

**Case File No. 17-0001**

**Parkside North 4th & 7th Addn & Outlot E 7th Addn**

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



MAIN STREET

(C.B.A.M. 14)

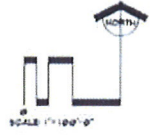


**LEGEND**

LDR - LOW DENSITY RESIDENTIAL		WETLAND	
MDR - MEDIUM DENSITY RESIDENTIAL		GREENSPACE/ WETLAND BUFFER	
HDR - HIGH DENSITY RESIDENTIAL		WATER QUALITY POND	
PCD/MDR			
PCD/HDR			
PC - PLANNED COMMERCIAL			
PCD - PLANNED COMMERCIAL DEVELOPMENT			

LEWISTON ATHLETIC COMPLEX

ILLUSTRATIVE PLAN ONLY, SUBJECT TO CHANGE WITHOUT NOTICE



PHASE 1  
**PARKSIDE NORTH**  
 CITY OF BLAINE, MN

## Kaye, Shawn

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**From:** Ron A Mullenbach <ramullenbach@drhorton.com>  
**Sent:** Monday, January 16, 2017 9:08 AM  
**To:** Kaye, Shawn  
**Subject:** Parkside North CUP Amendment  
**Attachments:** Parkside North Site Plan - Horton Lots.pdf

Good morning, Shawn.

I've attached a site plan showing the lots we either own or have under contract. The lots include: Lots 1-4, Block 1 and Lots 3-8, Block 2, PARKSIDE NORTH 2<sup>ND</sup> ADDITION; Lots 1-12, Block 1 and Lots 1-10, PARKSIDE NORTH 4<sup>TH</sup> ADDITION; and Lots 1-17, Block 4; Lots 1-9, Block 5; Lots 1-16, Block 6 and Outlot E (future lots), PARKSIDE NORTH 7<sup>TH</sup> ADDITION. We would like any CUP amendment to be applicable to Parkside North 4<sup>th</sup> Addition, Parkside North 7<sup>th</sup> Addition and the future phase within Outlot E.

The reason we are requesting the change is that buyers want a reasonably-priced rambler (single level product). The current minimum square footage for ramblers in the approvals creates a plan larger than what buyers want/need at a price that is more than what buyers want/need. We believe we understand this because we have been marketing a 1,700 SF rambler for the last several years and created the Palmetto based on the floor area and pricing feedback we have received from the market during that time. The plan we build includes three bedrooms above grade with an option fourth on the main floor. All square footage on the main level duplicates in the basement so there is plenty of room to add usable square footage. Currently, our product ranges as follows:

- Fairbanks (B & C Elevations) 2,308 SF 2-Story starting from \$358,900-\$362,900
- Geneva (B & C Elevations) 2,340 SF 2-Story starting from \$359,900
- Harrison (B & C Elevations) 2,522 SF 2-Story starting from \$367,900-\$371,900
- Grant (A, B & C Elevations) 2,553 SF 2-Story starting from \$369,900-\$375,900
- Graham (B & C Elevations) 2,750 SF 2-Story starting from \$379,900
- Easton (B & C Elevations) 2,844 SF 2-Story starting from \$387,900-\$392,900
- Jordan (A, B & C Elevations) 3,003 SF 2-Story starting from \$389,900-\$398,900
- Redwood (A, B & C Elevations) 3,084 SF 2-Story starting from \$390,900-\$398,900

While a much smaller square footage, the Palmetto price point will start at the \$340K price point. Rambler plans have large foundation and roof footprint so are much more expensive on a per foot basis to construct. We'd anticipate that the Palmetto plan would ultimately consist of between 5%-10% of our total home sales in Parkside North. We'd anticipate a higher percentage of sales coming from our Harrison, Grant and Jordan plans, as well as a planned update to our Graham plan that is currently in process.

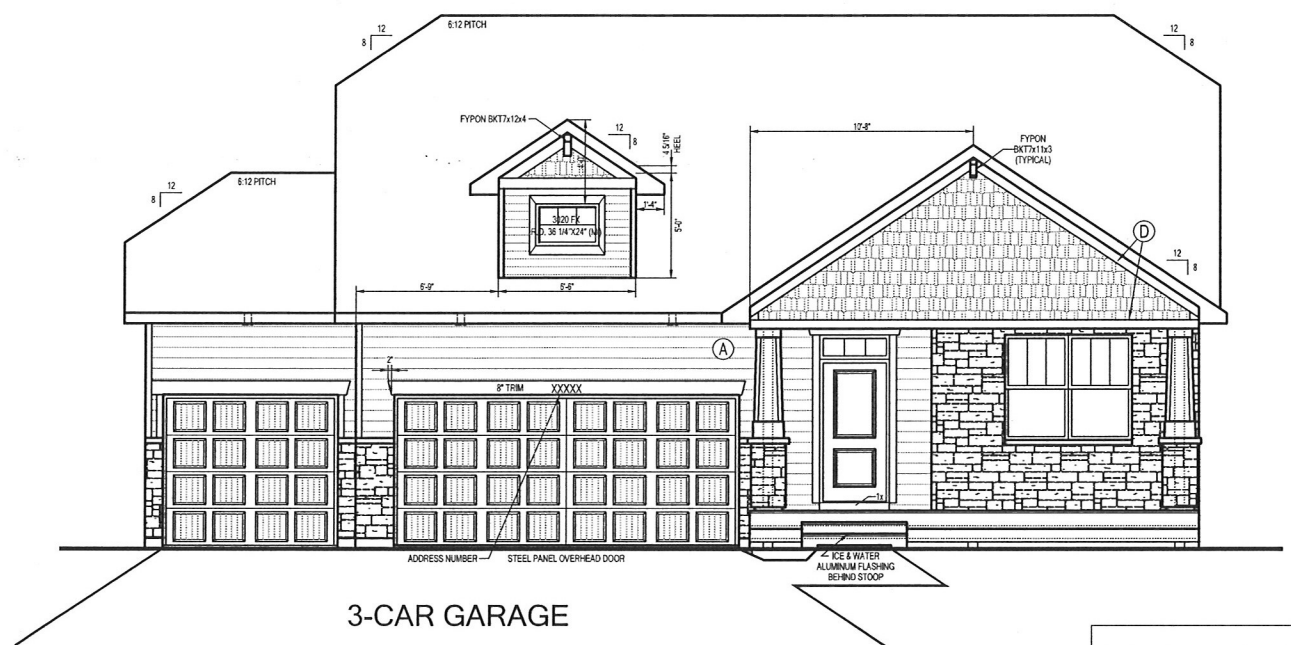
All of the "starting from" prices listed above are exclusive of any lot premiums and options. Finished sales prices will range from \$20,000-\$50,000 above base prices, depending upon buyer choices. All plans comes standard with a three stall garage. Our plan line-up is reflective of both market conditions as well as other housing options within the Parkside North neighborhood.

