





## NARRATIVE

### North Meadows Conditional Use Permit Amendment

Lennar is providing this narrative as background for a CUP Amendment for North Meadows for a slight house plan modification in the Villa/Twin area. No plat modifications are necessary for these changes as all approved setbacks for the Villa and Twin lots will be met.

#### VILLA HOMESITES

Lennar would like to supplement the three Villa plans previously reviewed (Ashton, Carlisle, Danbury) with four additional plans (Courtland, Donovan, Bristol, Springfield). The Courtland and Donovan are modified split level plans that would only work on the seven Lookout lots per the grading plan. The Bristol and Springfield are 2-story plans with a 3-car garage and are the same width and general depth as the Villa plans. These additional plans allow us to diversify our offerings for the community a bit while alleviating some possible grading issues (on Lookout lots) with our typical Villa plans. Architectural plans for the Villa homesites have been provided with this application.

#### TWIN HOMESITES

On the Twin lots Lennar is proposing a different style Twinhome than the plan previously reviewed. As we were finalizing plans we realized the Twinhome product that was originally proposed is best suited for slab on grade configurations, which North Meadows does not have. The original Twins were one-story and each building was 72 feet wide (36-feet each individual unit). With side setbacks of 7.5 feet the buildings would have 15 feet of open space between them. The new Twins (**plans attached**) will be a two-story plan and each building will be 50 feet wide (25-feet each individual unit). This means the open space between buildings will increase to at least 37 feet. We believe the decreased width of the buildings and the increased distance between buildings will offset the change from one-story to two-story.

The exterior design of all proposed homes will incorporate a variety of materials and textures such as vinyl lap siding, board and batten, shakes, and stone elements. The color package selections for this community will be complimentary to each other but will vary by building to avoid monotony. Architectural renderings of these homes are included with this submittal.

Lennar has a long-standing history of building successful communities in Blaine and throughout the Twin Cities, including similar communities (finished or under development) at Lexington Cove, Wicklow Cove, Wicklow Woods and Woodridge. We invite City officials and staff to visit these communities in person or any of our communities online at:

<https://www.lennar.com/new-homes/minnesota/minneapolis-st-paul>.

Regards,

Josh Metzger

Lennar - Land Entitlement Manager

[Josh.Metzer@Lennar.com](mailto:Josh.Metzer@Lennar.com)

# LENNAR

HERITAGE MODIFIED SERIES  
ED01 D3 - DONOVAN

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FI	FIREPLACE DETAILS
L1	LOWER LEVEL FINISH PLANS
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S-4	ROOF FRAMING PLAN
SD-1	FOUNDATION STRUCTURAL PLANS
SD-2	MAIN FLOOR STRUCTURAL PLANS

## SQUARE FOOTAGES

MAIN FLOOR/UPPER FLOOR	1,719 SF
UNFINISHED BASEMENT	1,719 SF
FIN. LOWER LEVEL OPTION	926 SF
GARAGE	686 SF

## EXTERIOR NOTES

SIDING MATERIALS PER COMMUNITY SPECIFICATIONS.  
STYLE PER PLAN.

REPLACE 1/2" BUILT-UP SHEATHING WITH 1/2" O.S.B.  
SHEATHING BEHIND ALL VINYL AND LP BOARD & BATTEN  
AND / OR SHAKE SIDING.

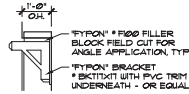
ALUMINUM FASCIA & SOFFIT ON ALL SIDES OF HOME.  
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ALL TRIM MATERIALS SHOWN TO BE PER COMMUNITY  
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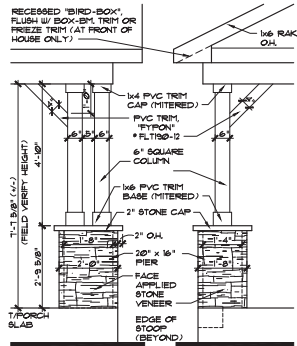
PER PLAN AND COMMUNITY SPECIFICATIONS ONLY.  
WRAP ALL WINDOWS AT SIDES & REAR OF HOME W/ TRIM.

INSTALL HOUSE WRAP AROUND ENTIRE HOME. SEE DETAIL  
ON A4 FOR INSTRUCTIONS ON WRAPPING THE WINDOWS.

