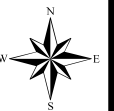


Case File No. 15-0014

Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180





**“SANCTUARY PRESERVE”
APPLICATIONS FOR:
PRELIMINARY PLAT
CONDITIONAL USE PERMIT
RIGHT-OF-WAY VACATION**

**BLAINE, MINNESOTA
February 6, 2015**

Introduction

Pulte Homes of Minnesota (“Pulte”) as applicant is pleased to be submitting this application for Preliminary Plat, Conditional Use Permit (CUP), and Right-of-Way/Easement Vacation.

Pulte’s company vision is **“Building Consumer Inspired Homes and Communities to Make Lives Better”**. We are one of the largest national homebuilders in the United States with corporate offices in Atlanta, Georgia. We currently operate under three distinct brands of homebuilding throughout the United States: Pulte Homes, Centex Homes, and Del Webb. Pulte’s Minnesota Division headquarters is in Eden Prairie and currently constructs approximately 300 homes annually in the Twin Cities market.

Pulte will act as both developer of the property and builder of the homes within Sanctuary Preserve. We will maintain architectural control through the creation of a professionally managed Homeowners Association and a Declaration of Covenants. All homes will be subject to the Homeowners Association Declaration of Covenants, Restrictions, and Easements.

The primary contact for Pulte is:

Paul Heuer, Director of Land Planning & Entitlement
952-229-0722
Paul.Heuer@PulteGroup.com
7500 Office Ridge Circle, Suite 325
Eden Prairie, MN 55344

Background/Previous Approvals

Centex Homes obtained preliminary plat and CUP approval for a 343 unit residential development on this property in 2005, which included a mix of multifamily and single family homes. An Environmental Assessment Worksheet was completed for the development. The plat expired prior to submitting a final plat for approval.

A subsequent preliminary plat and CUP were approved for a 127 unit residential development for this site in 2007 with substantially the same layout as we are proposing in this application. The preliminary plat expired prior to submitting a final plat for approval.

In 2009, Pulte Homes merged with Centex Homes. Through this transaction, Pulte Homes obtained ownership of the site. The current layout is substantially the same as previously approved preliminary plats.

Community Vision

The extraordinary attribute of the site is that the perimeter areas of the neighborhood are anticipated to remain as wetlands/open space. To the west, the City is planning the creation of the Blaine Wetland Sanctuary, which will be an attractive amenity for the neighborhood as well as the entire City. To the south, preliminary concept plans suggest that a significant amount of wetland will remain. To the north, the property is anticipated to remain as wetland. In addition, low density existing single family properties are located further to the north and beyond a buffer of wetlands/open space. As a result of this extraordinary setting, almost all homes will back up against a significant amount of wetlands/open space, thereby creating expansive views and a feeling of seclusion and privacy. This setting spurred the community name: **“Sanctuary Preserve”**. Even the entrance (112th Avenue NE) off of Lexington Avenue NE is anticipated to be bounded by wetlands in perpetuity.

Another significant and related component of this new community is our creation and restoration of a significant amount of wetlands on the site. As a result of the natural features, restored and/or created wetlands, and surrounding land uses, we anticipate that Sanctuary Preserve will be a desirable location in Blaine for single family home buyers.

Key Information

- Existing zoning is Development Flex (DF)
- 150 single family lots
- Homes will range from 1,870 to over 2,850 square feet excluding basements

Dimension Standards (minimums)

Lot Area	7,800 square feet
Lot Depth	120 feet
Lot Width at Setback	65 feet

Setbacks (minimums)

Front	25 feet
Side	7.5 feet
Rear	20 feet

Note: The above side setbacks refer to homes with three car garages. We anticipate that some buyers will choose to have two car garages and will therefore have greater side setbacks.

Architecture

We are excited to announce that we are introducing a new single family product line to the Twin Cities market which has recently completed our intensive 12-step Consumer-Inspired process. Sanctuary Preserve will be the first community in the Twin Cities to include this new product line. Each floor plan (see enclosed) will have multiple optional elevations with distinct architectural styles. A wide range of siding colors and textures (shake, board and batten, etc.) will be available with Premium Designer colors in accents and options such as stone and brick for those buyers who desire it. This collection of homes offers both two-story and main level living options, typically 3 to 4 bedrooms, bonus / flex rooms, an average of 2.5 bathrooms, optional sunrooms, and optional finished basements. Home sizes range from 1,868 square feet for the main level living plans to 2,372 to 2,858 square feet for the two-story plans (excluding basements).

One of the plans includes a tandem third garage stall. All lots will also accommodate an optional third stall garage added to the side of the home.