Please let me know if additional information is required.

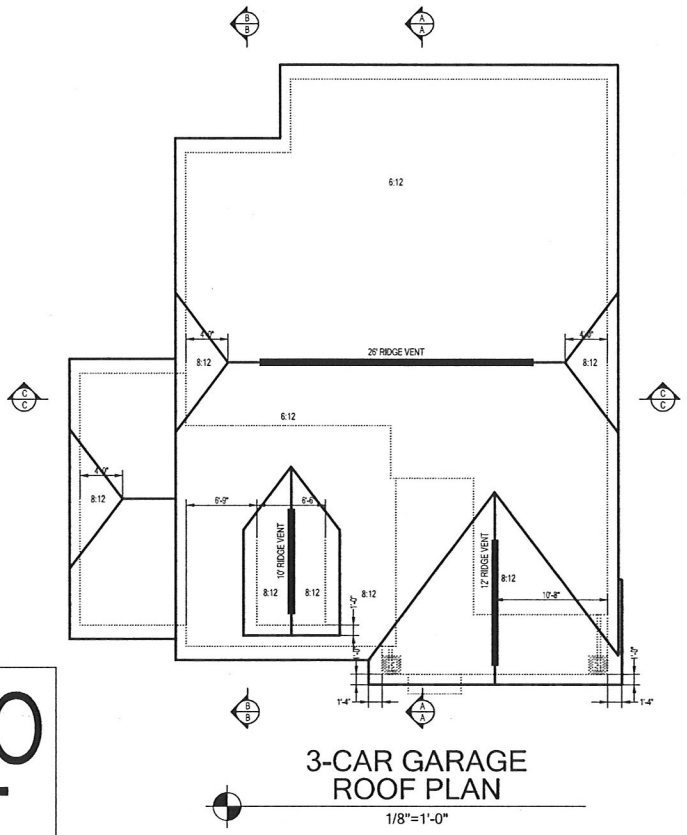
Thank you!



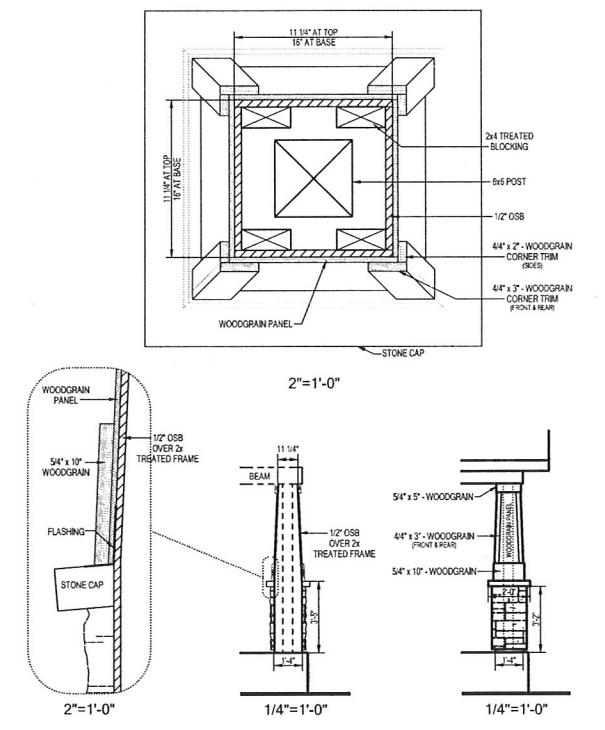
RON MULLENBACH VP City Operations  
DR HORTON - MINNESOTA  
20860 Kenbridge Ct, #100, Lakeville, MN 55044



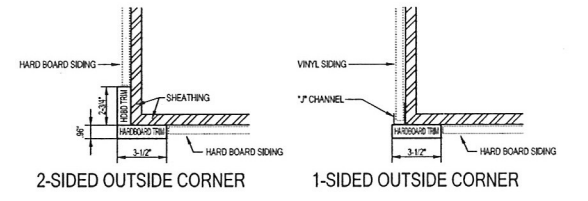
# PALMETTO B-FRONT



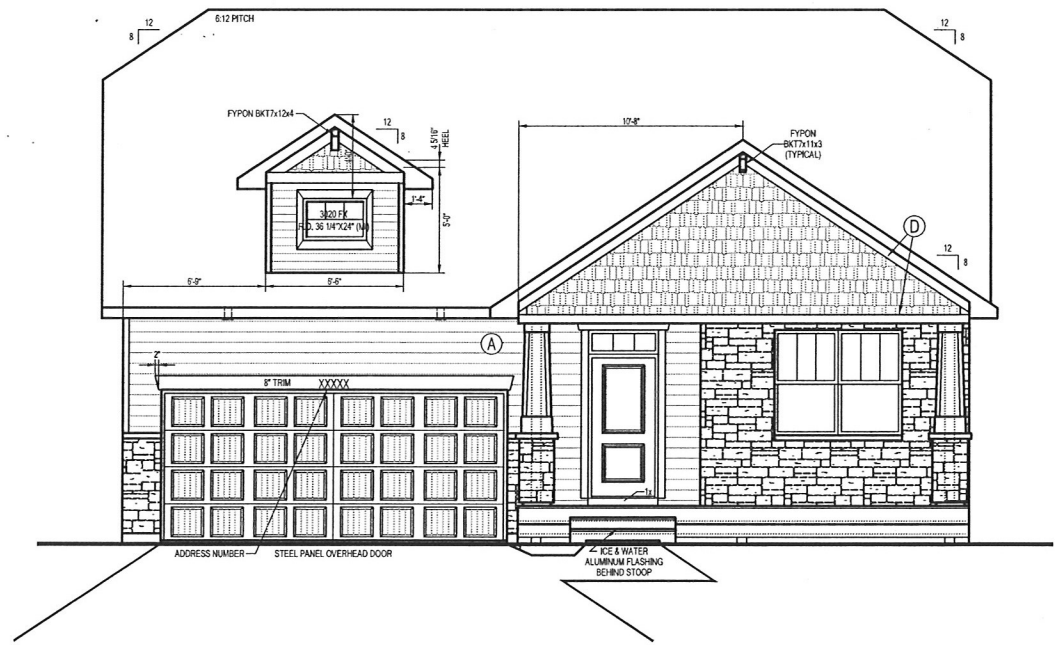
3-CAR GARAGE  
ROOF PLAN  
1/8"=1'-0"



