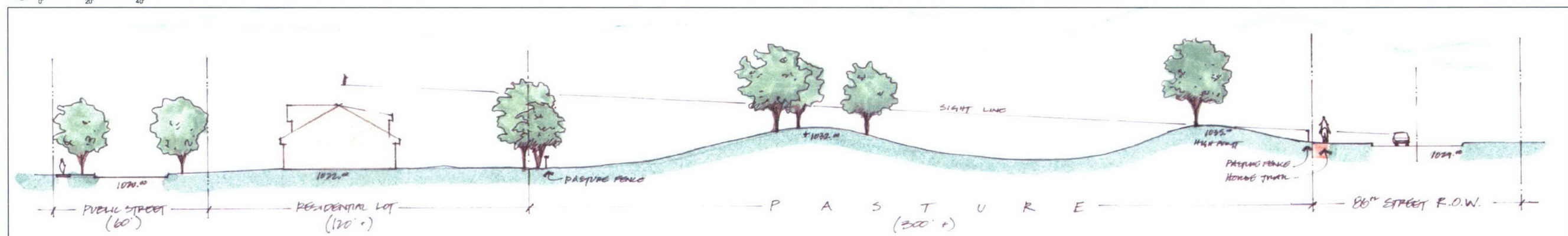
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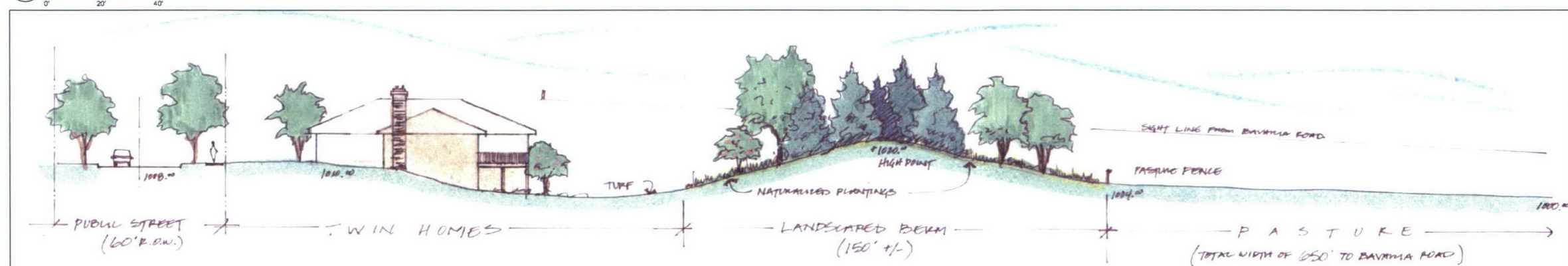
A NORTHWEST PASTURE SECTION
L5 0' 20' 40'



B NORTHWEST PASTURE SECTION
L5 0' 20' 40'



C NORTHWEST PASTURE SECTION
L5 0' 20' 40'



D NORTHWESTERN BERM/ PASTURE SECTION
L5 0' 20' 40'

DEVELOPER
Green Space LLC
501 Big Woods Boulevard
Chanhassen, MN 55317
952-470-1122
952-360-1400

HK 3i
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THE HAMLETS OF LAKESHIRE
Community Landscaping Plans
CHASKA, MINNESOTA

LANDSCAPE SECTIONS

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BID SET: CITY SUBMITTAL
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REVISIONS:

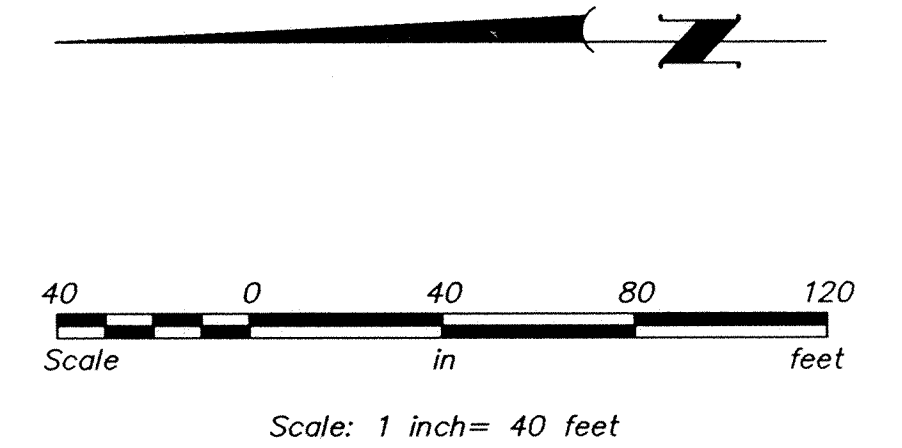
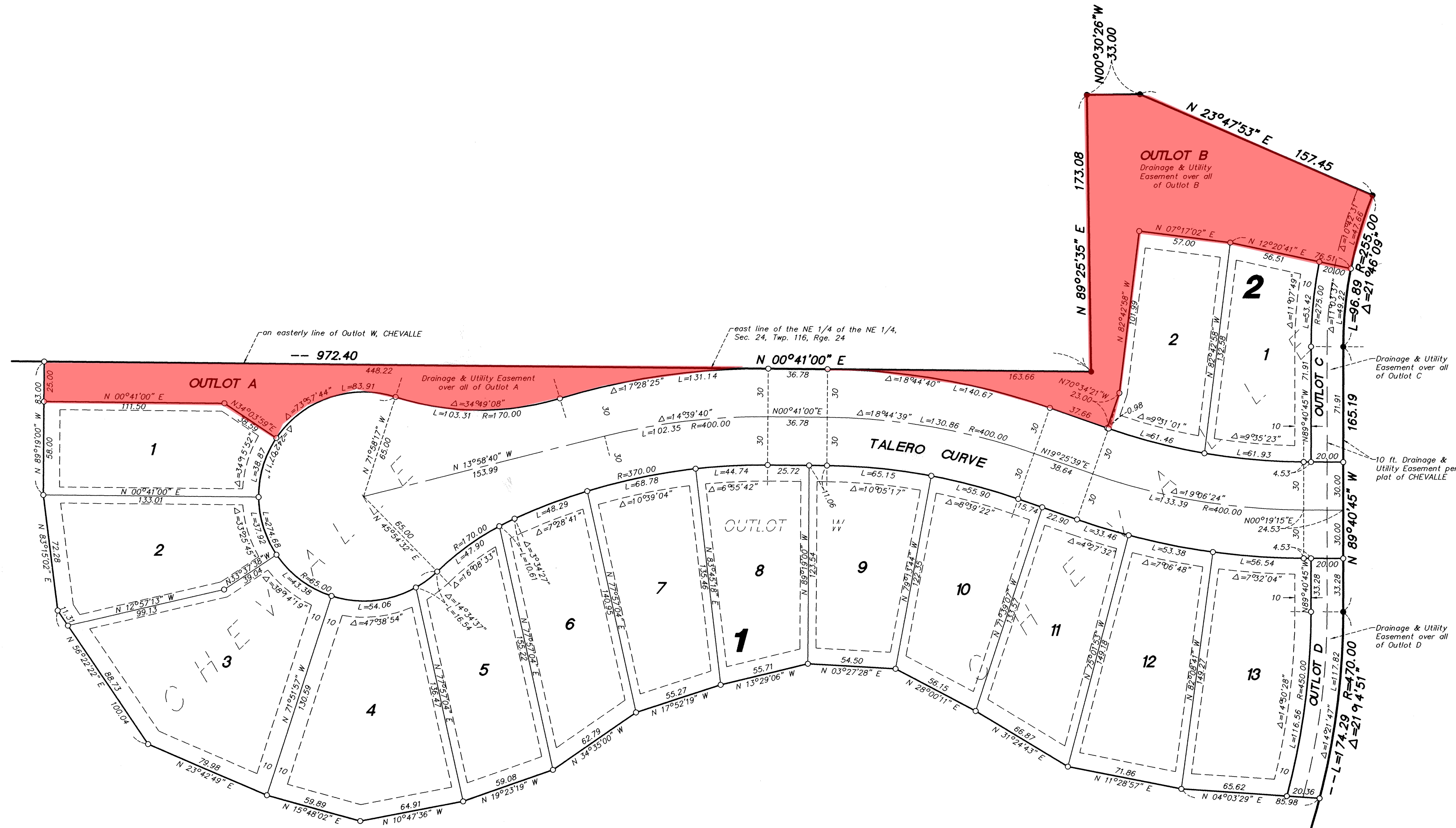
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CHEVALLE 5TH ADDITION