Construction plans for these homes are still in process. Therefore, we do not have exact renderings to share with you. However, we have included within this application example front elevation renderings

from other markets where we build this product, which we expect will be very similar to the homes built in Sanctuary Preserve.

Pulte will control all architectural home designs through the Homeowners Association Architectural Control Committee. The new product line will consist of the following single family home plans:

1. Bennett
 - a. 1,868 square feet excluding the basement
 - b. 3 bedrooms / 2 bathrooms
 - c. One story
 - d. 39 feet wide (50 with third stall) by 64 feet deep home
 - e. Anticipated sales price in the range of mid to high \$300k's
2. Newberry
 - a. 2,372 square feet excluding the basement
 - b. 3 bedrooms / 2.5 bathrooms
 - c. Two story
 - d. 39 feet wide (50 with third stall) by 44 feet deep home
 - e. Anticipated sales price in the high \$300k's
3. Mercer
 - a. 2,554 square feet excluding the basement
 - b. 3 bedrooms / 2.5 bathrooms
 - c. Two story
 - d. 39 feet wide (50 with third stall) by 44 feet deep home
 - e. Anticipated sales price in the high \$300k's
4. Stonebrook
 - a. 2,744 square feet excluding the basement
 - b. 4 bedrooms / 2.5 bathrooms
 - c. One and a half story
 - d. 39 feet wide (50 with third stall) by 64 feet deep home
 - e. Anticipated sales price in the low \$400k's
5. Continental
 - a. 2,858 square feet excluding the basement
 - b. 4 bedrooms / 2.5 bathrooms
 - c. Two story
 - d. 39 feet wide (50 with third stall) by 53 feet deep home
 - e. Anticipated sales price in the low \$400k's

All square footage references are for above ground square footage only. Pulte also offers standard landscape packages for each home, including landscaping and sod. Each home will include these features with a minimum of two trees per lot (three trees for corner lots), perimeter foundation landscaping with shrubs, plants, landscaping rock, and edging.

Homeowners Association (HOA)

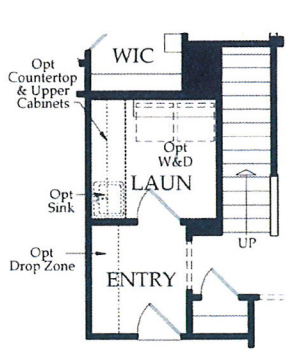
Pulte will establish the Sanctuary Preserve Homeowners Association and will appoint the Board of Directors. The HOA will own and maintain an entry monument and mailboxes. The HOA will also be responsible for enforcement of the Declaration of Covenants, Restrictions, and Easements as well as the Bylaws and Architectural Control Committee. During the time that Pulte is the Declarant, the HOA will be managed by a professional management company responsible for collection of dues, billings, etc.

Outlots

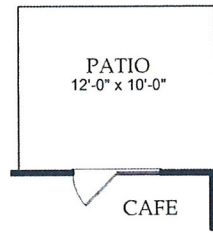
A number of outlots will be created as part of this plat. The following is an outline of the purpose and proposed ownership for each outlot.

Pulte
 Homes
Bennett

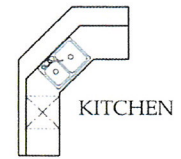
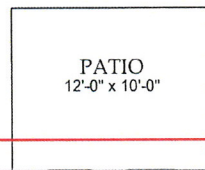