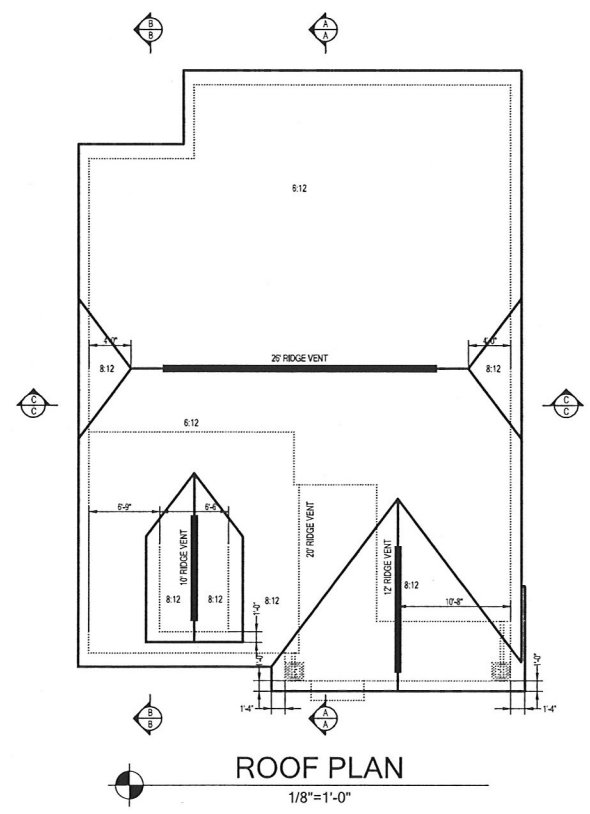
TAPERED COLUMN WITH  
STONE PIER  
2"=1'-0"



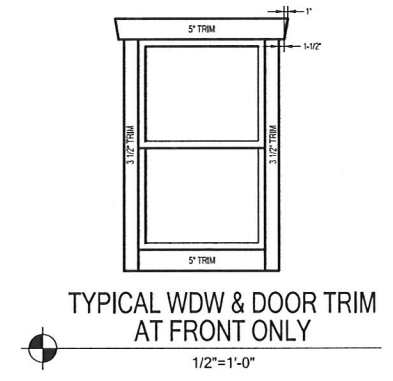
2-SIDED OUTSIDE CORNER 1/4"=1'-0"  
1-SIDED OUTSIDE CORNER



# NORTHERN CRAFTSMAN



ROOF PLAN  
1/8"=1'-0"



TYPICAL WDW & DOOR TRIM  
AT FRONT ONLY  
1/2"=1'-0"

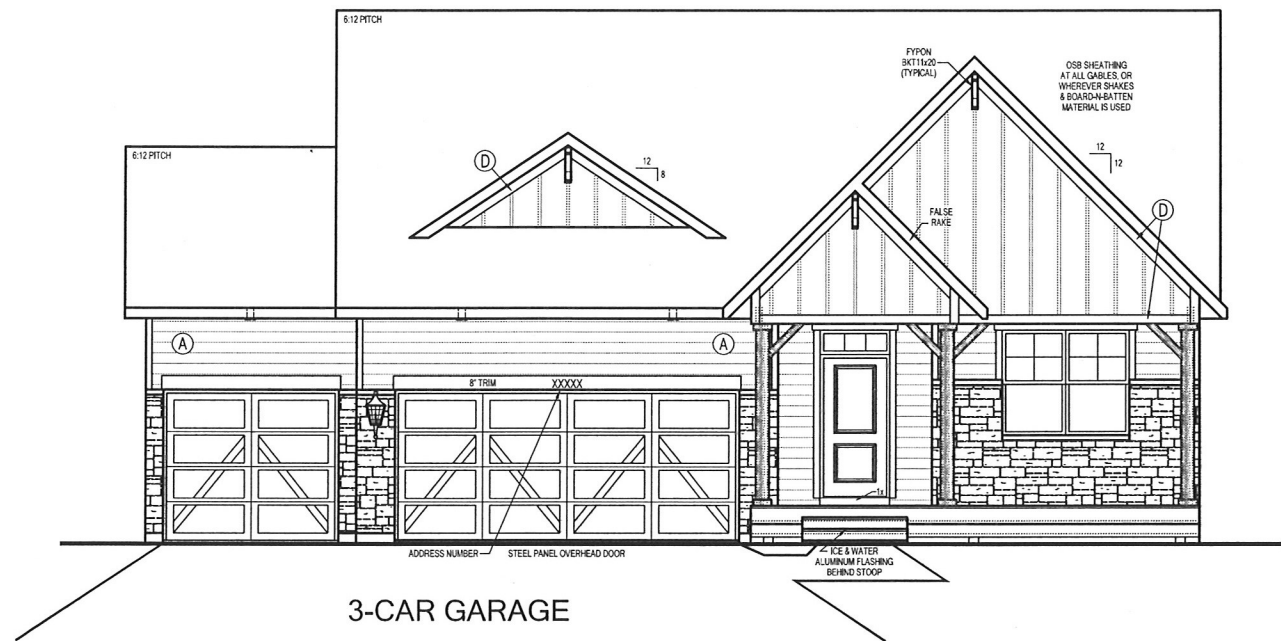
SIDING LEGEND	
REF	PRODUCT
(A)	LAP SIDING "A"
(B)	LAP SIDING "B"
(C)	NOT USED
(D)	5" TRIM - VINYL LINEAL
(E)	6 1/2" VINYL BEAD BD

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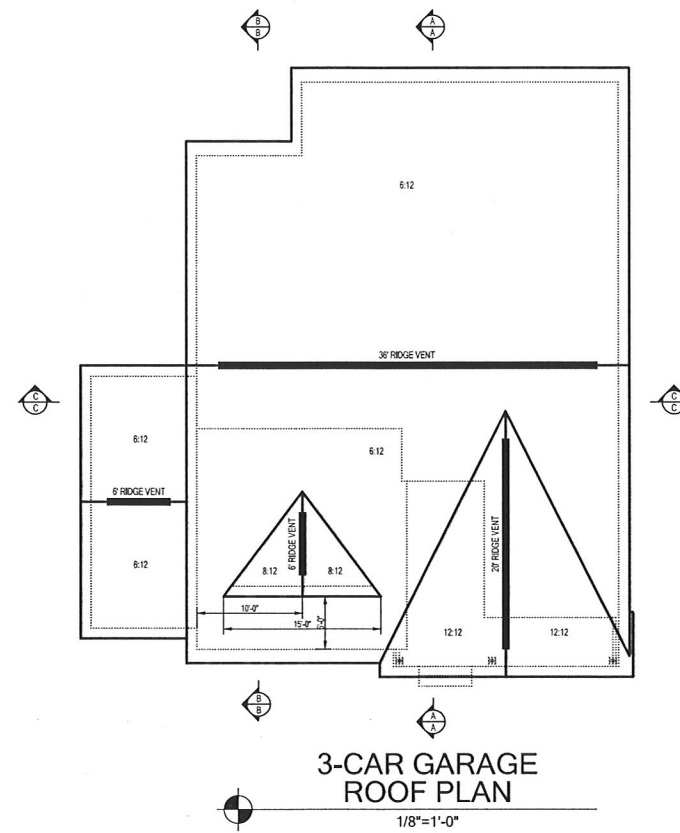
**D-R HORTON**  
*America's Builder*