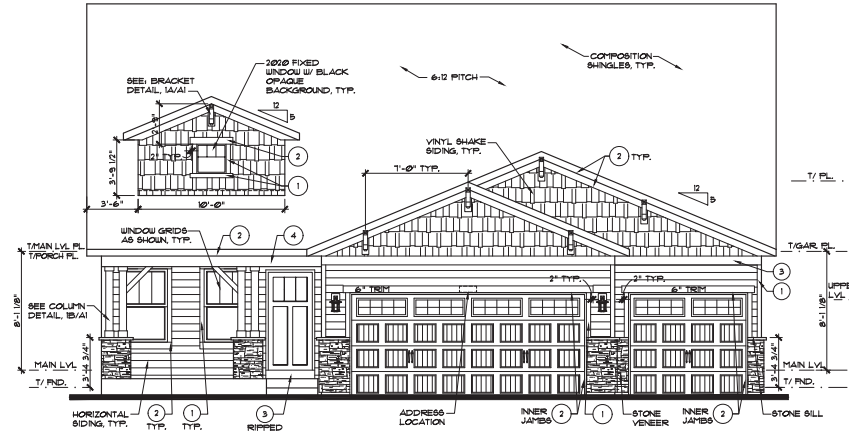
EXTERIOR TRIM KEY	
1	1x4 CORNER SHANK RAKE WINDOW APPLICATION
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3	1x4 SQUARE SHANK RAKE WINDOW APPLICATION
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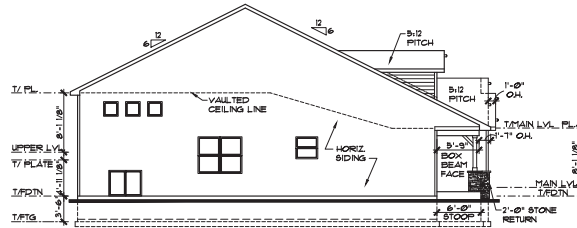
1A GABLE TRIM DETAIL  
SCALE: 1/2" = 1'-0"



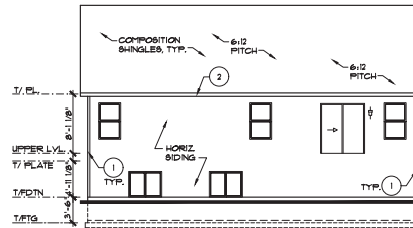
1B FRONT SIDE COLUMN DETAIL  
SCALE: 1/2" = 1'-0"



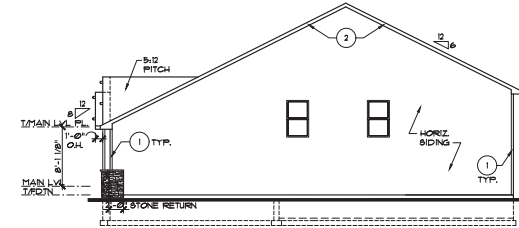
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SCALE: 1/4" = 1'-0"



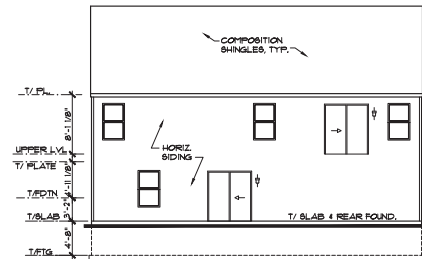
3 SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



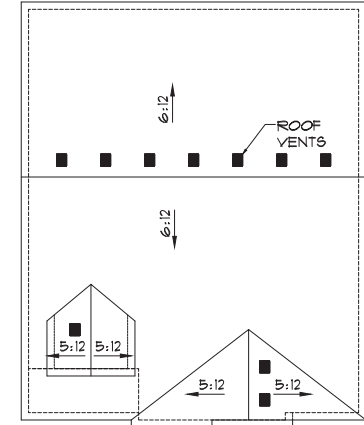
5 REAR ELEVATION-LOOKOUT  
SCALE: 1/8" = 1'-0"



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5A REAR ELEVATION-WALKOUT  
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-12" RAKES AT  
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PORCH & REAR  
-18" O.H. AT  
GARAGE FRONT