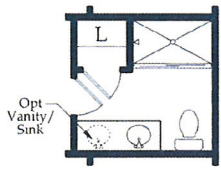
Opt Loft Stairs



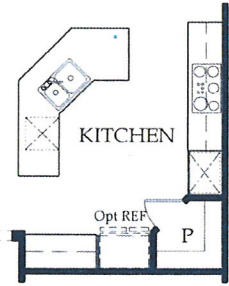
Opt Atrium Door



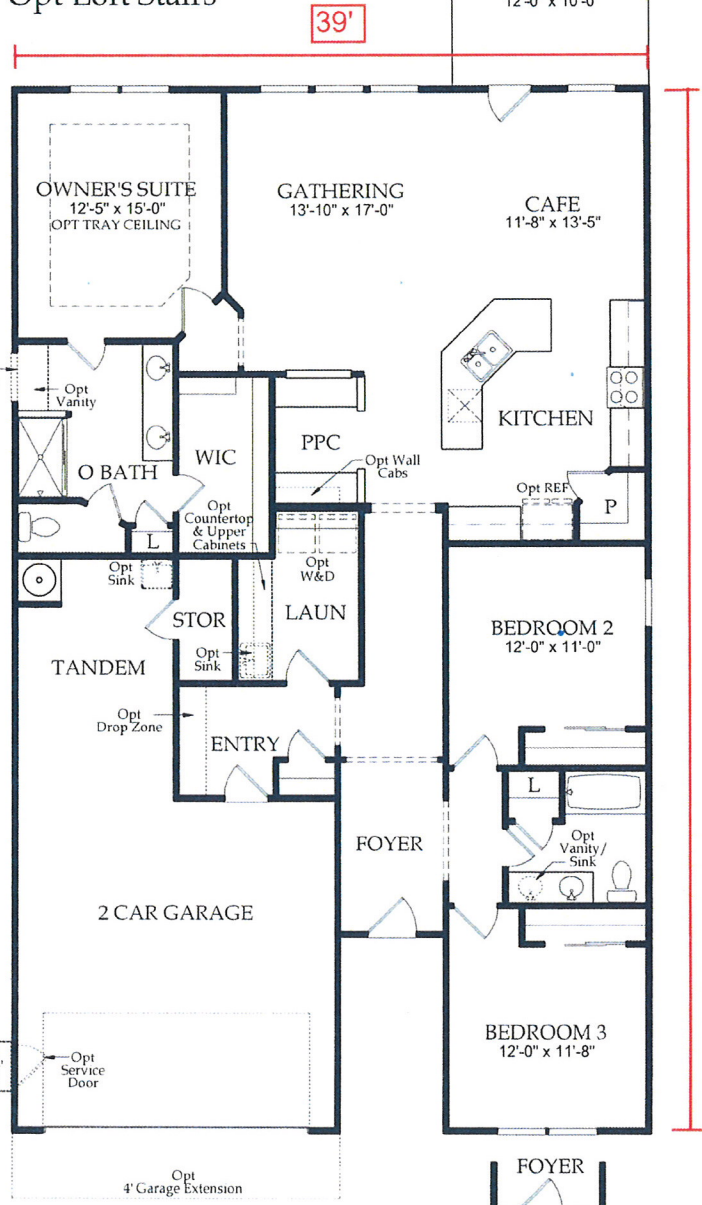
Opt Raised Bartop



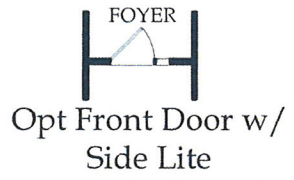
Opt Shower in Bath 2



Opt Gourmet Kitchen



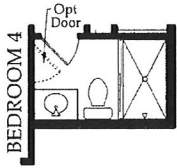
First Floor



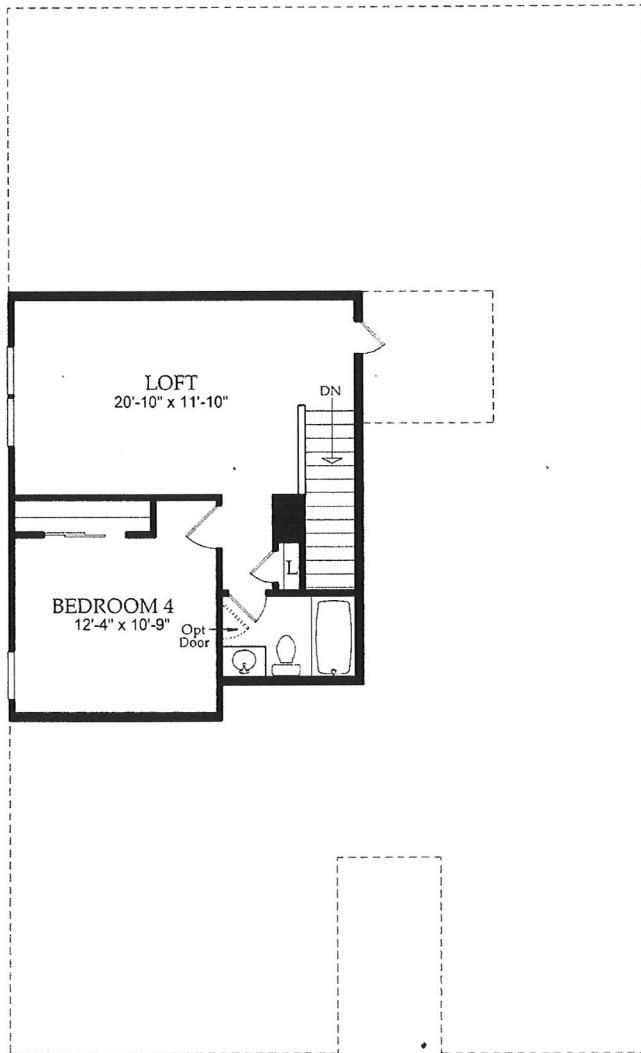
BENNETT



Opt Game Room ilo Loft



Opt Shower in Bath 3



Opt Loft