CUST. SPEC/RESIDENCE PALMETTO 5415-B-3.0  
DRAWN: E-20-2016-AW 1.0  
REVISED: 10-31-2016-LL

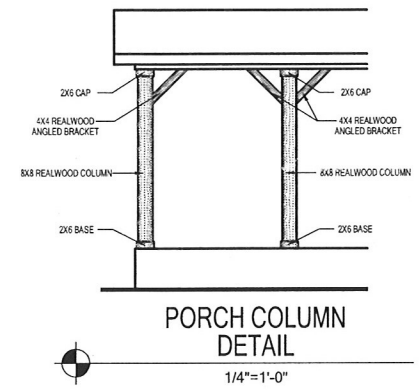
20860 KENSHRIDGE COURT, SUITE 100  
LAKEVILLE, MN 55044 (652)985-7272



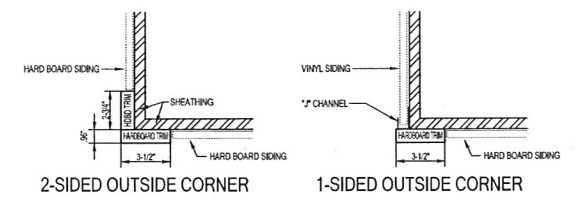
3-CAR GARAGE



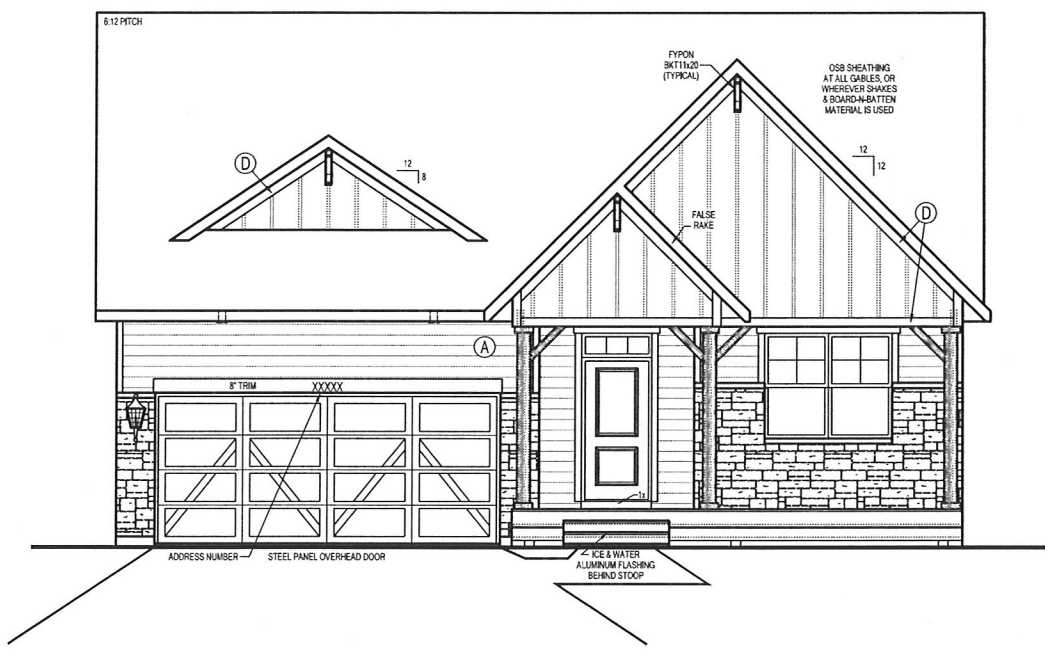
3-CAR GARAGE  
ROOF PLAN



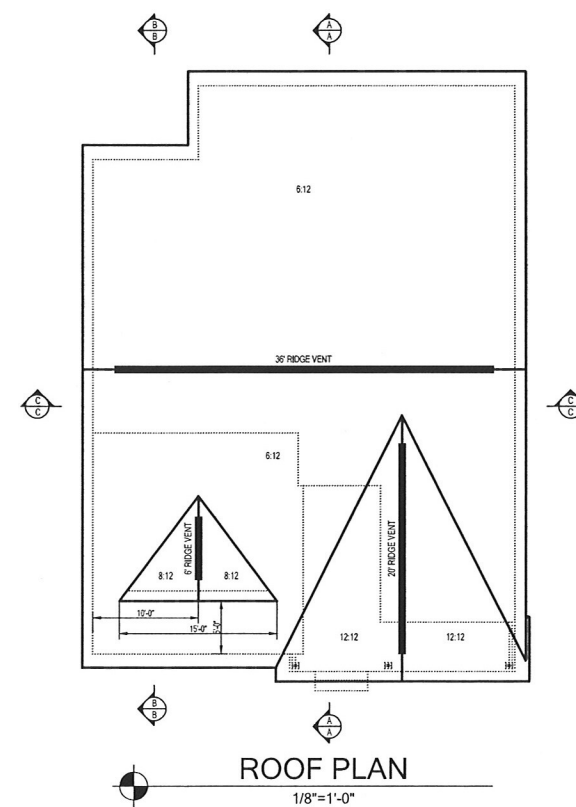
PORCH COLUMN  
DETAIL



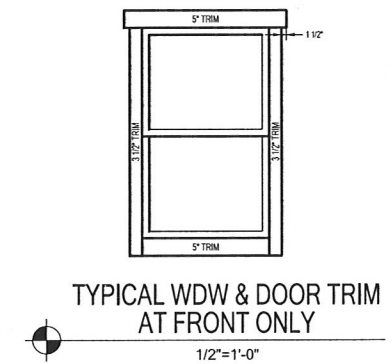
2-SIDED OUTSIDE CORNER      1-SIDED OUTSIDE CORNER