INSET A

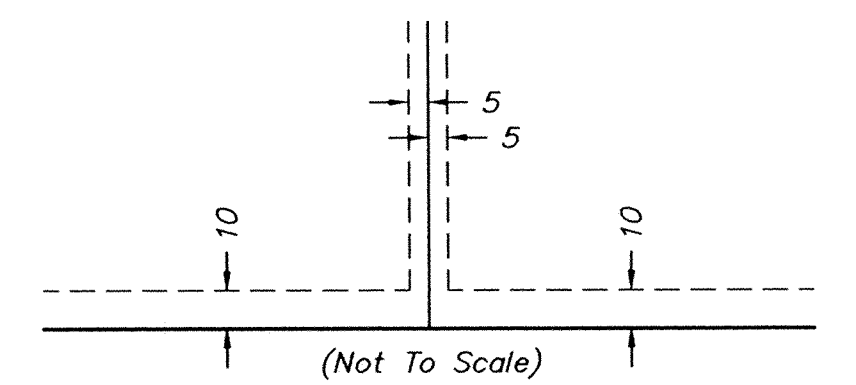
(From sheet 2 of 3 sheets)

PLAT FILE NO. 1476B
C.R. DOC. NO. 474471



- Denotes set 1/2 inch x 14 inch capped iron rebar marked by License No. 43999
- Denotes found 1/2 inch x 14 inch capped iron pipe marked by License No. 19839

Drainage and Utility Easements are shown thus:



Being 5 feet in width, unless otherwise indicated, and adjoining lot lines, and 10 feet in width, unless otherwise indicated, and adjoining street right-of-way lines and rear lot lines as shown on the plat.

The orientation of this bearing system is based on the most northerly line of Outlot W, CHEVALLE, which is assumed to bear N 87°42'47" E.

ORDINANCE NO. 811

ORDINANCE NO. 811 (CHEVALLE FIFTH ADDITION)
REZONING CERTAIN REAL ESTATE WITHIN THE CITY OF CHASKA

MOTION BY COUNCILMEMBER ROHE, SECOND BY COUNCILMEMBER LINDALL
THE CITY COUNCIL OF THE CITY OF CHASKA DO ORDAIN:

Section I. **Rezoning.** The boundaries of the Zoning Districts as established by Ordinance No. 773 and as shown on the Zoning Map of Chaska, Minnesota are hereby amended as follows:

The following described real estate in the City of Chaska is hereby rezoned from Open (O) to Planned Residential District (PRD-54) for all of Blocks 1 and 2 and Outlots C and D all in the plat of Chevalle Fifth Addition, City of Chaska, Carver County, Minnesota.

Section II. **PRD-54 District regulations.** Permitted uses and regulations applicable to the PRD-54 District shall be as follows:

A. **Intent**

The applicant in this development, GreenSpace, LLC, is proposing an alternative development scenario in the greenbelt area, which is a rural cluster development on municipal sewer and water.

The proposal rather than utilizing a strict adherence to the numbers of housing units (4/40) as the primary factor on whether the greenbelt is being conformed to, utilizes other factors that were used to develop the greenbelt as the primary factor in determining compliance with the intent of the greenbelt, as articulated in the Permanent Rural Area/Greenbelt Policies in Chapter 3 of the 2020 Comprehensive Plan.

In particular is the notion that strict adherence to just the numbers portion (4/40) of the greenbelt concept does not address its primary purpose, which is first and foremost to manage viewsheds coming into the City at key entrance locations. Secondly, to better preserve and protect valuable open space and natural resources.

Rural cluster development in the Greenbelt, has several common design themes, in order of importance they are:

- First and foremost is to manage viewsheds at key entrance coming into the Chaska. The management strategy used for protecting these viewsheds should be prioritized by the functional classification of the street involved.
- Preserve and protect valuable open space and natural resources.
- New development is served by Chaska Sanitary Sewer and Water.

- Allow for enhanced development opportunities of approximately one dwelling unit per gross acre (1du/acre).
- Limit development to approximately 1/3 of the site. Leave 2/3 of the site undeveloped and put in place permanent protection measures to ensure that it will be properly maintained, enhanced, and protected in perpetuity.
- Propose a development of sufficient land area to ensure that an integrated systems approach can be implemented relative to items #1 and 2 above.
- Viewsheds, Natural Resource and Open Space protection is expanded beyond that which is currently regulated (i.e., wetlands, steep slopes, etc.,).

