



December 14, 2021

Peter Vickerman, AICP  
Community Development Director  
12800 Arbor Lakes Parkway N  
City of Maple Grove, MN

RE: Weston Commons 2<sup>nd</sup> Addition - Rezone, PUD, Preliminary Concept & Plat, Final Plat

Dear Mr. Vickerman:

Lennar is pleased to submit this entitlement package for development of more single family attached townhomes located between HWY 81 and 105<sup>th</sup> street. Enclosed you will find preliminary development plans as well as plats for a Rezone, PUD, site plan review, and Preliminary and Final Plat. The overall neighborhood consists of 82 townhomes to the west of Weston Commons 1<sup>st</sup> addition that incorporate slab on grade foundations. This is primarily due to the DNR waterbody to the west of the site on the Reistroffer property. Floorplans are 3 bedrooms and at least 2 bathrooms with 2-car garages and range in square footage from 1700 to 1800 square feet. The proposed row townhomes are similar to what was approved for construction on the west side of Weston Commons 1<sup>st</sup> addition and in Rush Creek Commons.

As previously discussed, due to some changes in the market that occurred during 2021, townhomes in Weston Commons and Weston Commons 2<sup>nd</sup> addition will be sold at market rates or rented and maintained by Lennar Single Family Rentals (LSFR). We have seen a need for market rate rentals throughout the metro and LSFR was created to meet the rental demand while offering flexible lease terms and a transitional approach to housing to suit differing needs and lifestyles of customers. A portion of the townhomes in Weston Commons 1<sup>st</sup> Addition have already been sold to LSFR as rentals and we anticipate a portion of the townhomes in the 2<sup>nd</sup> addition will also be rentals as well.

A landscape plan is included that shows dense landscaping at the northern and southern edges of the community for screening. Additional screening is also provided between units along the east side of the site. To enhance the fire pit amenity area from the 1<sup>st</sup> addition, a gazebo is proposed in the 2<sup>nd</sup> addition.

Lennar has reviewed the City's point system and enclosed the self-scoring sheets. It is anticipated that this addition of Weston Commons will be blended with the first addition, rather than being viewed as a separate neighborhood on the point system. I would be happy to talk with you in more detail about this.

Our intention is to obtain entitlements by the end of February 2022 so we can begin grading and have final plans designed for development work heading into Summer of 2022. We look forward to working with staff on this opportunity and are excited to deliver this next phase of Weston Commons in the City of Maple Grove!

Please contact me with questions.

Thank you,

Paul J. Tabone  
Land Entitlement Mgr  
Lennar Minnesota