

**PUBLIC NOTIFICATION LINE**

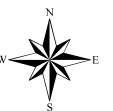
**Project Location**



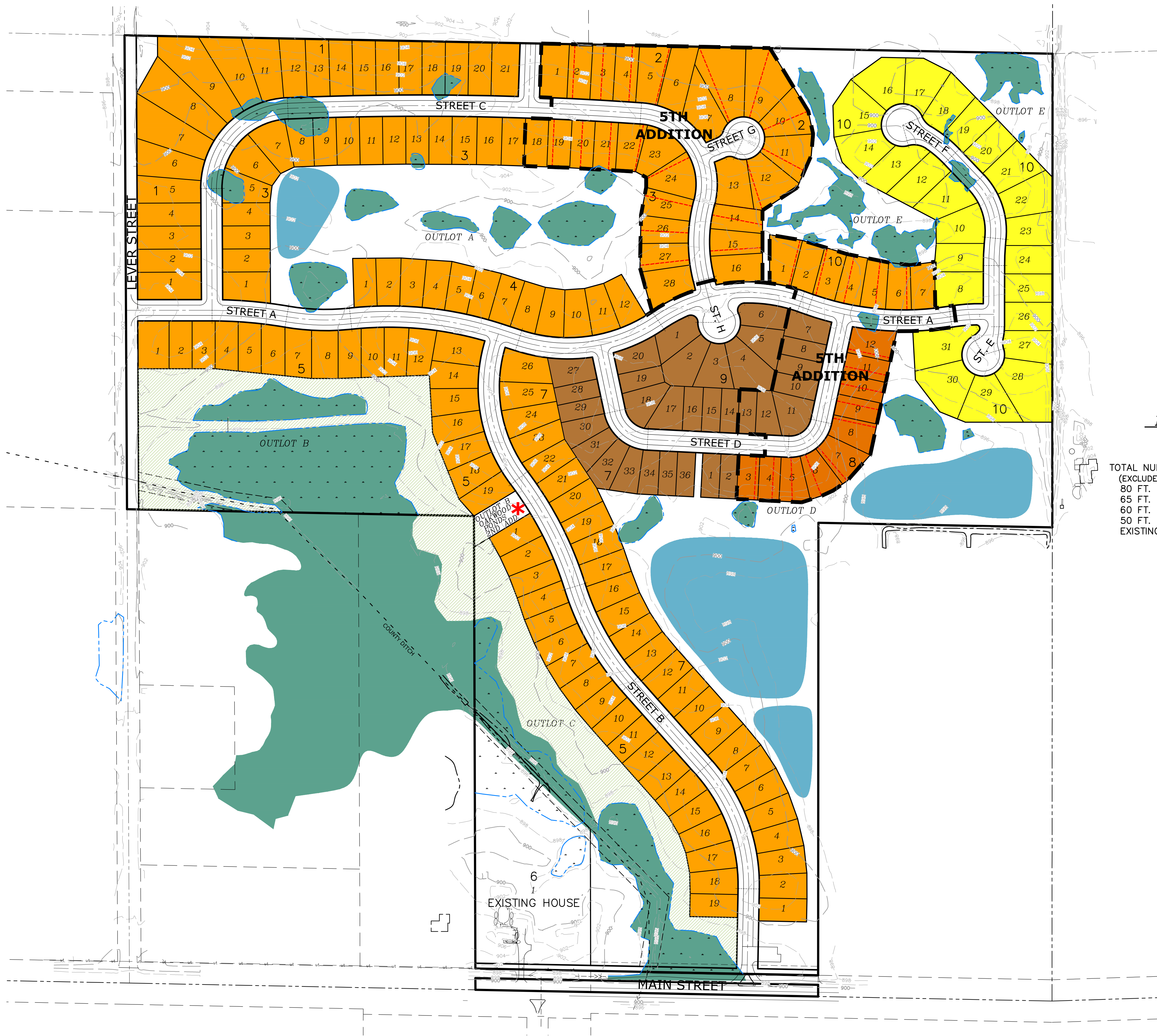
BlaineMN.gov

**Case File No. 20-0047  
Oakwood Ponds 5th Addition**

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







<u>PUD AMENDMENT</u>		<u>ORIGINAL PREL. PLAT</u>	
<u>SITE DATA</u>		<u>SITE DATA - 06/23/17</u>	
TOTAL NUMBER OF LOTS	215	TOTAL NUMBER OF LOTS	212
(EXCLUDES OUTLOT B)		(INCLUDES OUTLOT B AS A LOT)	
80 FT. LOTS	24	80 FT. LOTS	52
65 FT. LOTS	148	65 FT. LOTS	115
60 FT. LOTS	10	60 FT. LOTS	0
50 FT. LOTS	32	50 FT. LOTS	44
EXISTING HOUSE (LOT 1, BLK 6)	1	EXISTING HOUSE (LOT 1, BLK 6)	1