B. **Chevalle Development Master Plan**

The document entitled "Development Master Plan" shall serve as the development guide for this development. The "Development Master Plan" (pages 1-6) is referenced as condition 1.A of Resolution #06-70, approving the final plat of Chevalle.

C. **Homeowner's Association**

The elements of the Chevalle neighborhood are unique in Chaska. In achieving the intent of this neighborhood the City varied several of its residential policies and design standards, to accommodate the development proposals within this neighborhood. As example, to facilitate a greater sense of pedestrian friendliness: the right's-of-way has been narrowed; on-street parking has been permitted; sidewalks on both sides of the streets have been provided; and trees in the boulevards have been allowed. As additional example, to create a sense of place: larger common open spaces have been created; additional trails have been provided to access these open spaces; and equestrian facilities and pastures have been included. These additional elements occur in either public or semi-public areas within the development. The general public is not responsible for this amount of additional elements in other neighborhoods within the City. If the additional elements of this neighborhood were the responsibility of the general public, it would place an undue and unfair burden on the taxpayers of the City. Therefore, it is a requirement of this district that all properties contained within this district shall belong to a Homeowner's Association (HOA).

D. Basis for Approval

The basis for approval of the Rezoning and Final Plat shall be the exhibits submitted by the developer as follows:

1. Site Plan Rendering – Sheet L1.01, dated 10-3-07
2. Landscape Plan – Sheet L1.02, dated 10-3-07
3. Final Plat of Chevalle 5th Addition - Sheets 1 to 3
4. Construction Plans – Sheet 1 to 5, dated 10-4-07
5. Typical Building Elevation – Sheets 1 to 4, dated 10-1-07

E. Private Open Space

The following described real estate shall be limited in its use to Private Open Space; all of Outlots C and D all in the plat of Chevalle Fifth Addition, City of Chaska, Carver County, Minnesota.

1. The intent of the Private Open Space designation within the PRD-54 zoning district is to preserve these open space areas as such in perpetuity.
2. Permitted uses within the Private Open Space designation as depicted on the "Development Master Plan" shall be as follows:
 - a. Parks, Open Spaces and Natural Areas.
 - b. Public Uses.
 - c. Uses similar in nature to those listed above and which, in the determination of the City Council, will not be detrimental to the intent of the PRD-54 District.

F. Detached Townhomes (Single Family)

The following described real estate shall be limited in its use to detached townhomes (single family) all of Blocks 1 and 2 all in the plat of Chevalle Fifth Addition, City of Chaska, Carver County, Minnesota.

1. Blocks 1 and 2 of Chevalle Fifth Addition are intended for development of detached townhome (single family) dwellings on relatively narrow lots. Uniformity of house design will be more like a townhouse development than a traditional single family neighborhood. Specific house designs and dimensions are identified as part of the PRD-54 approval process to assure that they fit on their lots, and to avoid requests for variances in future. Snow removal and yard maintenance will be performed for individual lots under contract through a homeowners association. Permitted uses shall be one family detached dwellings and customary accessory uses as specified in the R1-B District. House designs other than those identified in Section II, D, 5 above shall be subject to review and approval by the Director of Planning and Development.

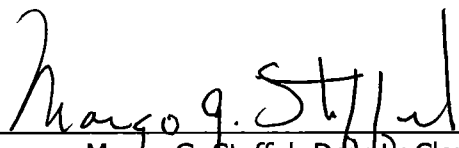
2. Development standards for Blocks 1 and 2 Chevalle Fifth Addition shall be as follows:
- a. Minimum lot size: 7,700 square feet
 - b. Minimum lot width: 57 feet (at frontyard setback)
 - c. Minimum building setbacks:
 - a). frontyard: 23 feet
 - b). sideyard (street): 25 feet
 - c). sideyard (interior – house and garage): 5 feet
 - d). rearyard: 20 feet
 - d. Maximum driveway width at curb: 24 feet

Section III. Effective Date. This Ordinance shall be in full force and effect from and after its date of passage, adoption, and publication according to law.

Passed and adopted by the City Council of the City of Chaska, Minnesota this 15th day of October, 2007.



Gary Van Eyll, Mayor

Attest: 

Margo G. Steffel, Deputy Clerk



City of Chaska Memorandum

To: Planning Commission
From: Alex Mollenkamp, Assistant City Engineer
Date: February 5, 2025
Subject: Talero Curve Concept Plan – Engineering Review

The proposal considers developing the property east of Talero Curve into single family homes with an interior local public roadway. The project includes a roadway connection to Talero Curve which was developed under the “Chevalle 5th Addition” plat.