6" TYPICAL ICE &  
WATER SHIELD FOR  
EXTERIOR WALLS & 3'  
FOR ROOF VALLEYS

ROOF VENTS BY  
ROOFING CONTRACTOR

REVISION	DATE	BY	DESCRIPTION
02	02/17/2021	02	PLAN REVISIONS
03	02/17/2021	03	PLAN REVISIONS

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LENNAR

MODEL: ED01 DONOVAN EI  
DESCRIPTION: ELEVATION D3  
OPTIONAL INFO: GARAGE RIGHT

PAGE NUMBER

A1

# LENNAR

HERITAGE MODIFIED SERIES  
ED01 E3 - DONOVAN

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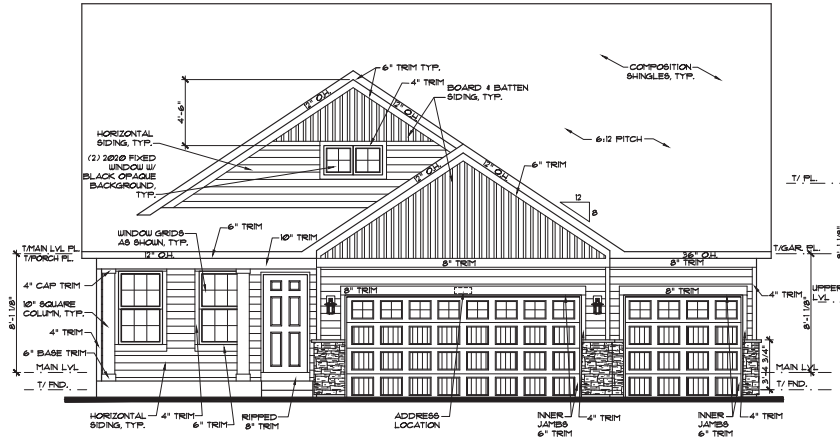
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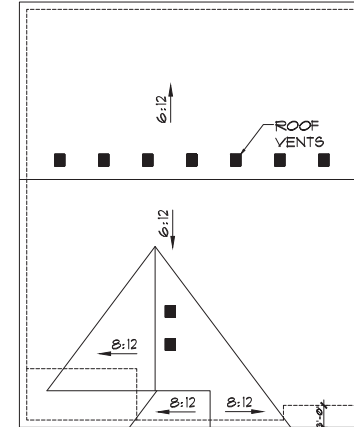
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2	1/2" GARAGE, INNER JAMB, EXTERIOR WALL, GABLE RAKE PARALL
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1 FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

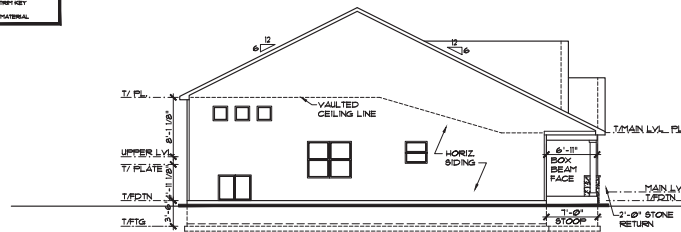


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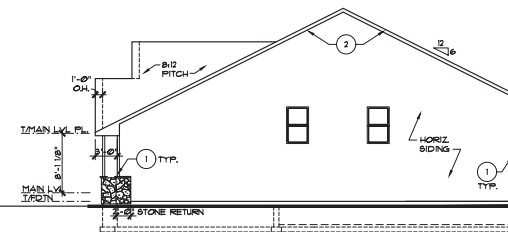
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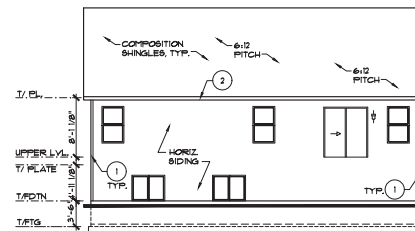
2 ROOF PLAN  
SCALE: 1/8" = 1'-0"



