



November 7, 2022

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

RE: Bella Woods Concept Site Plan Review

Dear Mr. Vickerman:

Lennar is pleased to submit this concept for site plan/concept review for Bella Woods, located along County Road 101 – Brockton Lane, north of 101st street. The concept is for single family detached and attached townhomes. We are proposing our single family 3-car homes on 65' wide homesites. These homes are similar to the Lennar single family homes constructed in Hamlets of Rush Creek. The proposed row townhomes are slab on grade foundations and are similar to the homes that were constructed at Territorial Woods and Rush Creek Commons.

The proposed housing styles and lot sizes are comparable to what we have built in Maple Grove in recent years in other areas guided for low density residential. Our site layout preserves most of the T-zone and an additional 1.4 acres of upland on site. We are trying to minimize wetland impacts and are including a trail connection through the site. Despite current difficulties in the housing market, Maple Grove remains an area of strong interest for potential homebuyers. These single-family homes are in an active corridor for current and future growth and development.

Enclosed you will a site plan overlaid onto an aerial to illustrate existing and proposed conditions, as well as some architectural samples and the signed application and application fee.

Lennar would like to obtain feedback through concept review so we can confirm utility locations, entitlement and development timing, and ultimately start planning for a preliminary plat application for eventual site development of the property in spring of 2023.

Please let me know if you have any questions, and I look forward to working with you on another Lennar community in Maple Grove.

Respectfully submitted,

Paul J. Tabone
Land Entitlement Mgr
Lennar Minnesota