Sewer and water is available within the Talero Curve roadway to serve the proposed development. Connections shall be made in a manner that follows city standards for utilities and roadway patching. Permits from both the Metropolitan Council and MN Department of Health will be required.

In general, the property slopes toward the southeast. The project will be required to manage stormwater on site and meet Chaska and Carver County stormwater standards. No wetlands are believed to exist on or near the site however the applicant will be required to confirm this with a preliminary plat submission.



7760 France Avenue South
Suite 700
Minneapolis, MN 55435-5844

T 952.885.5999
F 952.885.5969
MMBLawFirm.com

Matthew S. Duffy
mduffy@mmbllawfirm.com
Direct 952.885.1290

January 13, 2025

VIA EMAIL

Mr. Matthew Weiner
Quadrige Ventures
c/o Megan Rogers
Email: mrogers@larkinhoffman.com

Re: Talero Curve Addition
Our File No.: 21043.001

Dear Mr. Weiner:

This firm represents the Talero Villas Homeowners' Association (the "HOA"). Please direct all future correspondence on this matter to my attention. Thank you for your willingness to reschedule the meeting to January 14, 2025.

As you know, the Quadrige Ventures project on the Stoeber property has been met with deeply divergent reactions from the Talero Villas neighborhood. It is difficult to capture all the varying opinions, so the HOA has done its best to summarize the reactions and opinions into common themes, to make our discussions with you more productive in the hopes of finding some common ground. While the HOA recognizes the proposed development application process may progress whether it and its members are fully on board, the HOA is trying to find ways to make your project more desirable (not merely tolerable) for the current residents of Talero Curve.

At a high level, the following items would help us engage in a discussion that could be a positive and collaborative one. With our review of the Talero Villas and Chevalle Country Estates HOA governing documents, the relevant statutes, and the 2007 Chevalle Comprehensive Development Plan, the HOA board must address these conditions, in order of priority for the HOA and its members:

- Reimbursement of Costs and Expenses – the costs and expenses related to the project that have been incurred to date \ were not budgeted for and are unexpected. These costs and expenses include, but are not limited to: legal costs to assist HOA with the development process, the governing document review and amendments, vendor

contracts, drafting and reviewing the agreement with Quadriga, increased snow removal, road maintenance, management company oversight and mailbox/surround costs.

- Road Placement and Safety- road cannot be directed at driveways or front elevations, roads need to be designed to encourage walkability and slower speeds. Consideration for related easement agreement needs to be addressed.
- Outlot Ownership – HOA must own all related Outlot land and appropriate buffer/greenspace (not merely an easement), inclusive of additional northern buffer to align with entire current Talero Outlots, no adjoining easement to connecting properties will be accepted.
- Neighborhood Aesthetics – the use of berms, landscaping, or vegetative screening to reduce the visibility of the houses (specifically the side of the houses, given their orientation); a majority of the houses should be walkouts with some look-outs (given the topography of the land); strict adherence to HOA Architectural Guidelines and associated oversight costs; improved landscaping to mesh seamlessly with current look and feel of the neighborhood; white fencing (similar to existing) surrounding the perimeter of neighborhood; and enhanced water feature for ponding.
- Development Logistics/Management – enhanced landscaping beyond city minimums; no construction traffic or deliveries on Talero Curve (access from Bavaria or 86th); agreed-to and posted construction hours; minimize noise and dust and debris; remove ash trees on site due to Emerald Ash Borer; regular construction updates and proposed timeline for full project build-out.

The HOA will come prepared to discuss your concept plan, the City's consideration of your concept plan, and the HOA's items noted above.

Please let me know if you have any questions.

Very truly yours,

MONROE MOXNESS BERG PA

/s/ Matthew S. Duffy

Matthew S. Duffy
Attorney at Law

MSD/mgb

cc: Megan Rogers, Esq. (via email);
Ashley Cauley, City of Chaska, (via email);
Elizabeth Hanson, City of Chaska (via email);
Nate Kabat, City of Chaska (via email); and
Client (via separate email).

Amendments requested by Matt Duffy (Monroe Moxness Berg) on behalf of the Talero HOA Board, changes provided to Quadriga/Megan Rogers.