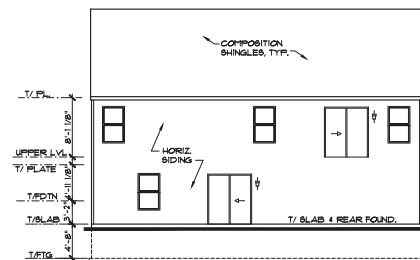
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MODEL: ED01 DONOVAN E1  
DESCRIPTION: ELEVATION E3  
OPTIONAL INFO: GARAGE RIGHT

PAGE NUMBER

A1

# LENNAR

TRADITIONS SERIES  
EN06 E3 - SPRINGFIELD

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A6	DETAILS
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F1	FIREPLACE DETAILS
L1	LOWER LEVEL FINISH PLANS
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S-01	GENERAL STRUCTURAL NOTES
SD-1	BRACED WALL DETAILS
SD-2	BRACED WALL NOTES AND DETAILS
SD-3	PORTAL FRAME DETAILS

## SQUARE FOOTAGES

MAIN FLOOR	1214 SF
SECOND FLOOR	1225 SF
TOTAL	2439 SF
FIN. LOWER LEVEL #1 - REC. RM.	715 SF
FIN. LOWER LEVEL #2 - FULL FINISH	1033 SF
MORNING ROOM OPTION	170 SF
GARAGE	636 SF

## EXTERIOR NOTES

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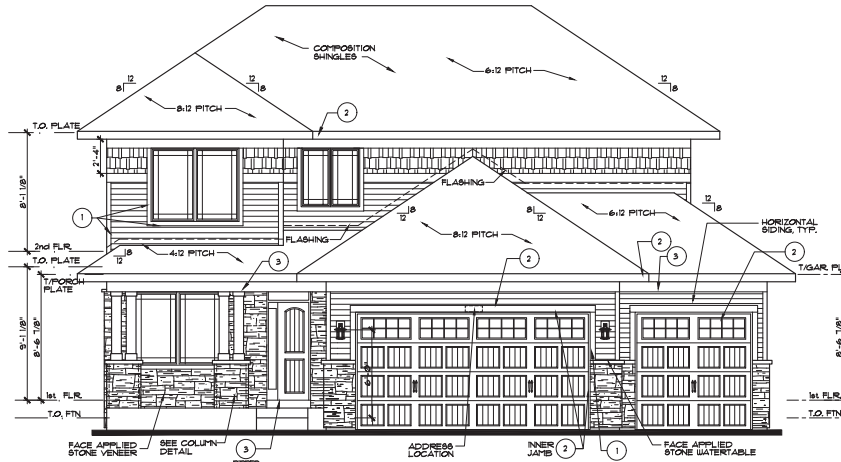
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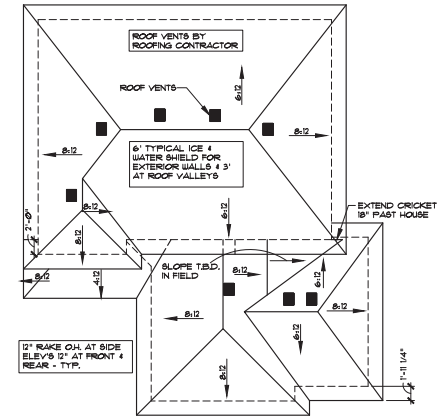
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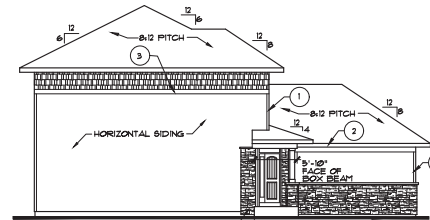


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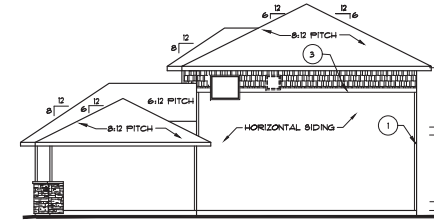


2 ROOF PLAN  
SCALE: 1/8" = 1'-0"

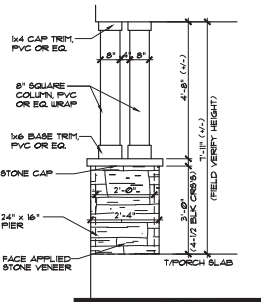
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100	1/2" x 4" SQUARE SABLE RAISE WINDOW APPLICATIONS



