

TRADITION HIGHLANDS

PUD Concept Plan Narrative | 4.16.24

Credit River, Minnesota



TRADITION
Development

INTRODUCTION

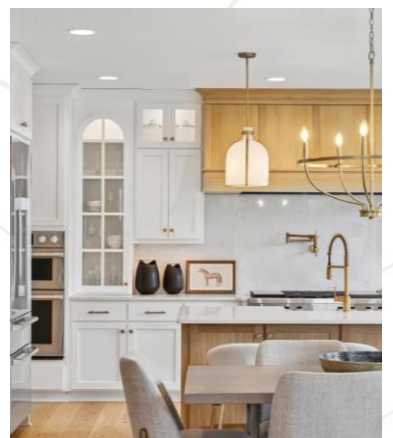
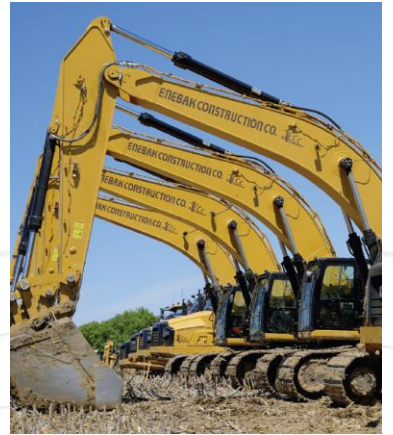
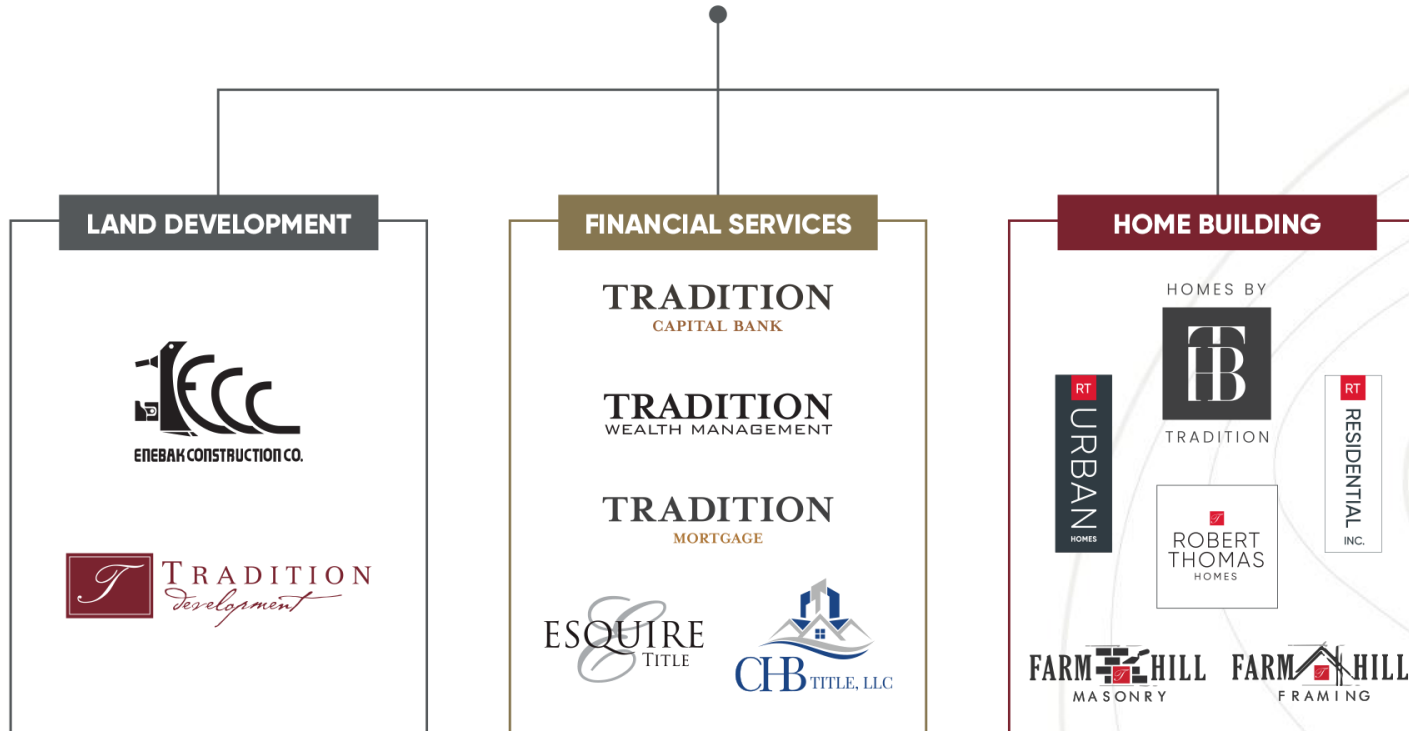
Development Team:

- Jake Enebak - *President | Tradition Development*
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TRADITION



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INTRODUCTION

Property:

- Located in the northwest corner of the intersection of 185th Street East and Judicial Road.
- Consists of four parcels.
- Tradition Development has under Purchase Agreement the two parcels owned by the Bartelds consisting of 98.52 gross acres.
- The PUD Concept Plan illustrates how the third and fourth or exception parcels owned by the Connolly family consisting of 16.99 gross acres may be developed in the future. (Shown as a “Ghost Plat”.) The Connolly property is presently not available to develop.

Property Owners:

- Parcel #1 (Eric Bartelds) - PID – 049150051 – 40.02 Acres
- Parcel #2 (Beatrice Bartelds) - PID – 0491150052 – 58.50 Acres
- Parcel #3 (Connolly) “Ghost Plat” - PID - 049150041 – 8.98 Acres
- Parcel #4 (Connolly) “Ghost Plat” – PID – 049150040 – 8.0 Acres



INTRODUCTION

Mission Statement | PUD Concept Plan

Our conceptual plans for the development of Tradition Highlands will follow high-quality development standards and design guidelines as seen in other Tradition developments. Examples include Spirit of Brandtjen Farm (*Lakeville*) and Cobblestone Lake (*Apple Valley*).

The mission behind both of these developments and our intended development of Tradition Highlands is:

- To provide distinctive neighborhoods of homes of different sizes and types which respond to a variety of lifestyles. *(All homes will be required to comply with specific design quality standards and architectural guidelines.)*
- To provide extensive connected open space which preserves and enhances existing wetlands, ponds, and wooded areas.
- To provide a distinctive homeowners association amenity area and connected trail system.
- To provide a street system designed to calm traffic and encourage neighboring through the use of boulevard trees, landscape architectural elements, and sidewalks. *(As part of the PUD process the developer will provide a guide for streetscape design, and development standards.)*





EXISTING CONDITIONS

- A majority of the property is currently farmed.
- Four designated wetlands on the Bartelds property and one designated wetland on the Connolly “Ghost Plat” property.
- The Bartelds property contains significant topography on the western and northwestern portion of their property.
- Existing Homes – The Bartelds (westerly portion) of the property. The Connolly “Ghost Plat” (southeast portion) of their property.
- The Connolly “Ghost Plat” property also contains an existing cell tower on the western portion of their property.
- Existing trees surround all four designated wetlands on the Bartelds property. Existing trees also exist in the northwest corner of the Bartelds property. The eastern portion of the Connolly “Ghost Plat” property is heavily wooded.
- Main access to the property will align with Justice Way on Judicial Road and the current Bartelds access drive. It is assumed Judicial Road will require an urban section upgrade on the western half of the existing road as part of the PUD approval. An existing trail is located along the north side of 185th Avenue.
- The eastern half of the northern property line adjoins Murphy-Hanrehan Park Reserve.

EXISTING CONDITIONS

- The current City of Credit River 2040 Comprehensive Guide Plan did not contemplate the immediate availability of Water and Sanitary Sewer from the City of Lakeville.
- Two studies have been prepared by SEH which studied at the direction of the City of Lakeville the potential to provide Water and Sanitary Sewer service to the Bartelds and Connolly ("Ghost Plat") property based upon the current PUD Concept Plan. Both reports conclude there exists adequate capacity in close proximity in two locations to serve the property.
- We believe the extension of water and sanitary sewer from Lakeville is consistent with the City of Credit River Comp Plan which supports collaboration with other jurisdictions to provide services and manage growth by utilizing available infrastructure to promote fiscally responsible growth.