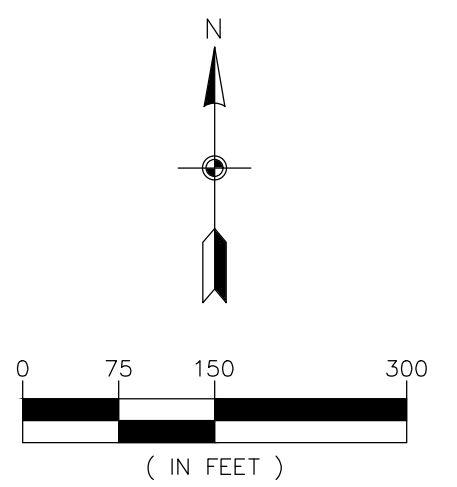
\* DENOTES OUTLOT B, PLATTED IN OAKWOOD PONDS 2ND ADD. (PRELIMINARY PLATTED AS LOT 20, BLOCK 5)

<u>80ft. BUILDING SETBACK DATA</u>	
FRONT:	25 FT.
GARAGE:	5 FT.
HOUSE:	10 FT.
REAR:	30 FT.
CORNER:	20 FT.

<u>65ft. BUILDING SETBACK DATA</u>	
FRONT:	25 FT.
SIDE:	7.5 FT.
REAR:	30 FT.
CORNER:	20 FT.

<u>60ft. BUILDING SETBACK DATA</u>	
FRONT:	25 FT.
SIDE:	5 FT.
REAR:	20 FT.
CORNER:	20 FT.

<u>50ft. BUILDING SETBACK DATA</u>	
FRONT:	25 FT.
SIDE:	5 FT.
REAR:	20 FT.
CORNER:	20 FT.



REVISIONS	
1. Rev. layout. 08/22/17	
2. Rev. layout. 04/11/18	
3. Rev. layout. 12/01/2020	
4. Rev. layout. 12/18/2020	
5.	
6.	
DRAWN BY:	C#
ISSUE DATE:	12/01/16
FILE NO:	XXX



To: City of Blaine  
From: The Excelsior Group  
Re: Oakwood Ponds – Conditional Use Permit Amendment  
Date: December 30, 2020

We would like to respectfully request a Conditional Use Permit Amendment for Oakwood Ponds.

### Conditional Use Permit History

The Blaine City Council approved Resolution No. 17-148 granting a Conditional Use Permit for Oakwood Ponds on October 19, 2017. The following lot sizes and counts were approved:

Lot Size	Lot Count
80' wide lots	52
65' wide lots	115
50' wide Villa lots	44
Total Lots	211

### Proposed Amendment

Based on the current builder's feedback regarding the sales success of the 65' wide lots and market need for Villa lots with 3 car garage options, we would like to request the following lot size amendments which has been driven by the current market. Please refer to attached exhibit.

- Remove 28 of the 80' wide lots and replace with 33 – 65' wide lots.
- Remove 12 of the 50' wide Villa lots and replace with 10 – 60' wide Villa lots. These lots would stay a Villa product but would allow for a 3-car garage instead of a 2-car garage on those lots.

Both changes would result in the following lot sizes and counts:

Lot Size	Lot Count
80' wide lots	24
65' wide lots	148
60' wide Villa lots	10
50' wide Villa lots	32
Total Lots	214

We are excited with the success of Oakwood Ponds and we look forward to continuing to work with the City as we move forward in the development. Thank you for consideration of this proposed Conditional Use Permit Amendment.