Memorandum

To: ~~City of Chaska Development Team~~

From: Megan Rogers and Raya Esmaeili, *Larkin Hoffman*
Aaron Carrell, *HTPO*
Matthew Weiner, *Quadriga Ventures*

Date: November 18, 2024

Re: November 4, 2024 Neighborhood Meeting:
Stoebner Farm Parcel Development

Quadriga facilitated a neighborhood meeting prior to submission of its formal concept plan application. Attendees from the development team are listed above, resident attendance is attached as Exhibit H. Below are the questions and comments received during the meeting (in bold), along with our responses.

Question: Could you provide some background on working with the Talero Curve HOA?

Quadriga Ventures entered into a purchase agreement for the development of the Stoebner Parcel in December 2023. Immediately thereafter, Quadriga began engaging with the city and the Talero HOA. In the spring of 2024, Quadriga prepared plan sets, including a general concept plan, to share with the neighborhood. These plans reflected both the original mirror-image design and the current concept plan design. The neighborhood board suggested that the additional roadway shown in the existing concept plan was preferable to the mirror-image design.

Over the summer, Quadriga met with the neighborhood board and attended a meeting with the entire Talero neighborhood. At these meetings, Quadriga explained and offered to purchase or obtain an easement for outlot area needed to complete a full right-of-way allocation for the proposed roadway. According to the concept plan narrative, this area comprises approximately 15 square feet of property, based on the narrowest points of the outlot design coupled with the existing roadway design, existing right of way and adjacency to the property line of the Stoebner Parcel. At this time, multiple designs were presented, including a full presentation from Quadriga's engineering team, HTPO.

It became evident that there was disagreement among neighbors and within the HOA about the location of the right-of-way. Quadriga proposed shifting the roadway to avoid aligning it directly across from existing home driveways. However, this required additional property for a Public Easement access across portions of Outlots A and B from the Talero HOA. The Talero Board has the authority to grant such Public Easements and has not granted one to date.

The building outlines in the concept plan appear smaller than the existing structures in Talero Curve and seem to feature two-door garages rather than three-door garages.

The concept plan design mirrors the existing structures in the Talero neighborhood and contemplates a similar architectural character, except that no shared driveways are proposed. The homes proposed have similar building pads and will be of similar size (and price point) of the Talero Curve homes.

Why is the design specifically for 10 lots? Would the developer consider reducing it to 8 lots? The 10-lot plan may lead to more impervious surfaces.

The design accommodates 10 lots for several reasons:

1. The 10-lot plan is consistent with Talero's existing density.
2. If an independent HOA is required, 10 lots will better balance shared costs.
3. The 6-acre parcel, with 2.41 developable acres, has a low impervious surface coverage rate.

The concept plan shows trees on the east and west sides of the lots. Will Quadriga Ventures be responsible for planting these trees?

During engagement with the neighborhood, concerns about screening and maintaining the character of the area were raised. Quadriga's plan aligns with Chaska's greenbelt policies by proposing additional tree plantings between the existing neighborhood and the new development. These trees would be planted in the outlet areas, with Quadriga responsible for the initial planting and the ultimate homebuilder planting trees on individual lots.

What will the sprinkler system entail?

The sprinkler system design will align with similar properties in the area, based on market needs. Discussions about water sharing and access to drainage ponds for water management were raised at the neighborhood meeting. Quadriga is open to such discussions.

Originally, didn't the Chevalle development plan envision a mirror-image layout? Why did the design change to a cul-de-sac?

The master development plan approved in 2007 envisioned a mirror-image layout, which Quadriga does not object to. However, feedback from the Talero HOA indicated that the cul-de-sac design was preferable. The development aligns with prior approvals for 10 properties on the 2.41 developable acres, consistent with the original master plan allocation.

What prevents further development of the rest of the Stoebner Property in the future?

While further development of the remaining acreage could be considered, it would require rezoning and expanded utility access.

Why is only this portion of the Stoebner Property being considered for development, rather than the northern section?

This area was identified because it was contemplated for development as part of the original 2007 Master Plan, has existing utility access, and could be incorporated into the broader Chevalle HOA easily accessing the main Chevalle roadways and retaining the charming

amenities that make Chevalle a highly desirable neighborhood - like access to the property via the covered bridge road.

Is the intent to have single-family homes with sunken basements? We have concerns about slab-on-grade or half-basements since they may not align with the existing neighborhood aesthetic.