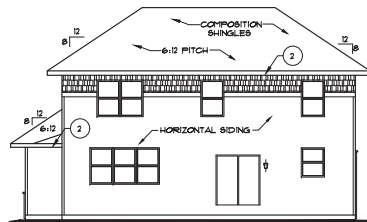
3 SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



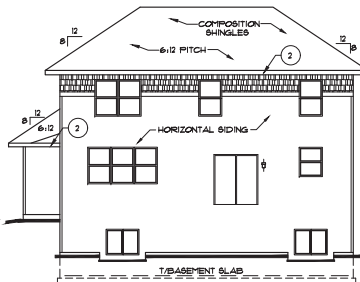
4 SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



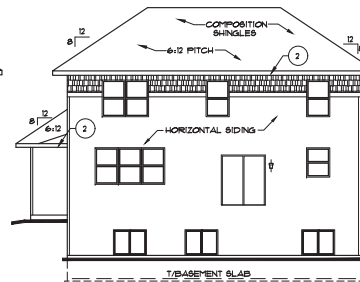
6 COLUMN DETAIL  
SCALE: 1/2" = 1'-0"



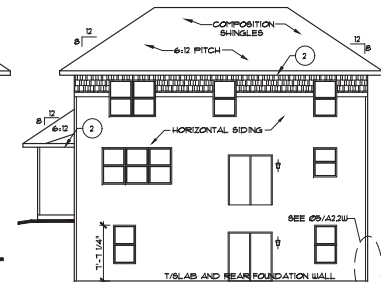
5 REAR ELEVATION-FULL FOUND.  
SCALE: 1/4" = 1'-0"



5A REAR ELEVATION-GARDEN FOUND.  
SCALE: 1/4" = 1'-0"



5A REAR ELEVATION-LOOKOUT  
SCALE: 1/4" = 1'-0"



5A REAR ELEVATION-WALKOUT  
SCALE: 1/4" = 1'-0"

LENNAR

EN06 SPRINGFIELD EI  
DESCRIPTION: ELEVATION 'E3'  
OPTIONAL INFO: GARAGE RIGHT

PAGE NUMBER

A1

REVISIONS  
DATE  
REV. #  
11/01/2020  
01 2021 PLAN REVISIONS  
02/27/2020  
02 2021 PLAN REVISIONS

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# LENNAR

TRADITIONS SERIES  
EN12 A3 - BRISTOL

## INDEX

A1	ELEVATIONS, ROOF PLAN, NOTES
A2	FOUNDATION PLAN & DETAILS
A3	MAIN AND SECOND FLOOR PLANS
A4	SECTIONS
A5	ELECTRICAL PLANS
A6	DETAILS
A7	MORNING ROOM OPTION
F1	FIREPLACE DETAILS
L1	LOWER LEVEL FINISH PLANS
S1-S2	FOUNDATION GUIDE
S-0	GENERAL NOTES AND DETAILS
S-3	BASEMENT FOUNDATION PLANS
S-4	2ND FLOOR FRAMING PLANS
S-5	ROOF FRAMING PLAN
SD-1	BRACED WALL & MISC. DETAILS
SD-2	BRACED WALL DETAILS

## SQUARE FOOTAGES

MAIN FLOOR	1,107 SF
SECOND FLOOR	1,078 SF
TOTAL	2,185 SF
FIN. LOWER LEVEL OPTION	722 SF
MORNING ROOM OPTION	170 SF
GARAGE	671 SF

## EXTERIOR NOTES

SIDING MATERIALS PER COMMUNITY SPECIFICATIONS, STYLE PER PLAN.