HEARTLAND COTTAGE



ROOF PLAN



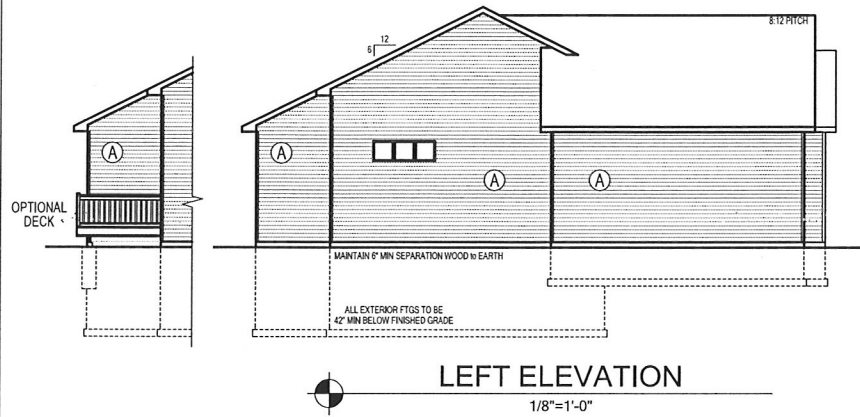
TYPICAL WDW & DOOR TRIM  
AT FRONT ONLY

SIDING LEGEND	
REF	PRODUCT
(A)	LAP SIDING "A"
(B)	LAP SIDING "B"
(C)	NOT USED
(D)	5" TRIM - VINYL LINEAL
(E)	6 1/2" VINYL BEAD BD

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<b>D-R HORTON</b> <i>American's Builder</i> 20880 KENBRIDGE COURT, SUITE 100 LAKEVILLE, MN 55044 (952)885-7272	CUST SPEC/RESIDENCE DRAWN: 6-20-2016-AW DRAWN: 10-24-2016-LL	PALMETTO S415-C-3.0 1.0 X
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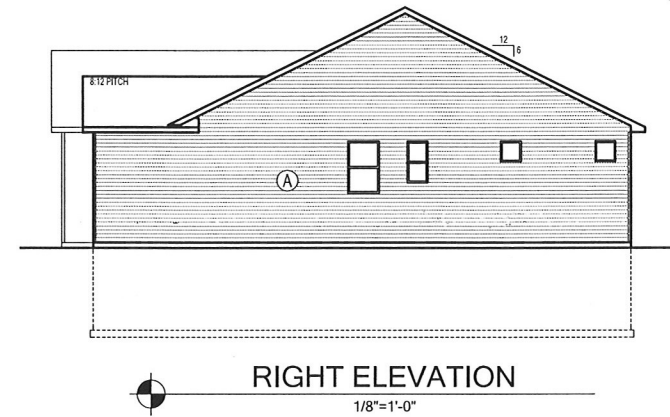
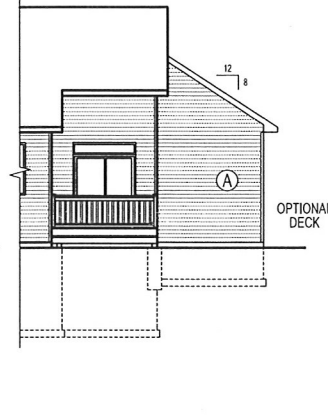
**3-CAR  
GARAGE**



**LEFT ELEVATION**  
1/8"=1'-0"

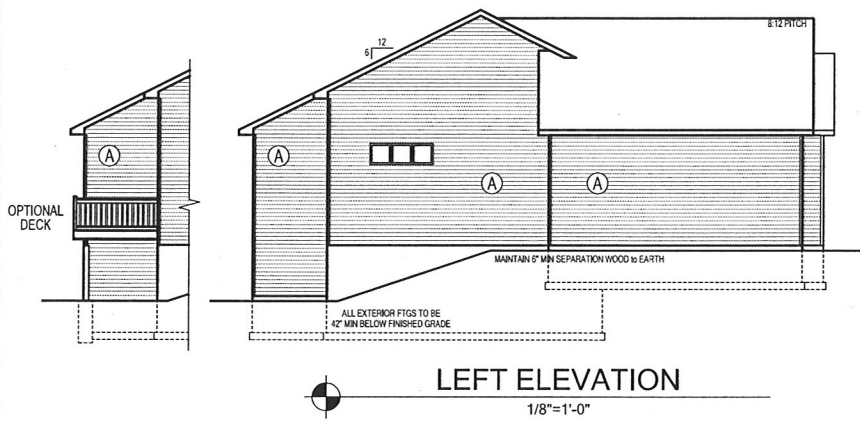


**REAR ELEVATION**  
1/8"=1'-0"

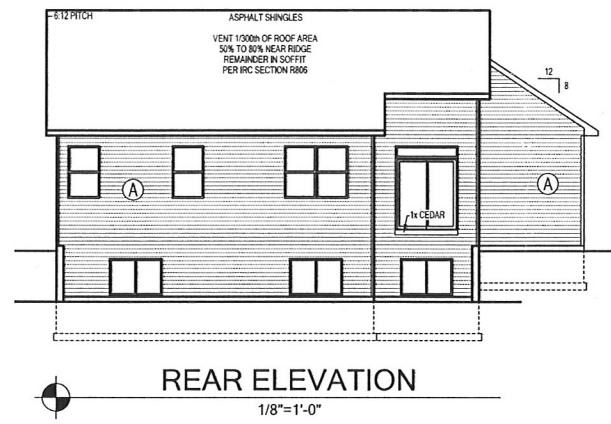


**RIGHT ELEVATION**  
1/8"=1'-0"

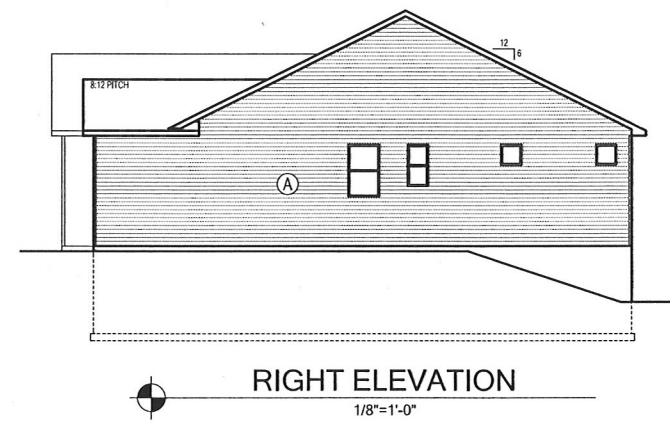
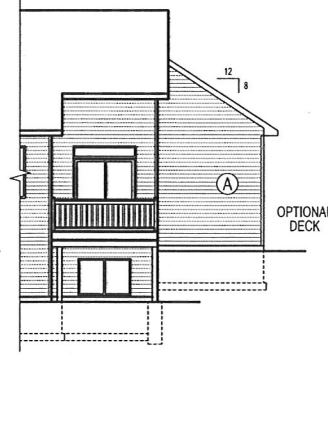
**FLAT LOT**