Quadriga's intent is to develop single-family homes with walkouts or traditional basements, depending on the site's topography as demonstrated on the concept plan. Slab-grade homes are not proposed.

The small pond to the south of the proposed development is Chevalle's irrigation pond and could use more water. Could the development consider using it for irrigation?

Quadriga is open to working with Chevalle and the City to facilitate this if possible.

Is the development contingent upon entitlement? What are the options if an agreement isn't reached?

Yes. The City process includes a concept plan review (Phase I), rezoning and reguiding (Phase II) and then preliminary and final development plans (Phase III). Phase II and review of preliminary development plans may be consolidated at the City's discretion.

From a construction standpoint, what is the expected timeline from start to finish?

After City approval, Quadriga would grade and install infrastructure on the property (road, curbs, water management systems, and initial landscaping within the buffer areas) and then turn it over to its homebuilder partner to complete construction of homes. The first period (infrastructure installation) will take approximately 3-5 months.

How would you manage disruption from construction traffic?

It would be our hope to negotiate temporary construction access through the existing easement and City access to the adjacent ponds from Bavaria road. This would limit the impact on the existing neighborhood during the period of construction.

From an aesthetic perspective, wood fencing around the development would be a better match to the rest of Chevalle.

We considered berming and landscaping to address the greenbelt goals and neighborhood feedback, but we are open to alternative screening like installation of wood fencing around the Property.

Is the intention for this development to be part of the Talero Curve HOA? If not, would it still be part of Chevalle?

Quadriga would welcome inclusion into the existing Talero HOA, though this decision ultimately lies with the HOA. Alternatively, an independent HOA could be created, with oversight from the Chevalle master association.

Comment:

The Talero HOA is required to have 100% approval of its HOA members to amend their governing documents to allow additional homes into the Talero Association, per MCIOA.

Comment:

If the proposed development receives approval from the City, the Master Association would likely want the new development to be part of the Chevalle HOA. Which would also require an amendment to the governing documents and an approval vote, consistent with the Master Association HOA's requirements.

To clarify, there is green space on both the west and east sides of the proposed development?

That is correct. On the east side, some City requirements apply, while the west side may still be negotiable.

In which step of the process (green space and shape of development) would this be discussed?

Feedback is appropriate on this during all phases of review: the concept plan (Phase I) and Preliminary Development Plan (Phase II/III) review.

Is there an opportunity for input during that step?

Yes. Interested parties are always welcome to contact the development team or to share feedback with the City. A formal public hearing will be held at each phase. Notice will be provided via the local newspaper and mailed notice will be provided to residents within 500 feet of the Property. Please provide contact information on our sign-up sheet in the event you would like regular updates from Quadriga on the project.

Has a builder been chosen yet?

No.

Are you looking to have only one builder?

Yes.

Comment: We appreciate the effort to address the green space issue and support this new addition to become part of the HOA, contingent on following the HOA guidelines.

Why should we approve access for the farm owner's benefit? This has been a long and painful process for the neighborhood and has caused tension between the neighbors.

Quadriga has made multiple proposals incorporating feedback from neighbors, including shifting access points, offers to acquiring additional outlot areas, and enhancing green spaces. Despite these efforts, consensus among neighbors and the HOA board was not reached. The Stoeblers relied upon prior approvals in investing in their property and desire to respectfully move forward with this Project.

When will we receive formal notice?

Notice will be provided by the City in conjunction with the requirements of its zoning and subdivision ordinance. Notice will be provided via the local newspaper and mailed notice will be provided to residents within 500 feet of the Property.

When do you anticipate hearing from the City?

We plan to review our concept plan in light of this conversation and the conversations we've had since providing the neighborhood meeting notice. We plan to submit our concept plan to the City in November.

**REQUEST FOR ACTION
CHASKA PLANNING COMMISSION
02/12/2025**

Subject: Recommend the Appointment of Chair and Vice-Chair to City Council

Prepared By: Nate Kabat, Community Development Director

BACKGROUND

Chaska Ordinance states that the City Council shall annually appoint the Planning Commission Chairperson and Vice-Chair. By practice, the City Council has sought a recommendation from the Planning Commission for the annual appointment.

Rob Brass is the current Chair and was appointed by City Council on February 26, 2024 per the Planning Commission's recommendation on February 14, 2024.