EXISTING CONDITIONS

500' Exhibit



EXISTING CONDITIONS

Table #1 Bartelds Property

AREA	ACRES*
Farmland (active and fallow)	83.37
Wetlands	3.15
Wooded Areas	8.50
Existing Driveway	1.00
Upland Open Space	2.50
Gross Area	98.52

PROPOSED PUD CONCEPT PLAN

TRADITION HIGHLANDS

The proposed Tradition Highlands PUD Concept Plan proposes three low-density residential neighborhoods consisting of 218 single-family and villa homes on the Bartelds property. Additionally, the plan illustrates how the adjacent Connolly Property may be developed in the future as medium density residential consisting of 110 attached townhomes (“Ghost Plat”).

PROPOSED PUD CONCEPT PLAN TRADITION HIGHLANDS

Illustrative Plan Overall Exhibit



PROPOSED PUD CONCEPT PLAN

TRADITION HIGHLANDS

Proposed Streetscape Design and Standards

- The primary entrance to the development will be from Judicial Road in the approximate location of the existing driveway. This will align with the existing Justice Way on the east side of Judicial Road. A secondary right in right out entrance will be provided off of 185th Street East. The primary entrance will be identified by distinctive development monumentation and extensive landscaping.
- Two right of way widths are proposed by the PUD Concept Plan. The main east/west boulevard is proposed to have a 60' right of way with sidewalks on both sides and a 28' street width. All neighborhood streets are proposed to have a 52' right of way with a sidewalk on one side and a 28' street width. All streets are proposed have boulevard trees between the sidewalk where applicable and back of curb.
- A specific set of Streetscape Design and Standards shall be incorporated into the PUD.
- A future street connection to the west to serve the Astleford property if and when developed is provided as dedicated right of way.



PROPOSED PUD CONCEPT PLAN

TRADITION HIGHLANDS

Proposed Residential Neighborhood Design and Home Collections

- As proposed by the Concept Plan there will be an east/west main boulevard street extending from the primary entrance to the western portion of the property.
- To the north off the primary entrance will be the entrance to the “Tradition Collection” neighborhood of 101 single-family homes with a minimum lot size of 76’ foot wide by 130’ foot deep lots.
- Traveling west on the main boulevard street the second neighborhood to the south is the “Villa Collection” neighborhood of 40 single level villa homes with a minimum lot size of 53’ and 57’ wide by 129’ and 146’ deep lots.
- Traveling farther to the west you will pass a significant preserved wetland complex. Just west of the wetland is the “Heritage Collection” neighborhood of 76 single family homes with a minimum lot size of 64’ wide and 125’ deep lots.
- The existing home on the property will remain on the property and platted as a .68 acre lot.



PROPOSED PUD CONCEPT PLAN

TRADITION HIGHLANDS

Proposed Residential Neighborhood Design and Home Collections

Proposed Home Collections and lot types are intended to respond to a variety of lifestyles and budgets.

TRADITION COLLECTION

3,000 sf - 4,000 sf

\$850,000 - \$1,500,000

Target Market:
Second time move-up buyers

VILLA COLLECTION

1,300 sf - 1,850 sf

\$550,000 - \$850,000

Target Market:
Move-down empty nesters

HERITAGE COLLECTION

2,500 sf - 3,500 sf

\$650,000 - \$1,000,000

Target Market:
First-time & first-time move-up buyers

(All square footages are approximate and measured above grade. Subject to change. All prices are approximate and include base price, options, and lot price. Subject to change.)



PROPOSED PUD CONCEPT PLAN TRADITION HIGHLANDS

Home Collection Elevation Exhibit



PROPOSED PUD CONCEPT PLAN

TRADITION HIGHLANDS

Tradition Highlands PUD Architecture

Tradition Development will require all builders at Tradition Highlands follow Home and Landscaping Design Quality Standards and Guidelines.

These standards and guidelines will incorporate the following:

INTEGRAL HOME/GARAGE DESIGNS

Homes offered will mitigate the perceived prominence of three-car garages by varying garage door depth, detailing, integration of room massing above garages, or roof dormers, to not obscure the familiar size and roof shape. Garages shall be setback a minimum of 2' from the front of the primary structure or full width front porch. Three-car garages shall be broken into a two-car section and a one-car section with the one-car being recessed a minimum of 2' feet.