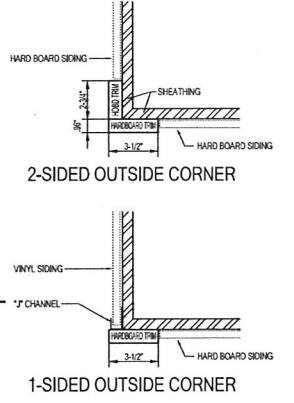
**LEFT ELEVATION**  
1/8"=1'-0"



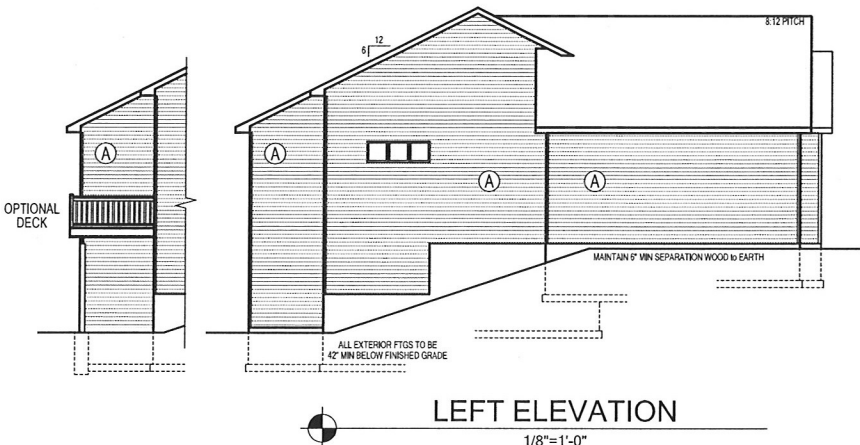
**REAR ELEVATION**  
1/8"=1'-0"



**RIGHT ELEVATION**  
1/8"=1'-0"



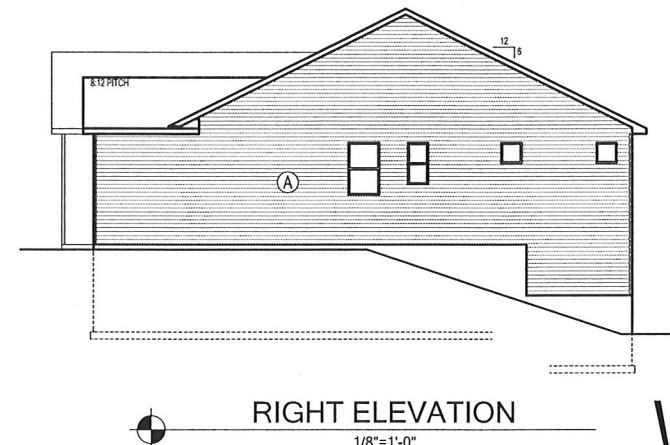
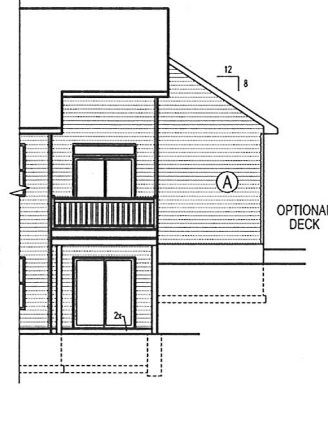
**LOOKOUT**