Todd Urbanski is the current Vice-Chair and was appointed by City Council on February 26, 2024 per the Planning Commission's recommendation on February 14, 2024.

Per practice, the Planning Commission should make a recommendation for both Chairperson and Vice-Chairperson at tonight's meeting. The recommendation will be brought to the City Council at their next meeting on February 24 to make the appointment.

PLANNING COMMISSION ACTION REQUESTED:

Motion to recommend _____ to serve as Chairperson of the Planning Commission for calendar year 2025.

Motion to recommend _____ to serve as Vice-Chairperson of the Planning Commission for calendar year 2025.

REQUEST FOR ACTION

CHASKA PLANNING COMMISSION

02/12/2025

Subject: February 24, 2024: Planning Commission – City Council Joint Work Session - Zoning Update

Prepared By: Nate Kabat, Community Development Director

BACKGROUND

A Joint Work Session of the Planning Commission and City Council will be held at 5:30 p.m. on Monday, February 24, 2025 to discuss the next steps of the zoning and subdivision ordinance update project. This work session will focus specifically on special regulations of the zoning code and subdivision code updates. If you are unable to attend, please let me know if you haven't already.

This memo is to update Planning Commissioners on implementation progress to date of recommendations of the Zoning Code Audit completed in July 2023.

Since 2023, at the direction of City Council and the Planning Commission, staff have worked with Jeff Miller and Jason Zimmerman, consultants at HKGi, to pursue updating the Zoning Code and Subdivision Ordinances. As many of you recall, this work was initiated by a zoning code audit completed by HKGi and presented to a Joint Work Session of the Planning Commission and City Council in July 2023. The work is supported by grants that staff successfully secured from the Metropolitan Council Local Community Assistance program and the Carver County CDA Community Growth Partnership Initiative.

The following summarizes the priority recommendations from the audit to update and modernize Chaska's zoning code:

- Amend the Planned Unit Development (PUD) section of the code to allow for flexibility and eliminate the need for variances in PUD processes, while clearly articulating City priorities to developers.
- Update base districts to serve as an effective baseline for PUD regulations.
- Update subdivision regulations to reflect current practices and engineering guidelines.
- Update special regulations and development standards to reflect best practices for parking, landscaping, building design, and other necessary updates.
- Amend the zoning code to align with state statute.

To date the Planning Commission and City Council have adopted ordinance amendments to align with state statutes and have held topic-specific joint work sessions to provide guidance and feedback to staff. The following is a timeline of implementation steps to this point:

02/27/2023: City Council adopts shoreland ordinance amendment for state statute alignment

02/26/2024: City Council adopts variance and non-conformities ordinance amendment for state statute alignment

06/03/2024: Joint Work Session - PUD and base district recommendations

Summary:

- Agreement that the PUD process should provide more flexibility when City objectives are being advanced.
- Agreement that standards in the code currently overlap and conflict, so streamlining is necessary.
- Agreement that base districts are out of date and need to align with the Comprehensive Plan to serve as a basis for the PUD process.

09/30/2024: Joint Work Session - PUD and base district follow up; prioritize special regulations

Summary:

- Agreement on public benefits that should be prioritized when flexibility is provided through the PUD process:
 - Advancement of goals from the Comprehensive Plan or other adopted plans/policies
 - Provision of long-term affordable housing above what is otherwise required
 - Greater preservation of existing natural resources, in number or quality, than would otherwise be provided under non-PUD development
 - Inclusion of innovative stormwater management techniques that provide capacity for infiltrating stormwater beyond what is required by the City or watershed district
 - Incorporation of elements that support public transit or other alternative modes of transportation
 - Enhanced placemaking through the inclusion of visible and accessible public art
 - Others public benefits proposed for consideration by the applicant and recognized by the City
- Agreement on streamlining PUDs by referring to requirements within base districts, special regulations, and the Comprehensive Plan.
- Agreement on the structure and standards for revised base districts that better align with the Comprehensive Plan.
- Direction provided to focus special regulation updates primarily on:
 - Exterior Materials and Building Design
 - Usable Open Space
 - Off-Street Parking and Loading
 - Landscaping
 - Additional Setbacks

Planned Next Steps:

02/24/2025: Joint Work Session – Subdivision and special regulations recommendations

Spring, 2025: Consider amendment language for adoption

Staff look forward to the discussion on Feb. 24. Please contact me if you'd like to discuss anything ahead of the joint work session.