Regards,



Tracey Rust  
Senior Development Manager  
The Excelsior Group, LLC  
[Tracey.Rust@excelsiorllc.com](mailto:Tracey.Rust@excelsiorllc.com)



# THE ASPEN

3-4 Bedrooms | 2.5-3.5 Baths | 3-Car Garage | 2,196-2,995 sf



Classic



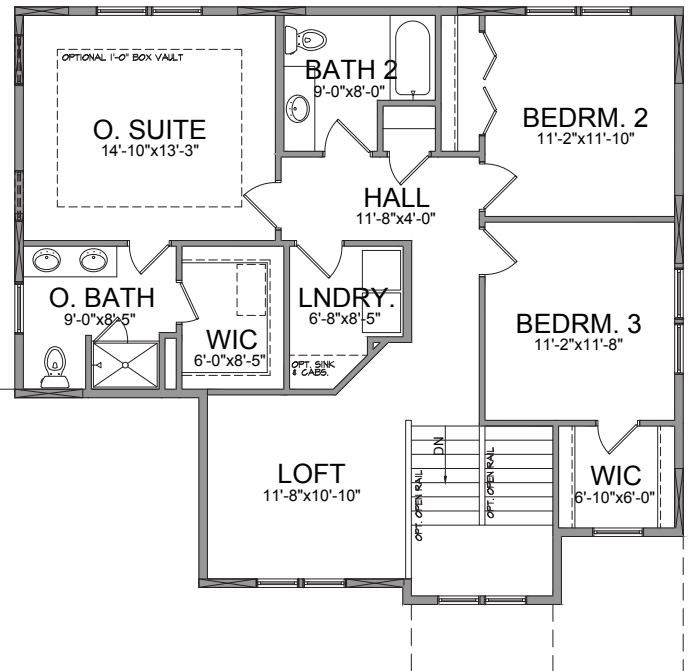
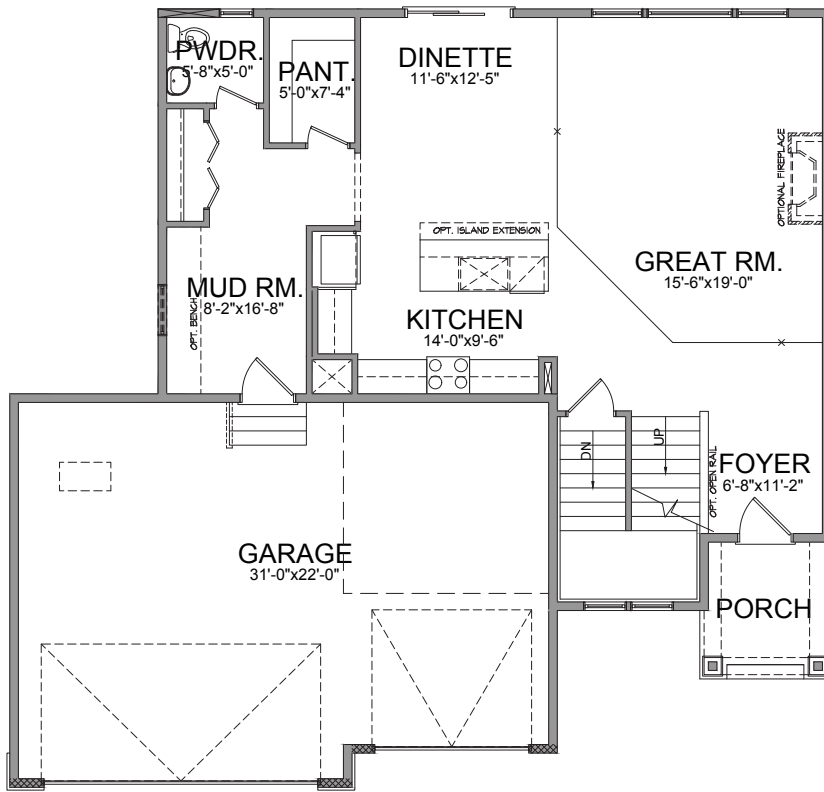
Farmhouse



Craftsman



Prairie



All prices, promotions, features, options, amenities, floor plans, elevations, materials and dimensions are subject to change without notice, All information is deemed reliable but not guaranteed. Please ask the new home specialist for more information.  
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# THE CLIFTON