EXPRESSIVE FRONT ENTRY & HOME ORIENTATION TO STREETScape

Streets purposefully designed from suburban norms to incorporate boulevards and landscape, welcome and facilitate pedestrian and bicycle use of sidewalks and trails, and calm traffic speeds and movements. To support these goals, homes will be positioned close to or at setbacks, so to help create desired spatial streetscape enclosure.

FOUR-SIDED DESIGNS

Work with builders to prepare to address architectural detailing of side and rear elevations.

MATERIALS

Naturally occurring materials are approved, as are fiber-cement or engineered wood products such as SmartSide products or equivalent shall be used for siding and exterior trim on all four elevations. Synthetic materials, aluminum or vinyl products may be used for soffit, fascia, and specialty architectural treatments.

STREETScape VARIETY

The same home floor plan and exterior/style may not be built on adjacent lots or the lot across the street. Variations in one-story and two-story elevations will be offered

FENCING

Use of low fencing in lot fronts, sides and rear will be acceptable. Vinyl or aluminum fencing of an approved manufacturer and style will be incorporated into the Homeowners Association. Privacy fences will not be permitted.

LANDSCAPE, PLANTING & ELEMENTS

All homes subject to minimum criteria with sod and irrigation as a requirement. Owners/builders required to use a professional landscape contractor for installation of min. requirements to ensure quality materials, product warranty, and proper/timely installation. Must be installed with the initial construction of the home.

PROPOSED PUD CONCEPT PLAN

TRADITION HIGHLANDS

Proposed Open Space Design and Neighborhood Connections

- The proposed Tradition Highlands PUD Concept Plan preserves four designated wetlands consisting of 3.15 acres.
- In addition, the concept proposes three large open space areas including a large wetland complex in the south, central Association Amenity Area, and a dedicated open space adjacent to Murphy-Hanrehan Park Reserve in the north. Total open space not including wetlands is 19.03 acres.
- These open space elements are connected by a linear north/south trail system running from the large wetland in the south to Murphy-Hanrehan Park Reserve in the north. This trail will compliment the proposed sidewalks throughout the development enhancing connectivity of neighborhoods.
- An additional trail will be constructed along the west side of Judicial Road from 185th Street E. to the southern property line of the Murphy-Hanrehan Park Reserve. This trail will connect to the existing trail on the north side of 185th Street E.
- The Association Amenity Area has not yet been fully defined. Amenities will include a clubhouse and pool.

PROPOSED PUD CONCEPT PLAN TRADITION HIGHLANDS

Illustrative Plan Overall Exhibit



PROPOSED PUD CONCEPT PLAN

TRADITION HIGHLANDS

Association Amenity Area Clubhouse & Pool Example



PROPOSED PUD CONCEPT PLAN TRADITION HIGHLANDS

Concept G Property Exhibit

AREA SUMMARY (BARTELD'S PROPERTY):

GROSS AREA: 4,291,450 SF (98.52 AC)
 WETLAND: 137,303 SF (3.15 AC)
 WETLAND 1- 21,574 SF
 WETLAND 2- 88,524 SF
 WETLAND 3- 24,587 SF
 WETLAND 4- 2,618 SF
 PRESERVED OPEN SPACE: 355,480 SF (8.16 AC)
 NET AREA: 3,798,667 SF (87.21 AC)
 NET DENSITY: 2.50 UNITS/AC

EXCEPTION PARCEL:

GROSS AREA: 740,095 SF (16.99 AC)
 WETLAND: 22,573 SF (0.52 AC)
 NET AREA: 717,522 SF (16.47 AC)
 NET DENSITY: 6.68 UNITS/AC

OVERALL AREA AND DENSITY:

TOTAL GROSS AREA: 115.51 AC
 TOTAL NET AREA: 103.68 AC
 TOTAL NET DENSITY: 3.16 UNITS/AC

LOT BREAKDOWN:

TRADITION 76' X 130' 101 LOTS
 HERITAGE 64' X 125' 76 LOTS
 VILLA (SIDE LOAD) 57' X 146' 21 LOTS
 VILLA (FRONT LOAD) 53' X 129' 19 LOTS
 EXISTING HOUSE 1 LOT