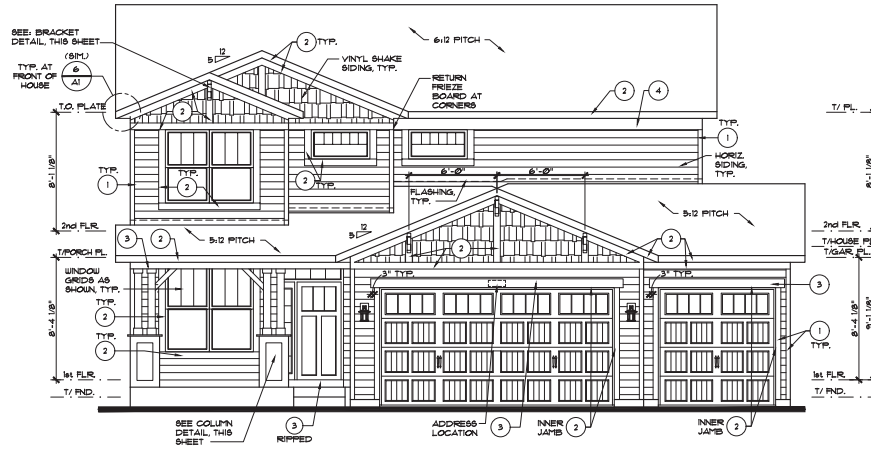
REPLACE 1/2" BUILT-UP SHEATHING WITH 1/2" OSB SHEATHING BEHIND ALL VINYL AND LP BOARD & BATTEN AND / OR SHAKE SIDING.

ALUMINUM FASCIA & SOFFIT ON ALL SIDES OF HOME, INCLUDES PORCH CEILING.

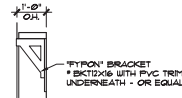
ALL TRIM MATERIALS SHOWN TO BE PER COMMUNITY SPECIFICATIONS. TRIM SIZED PER PLAN.

PER PLAN AND COMMUNITY SPECIFICATIONS ONLY, WRAP ALL WINDOWS AT SIDES & REAR OF HOME W/ TRIM.

INSTALL HOUSE WRAP AROUND ENTIRE HOME, SEE DETAIL ON A4 FOR INSTRUCTIONS ON WRAPPING THE WINDOWS.

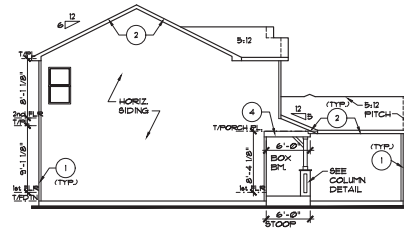


1 FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

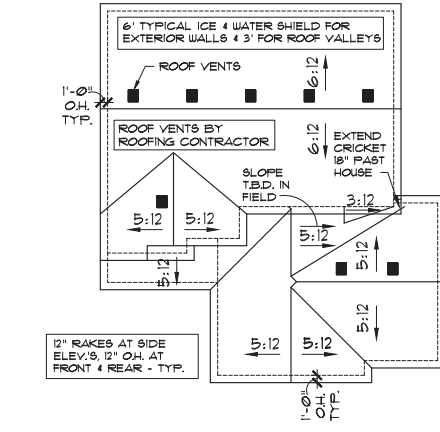


2 GABLE TRIM DETAIL  
SCALE: 1/2" = 1'-0"

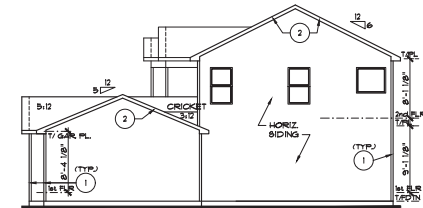
EXTERIOR TRIM KEY	
1	1 x 2 CORNER GABLE TRIM UNDER APPLICATIONS
2	1 x 2 SQUARE END JAMB, DOOR & GABLE TRIM FASCIA
3	1 x 2 DOOR DOCK PLATE
4	1 x 2 PRESS RETURN
5	1 x 2 PRESS RETURN
6	1 x 2 PRESS RETURN
7	1 x 2 PRESS RETURN
8	1 x 2 PRESS RETURN
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100	1 x 2 PRESS RETURN



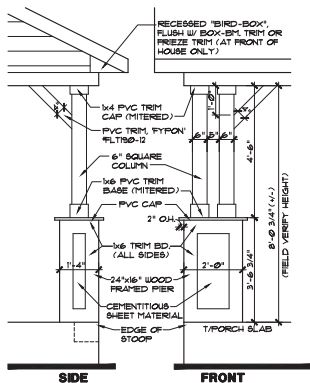
3 SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