3-4 Bedrooms | 2.5-3.5 Baths | 3-Car Garage | 2,686-3,786 sf



Classic



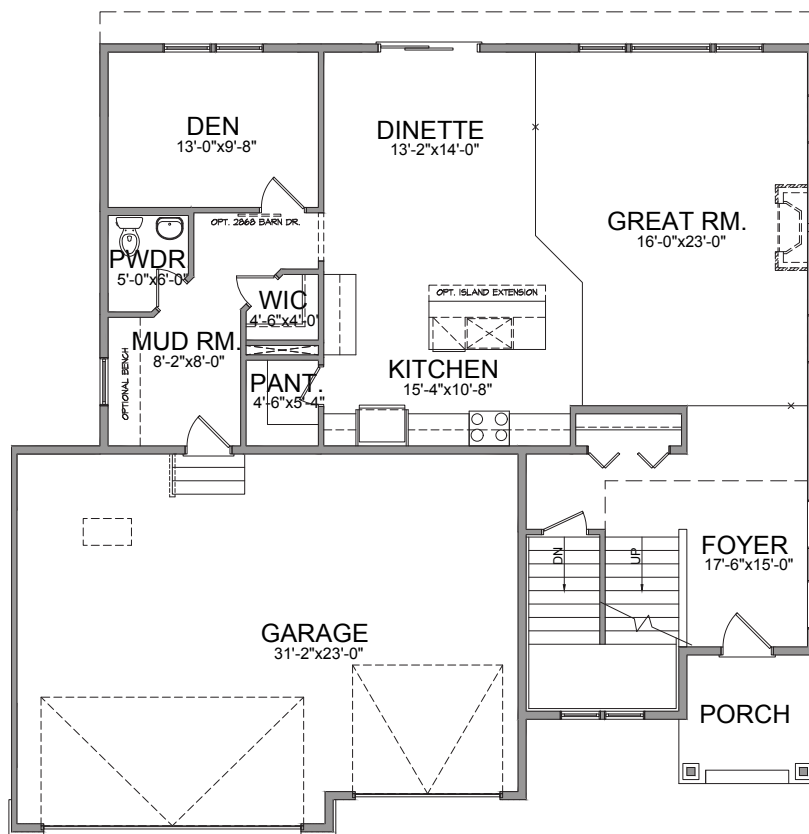
Farmhouse



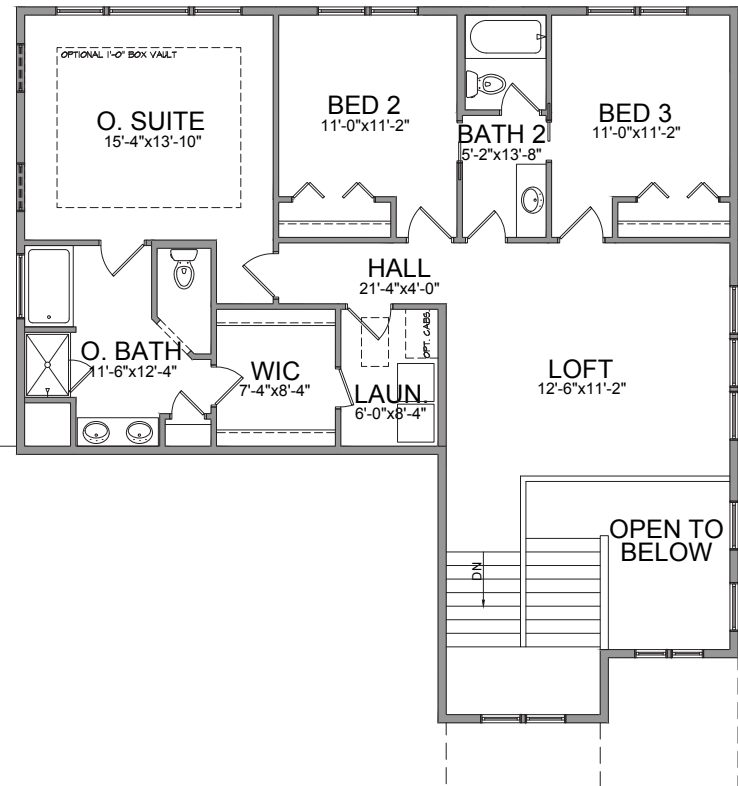
Craftsman



Prairie



Main Level: 1,408 sf



Upper Level: 1,278 sf

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2-4 Bedrooms | 2-3 Baths | 3-Car Garage | 1,867-3,365 sf