GHOST PLAT

6-UNIT:	1 BUILDINGS	6 UNITS
5-UNIT:	10 BUILDINGS	50 UNITS
4-UNIT:	10 BUILDINGS	40 UNITS
3-UNIT:	4 BUILDING	12 UNITS
2-UNIT:	1 BUILDING	2 UNITS
		110 GHOST PLAT LOTS

SETBACK:

R1
 FRONT= 30'
 REAR= 30'
 SIDE= 10' AND 5'

R2
 FRONT= 25'
 REAR= 30'
 SIDE= 6' AND 6'

SETBACK ALONG COLLECTOR ROAD= 50'



PROPOSED PUD CONCEPT PLAN

TRADITION HIGHLANDS

Table #2 Bartelds Property

AREA	ACRES*
Lot Area (<i>inc. 3.48ac wooded preserved</i>)	61.91
Internal ROW	12.73
Dedicated Open Space	19.03
Wetlands	3.15
Stormwater Ponds	1.70
Gross Area	98.52

CURRENT ZONING & 2024 COMPREHENSIVE PLAN LAND USE & DEVELOPMENT STAGING

- Existing Zoning – UER, Urban Expansion Reserve District (One dwelling unit per forty (40) acres.)
- 2040 Comprehensive Plan – Land Use UER, Urban Expansion Reserve (One dwelling unit per forty (40) acres.)
- 2040 Comprehensive Plan – Build Out Land Use Bartelds Property Low Density Residential (Net Density of two to six units per acre) R-1 Zoning, and Medium Density Residential (Net Density of six to twelve units per acre) R-2 Zoning.
- 2040 Comprehensive Plan – Build Out Land Use Connolly Property (“Ghost Plat”) Medium Density Residential (Net Density of six to twelve units per acre.) R-2 Zoning.
- 2040 Comprehensive Plan – Development Staging Map Post 2040 UER, Urban Expansion Reserve.

DEVELOPMENT PROPOSED 2040 COMPREHENSIVE PLAN, ZONING & STAGING REQUESTED AMENDMENTS

- 2040 Comprehensive Plan and Zoning requested change from UER, Urban Expansion Reserve to Low Density Residential (Bartelds Property) with a R-1 Zoning. (Net Density of two to six units per acre.)
- 2040 Comprehensive Plan and Zoning requested change from UER, Urban Expansion Reserve to Medium Density Residential (Connolly Property “Ghost Plat”) with a R-2 Zoning. (Net Density of six to twelve units per acre.)
- 2040 Comprehensive Plan Development Staging requested change from post 2040 to current low density and medium density residential.
- Zoning Request to include a Planned Unit Development (PUD) overlay zoning district.

GROSS & NET DENSITY

Gross Density and Net Density calculations include the 98.52 acre Bartelds Property, and the 16.99 acre Connolly Property (“Ghost Plat”) or 115.51 total gross acres.

Gross Density

	ACRES*
Gross Acres	115.51
Total Units	328
Gross Density	2.84 units/acre

Net Density

	ACRES*
Gross Acres	115.51
Wetlands	(3.67)
Open Space	(8.16)
Net Acres	103.68
Total Units	328
Net Density	3.16 units/acre

Net Density proposed was calculated by the total number of units divided by the total land area less wetlands and preserved open space.

PHASING

- Phasing will generally occur from east to west except phase one will include the construction of the main boulevard serving the existing Bartels home.
- It is expected the development will be completed in two phases starting tentatively in late Fall 2024.
- Home construction is expected to commence in the Summer of 2025.
- Total build out is expected to last 6 years.

HIGHLIGHTS | PUD CONCEPT PLAN

TRADITION HIGHLANDS

The Tradition Highlands PUD Concept Plan incorporates into the neighborhood:

- A variety of housing types/life cycle housing.
- Required Home and Landscaping Design Quality Standards and Guidelines.
- Streetscape Design and Standards designed to calm traffic and encourage neighboring.
- Extensive Common Area landscaping and monumentation.
- Neighborhood amenities including a central Association Amenity Area.
- A linear trail system connecting three major open space elements/amenities. Sidewalks throughout the development providing pedestrian connections.
- The dedication of 19.03 acres of open space.
- 3.15 acres of preserved natural wetland areas.



TRADITION HIGHLANDS

PUD Concept Plan

Credit River, Minnesota

Thank you for your consideration.

**All acres shown are estimated and subject to adjustment based upon an actual field survey and wetland delineation.*



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