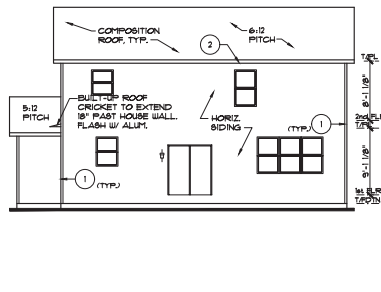
2 ROOF PLAN  
SCALE: 1/4" = 1'-0"



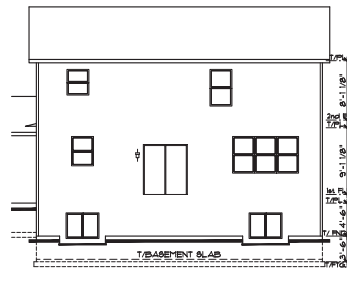
4 SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



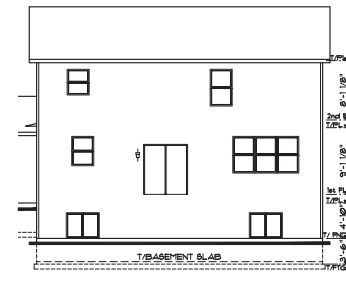
5 COLUMN DETAIL  
SCALE: 1/2" = 1'-0"



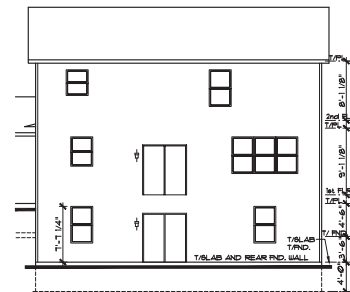
9 REAR ELEVATION-FULL FOUND.  
SCALE: 1/8" = 1'-0"



9A REAR ELEVATION-GARDEN FOUND.  
SCALE: 1/8" = 1'-0"



9A REAR ELEVATION-LOOKOUT  
SCALE: 1/8" = 1'-0"



9A REAR ELEVATION-WALKOUT  
SCALE: 1/8" = 1'-0"

DATE	REVISIONS
01/20/2020	01 2021 PLAN REVISIONS
02/01/2021	02 2021 PLAN REVISIONS
03/01/2021	03 2021 PLAN REVISIONS
04/01/2021	04 2021 PLAN REVISIONS
05/01/2021	05 2021 PLAN REVISIONS
06/01/2021	06 2021 PLAN REVISIONS
07/01/2021	07 2021 PLAN REVISIONS
08/01/2021	08 2021 PLAN REVISIONS
09/01/2021	09 2021 PLAN REVISIONS
10/01/2021	10 2021 PLAN REVISIONS
11/01/2021	11 2021 PLAN REVISIONS
12/01/2021	12 2021 PLAN REVISIONS

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## LENNAR

MODEL: EN12 BRISTOL EI  
DESCRIPTION: ELEVATION A3  
OPTIONAL INFO: GARAGE RIGHT

PAGE NUMBER

A1



**LENNAR®**

FILE NAME:						
793C11						
XREFS:						
MODEL:						
TWINHOME PROTOTYPE						
SET NO.						
E068_E0C6						
DRAWN BY						
SRE						
COMMUNITY NAME						
NORTH MEADOWS						
SHEET NUMBER:						
OPTION INFO:						
A1.1C						

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BUILDING CONSTRUCTION BEGINNING SUMMER 2021



**NORTH MEADOWS | BLAINE, MN**  
West Site Masterplan | 06/16/20



**From:** [David Falkner](#)  
**To:** [Robinson, Patricia](#)  
**Subject:** North Meadows  
**Date:** Wednesday, July 28, 2021 7:06:42 PM

---

Greetings,

I'm writing concerning the request for a conditional use permit to build split-level and two level homes in the North Meadows housing area.

This area is already affecting the natural view we have from our property in South Oaks. The plan to build one-story villas was bad enough but now to add these multi-level structures further detract the view from our property.

If the developer was interested in building multi-level structures in North Meadows then they should have put it in the original proposal.. Please urge the Council to decline the request for a conditional permit.

Thanks,  
Dave Falkner  
11021 Flanders Ct NE  
Blaine, MN 55449