# THE RILEY

2-4 Bedrooms | 2-3 Baths | 3-Car Garage | 1,811-3,276 sf



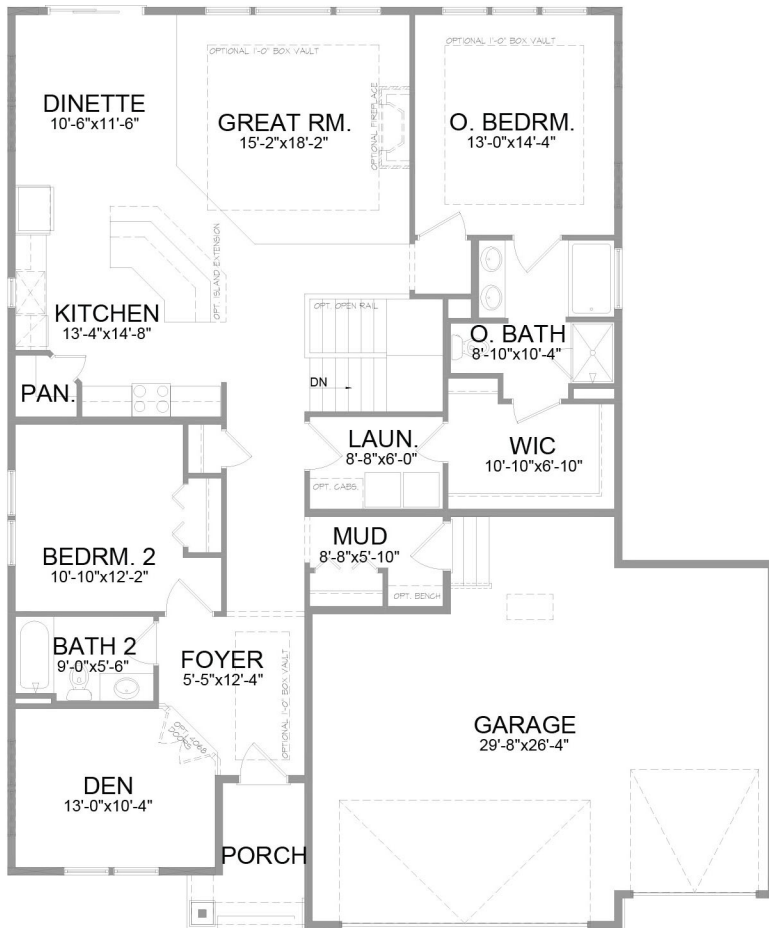
Classic



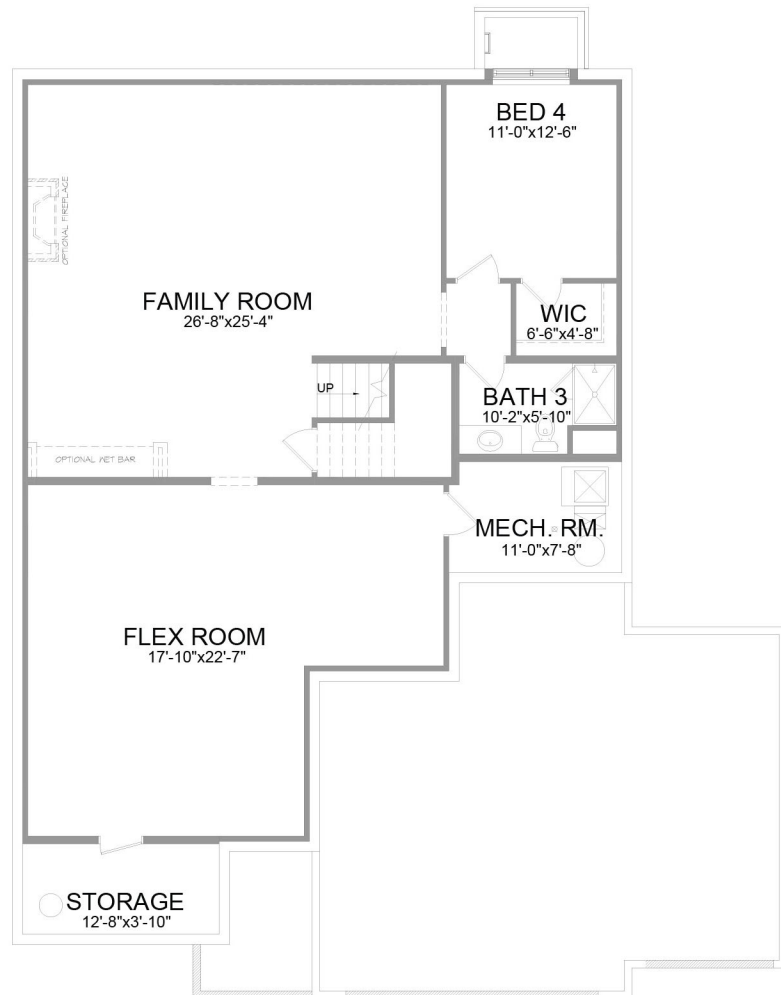
Farmhouse



Craftsman



Main Level: 1,811 sq ft



Optional Lower Level: 1,465 sq ft  
927 sq ft (Excluding Flex)