**LEFT ELEVATION**  
1/8"=1'-0"

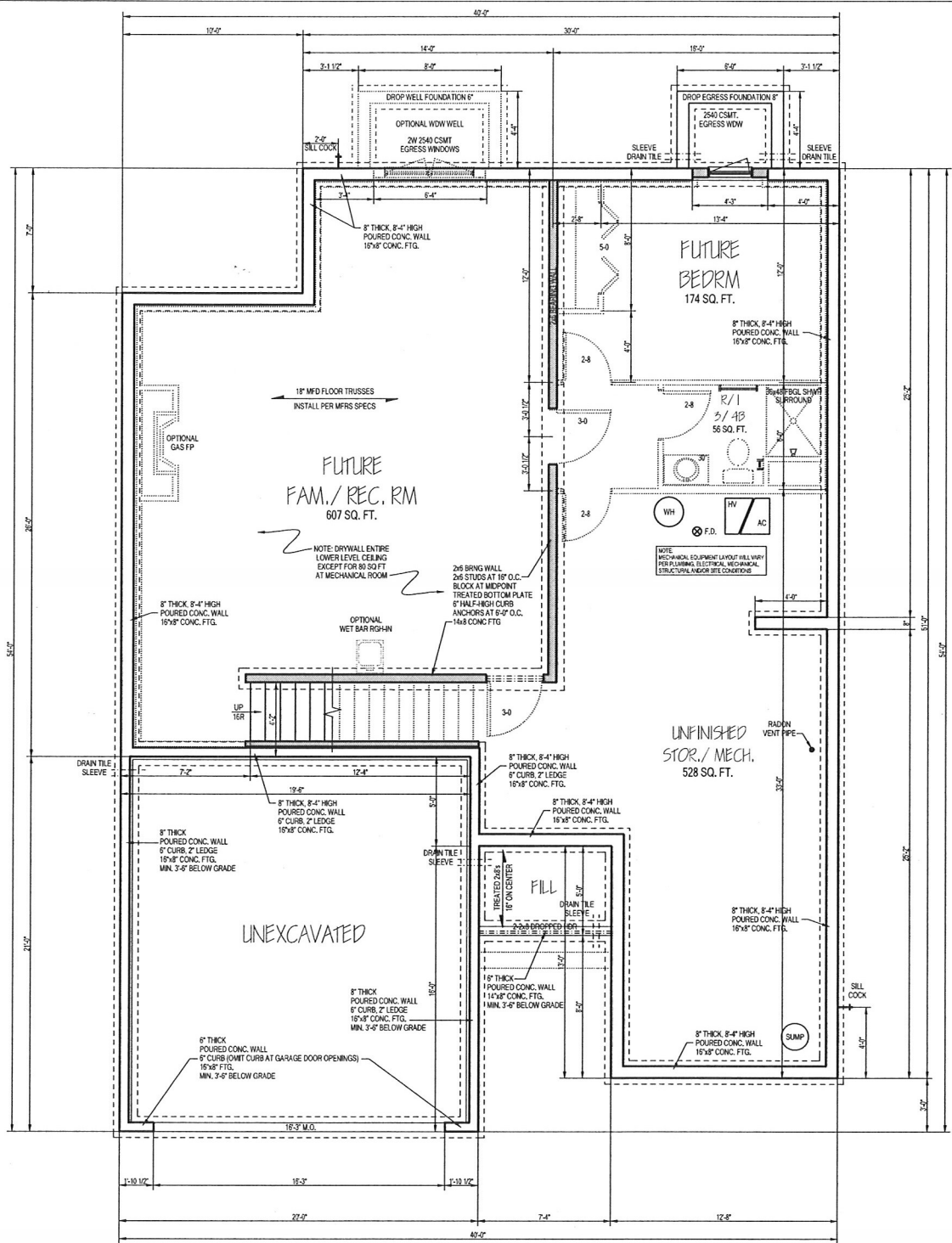


**REAR ELEVATION**  
1/8"=1'-0"



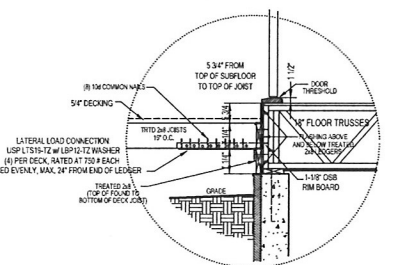
**RIGHT ELEVATION**  
1/8"=1'-0"

**WALKOUT**

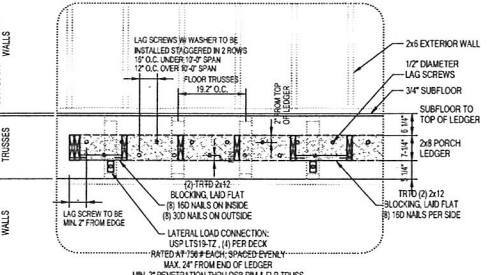


**BASEMENT PLAN**  
SCALE: 1/4"=1'-0"

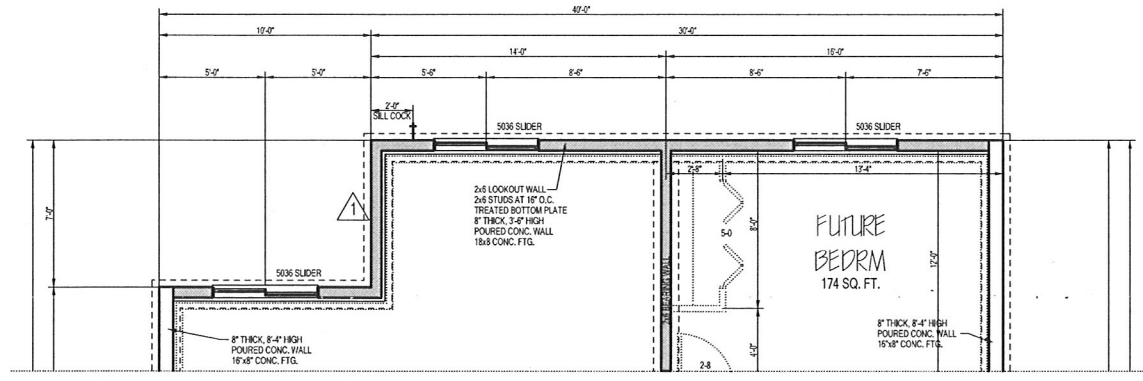
NOTE:  
8'-4" HIGH POURED CONC. FOUNDATION WALL TYPICAL  
WDW SIZES GIVEN IN FEET AND INCHES (WIDTH x HEIGHT)  
TYP. WINDOW HEAD HEIGHT AT 7'-0" U.O.  
BEAM & HEADER SIZES TO BE VERIFIED BY SUPPLIER/MFR



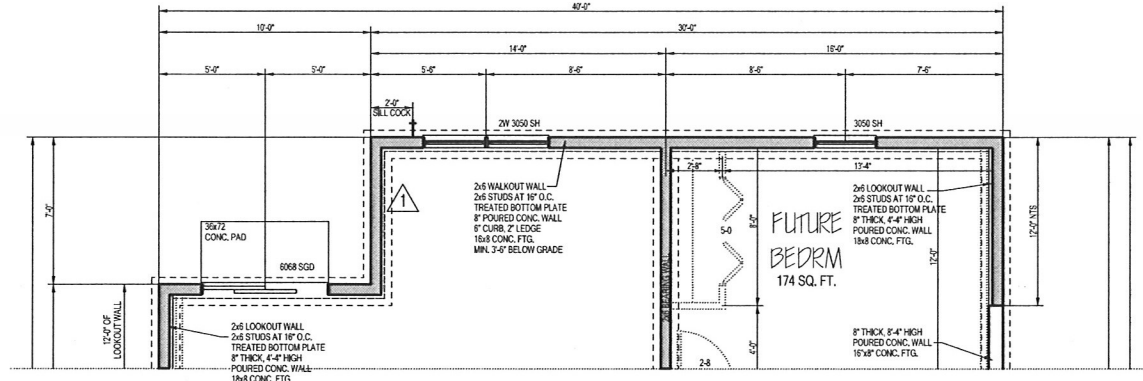
**FRONT PORCH LEDGER SECTION**  
1/2"=1'-0"



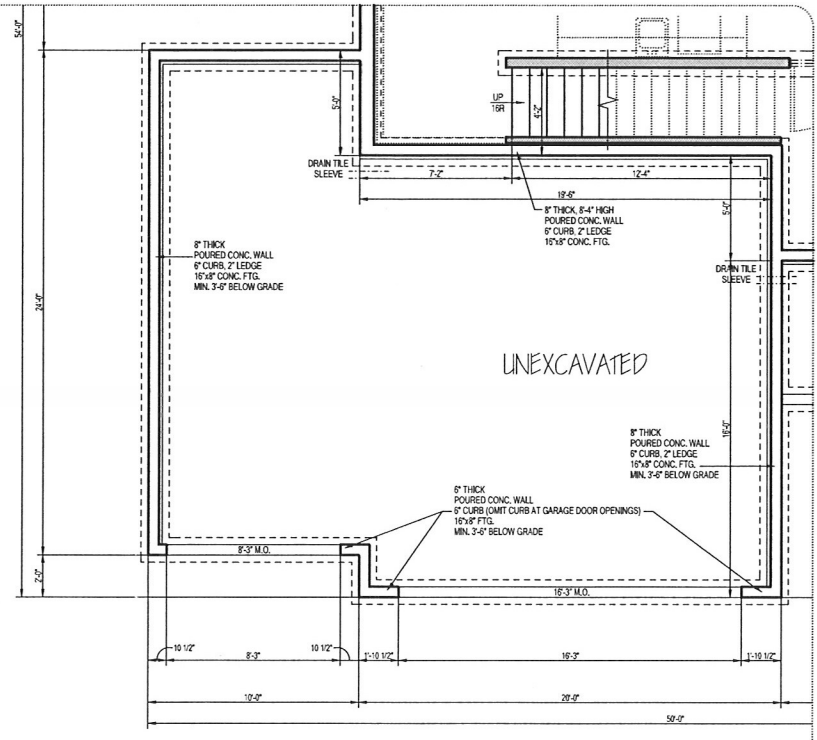
**FRONT PORCH LEDGER DETAIL**  
1/2"=1'-0"



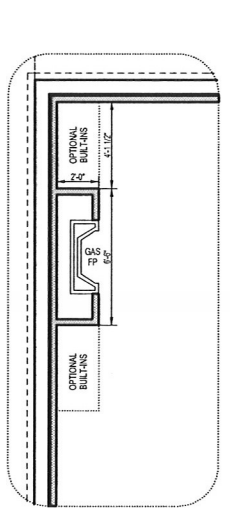
**-OPTIONAL-LOOKOUT BASEMENT PLAN**  
SCALE: 1/4"=1'-0"



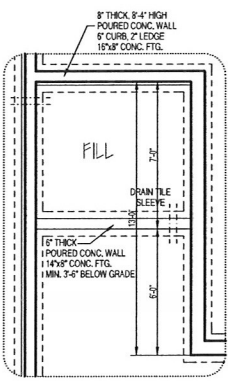
**-OPTIONAL-WALKOUT BASEMENT PLAN**  
SCALE: 1/4"=1'-0"



**-OPTIONAL-3-CAR GARAGE**  
SCALE: 1/4"=1'-0"



**-OPTIONAL-GAS FIREPLACE AT FAMILY RM**  
1/4"=1'-0"

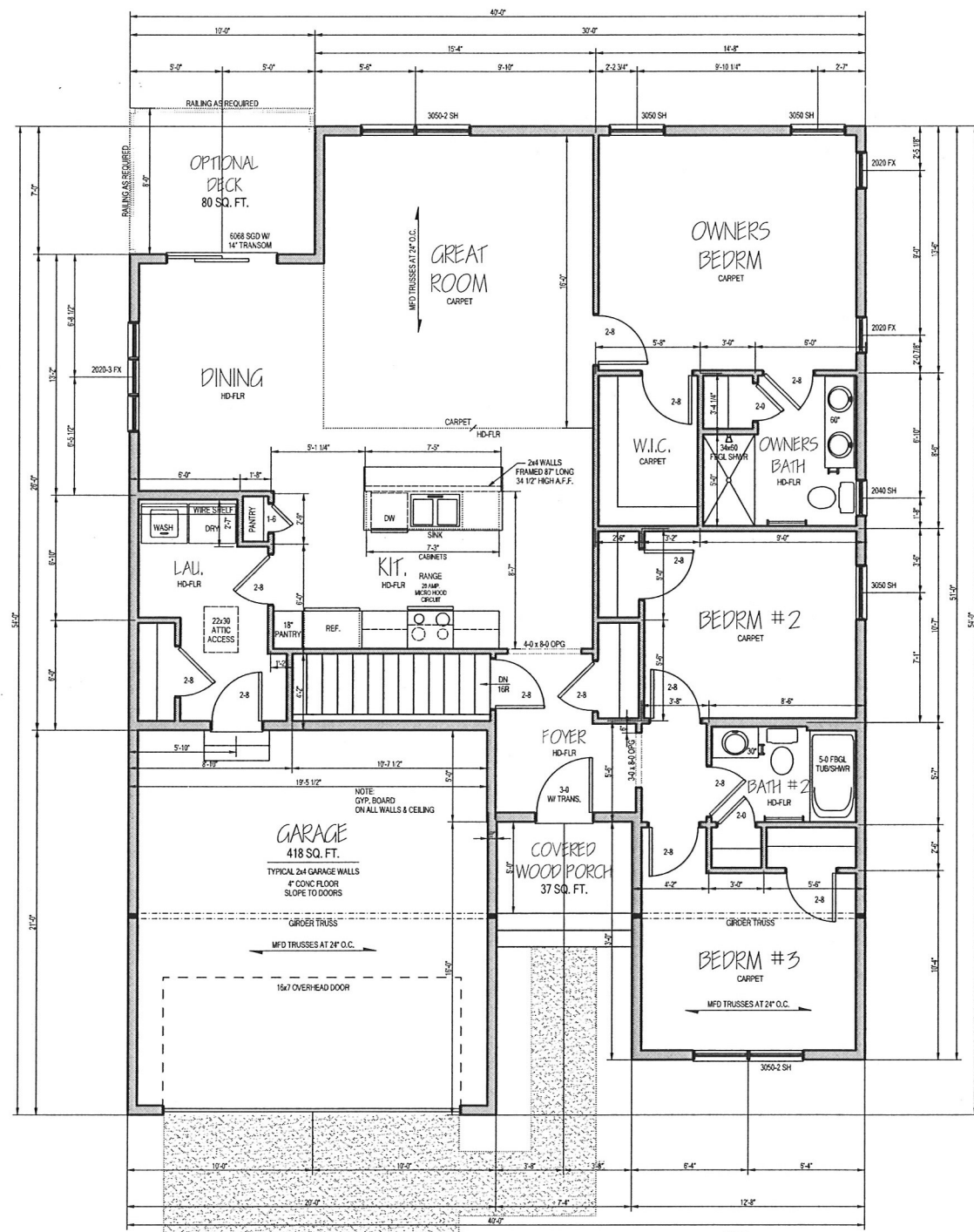


**-OPTIONAL-CONC. PORCH**  
1/4"=1'-0"

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PALMETTO 5415-A-3.0	3.0 X
DRAWN: 6-20-2016-AW	
REVISED: 10-18-16LL	

NO SIGNATURE OR GOURMET  
KITCHEN OPTIONS OFFERED



1ST FLOOR PLAN  
SCALE: 1/4"=1'-0"

NOTE:  
9-1 1/8" PLATE HEIGHT TYPICAL  
WDW SIZES GIVEN IN FEET AND INCHES (WIDTH x HEIGHT)  
TYP. FIRST FLOOR WINDOW HEAD HEIGHT AT 8'-0" U.N.O.  
BEAM & HEADER SIZES TO BE VERIFIED BY SUPPLIER/MFR

1517 SQ. FT.

