Concept Land Use MasterPlan 2/10/25

Summerfield Land Use Plan REF:

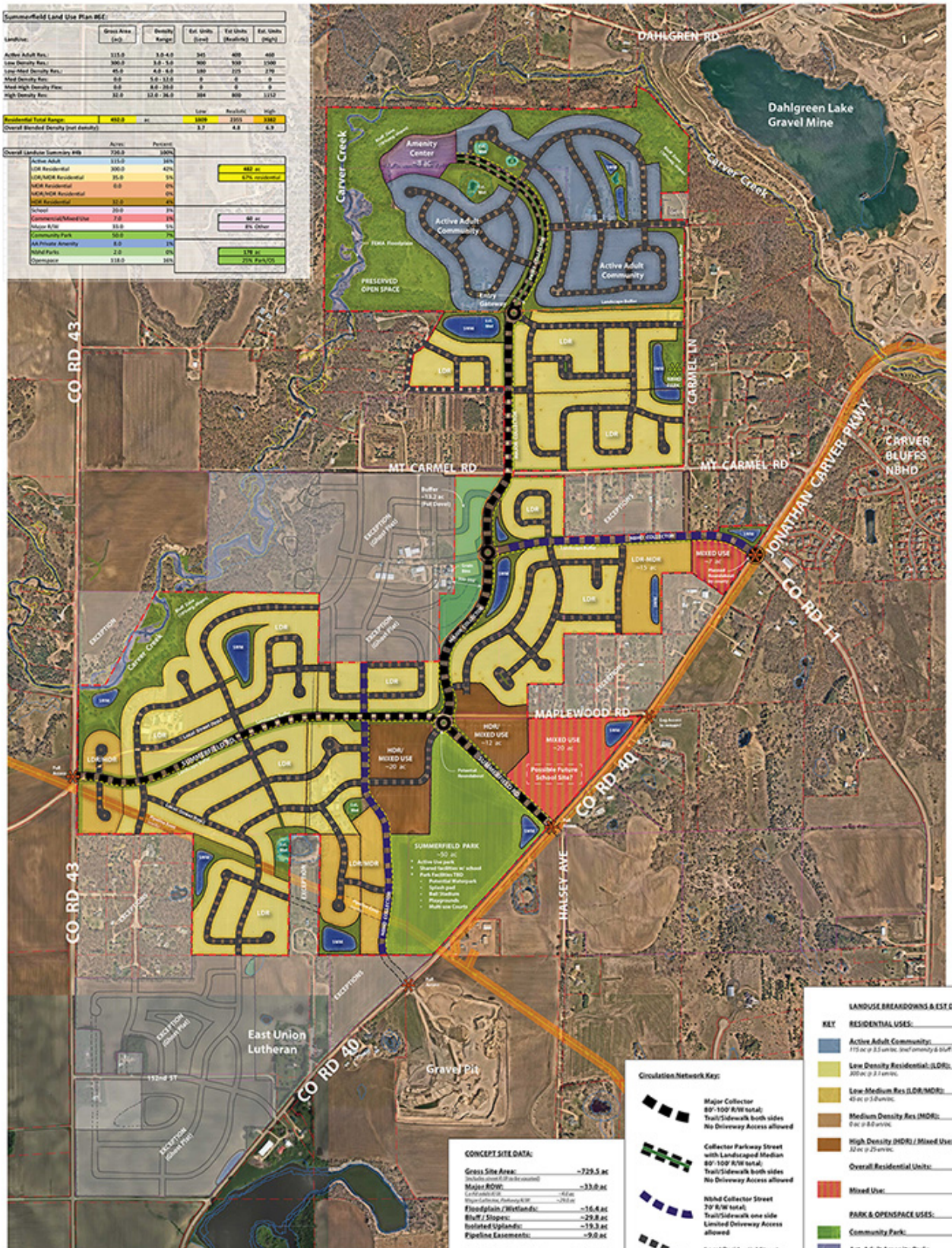
Land Use:	Gross Area (ac):	Density Range:	Est. Units (Low):	Est Units (Realistic):	Est. Units (High):
Active Adult Res.:	115.0	3.0-4.0	345	400	460
Low Density Res.:	300.0	3.0 - 5.0	900	930	1500
Low-Med Density Res.:	45.0	4.0 - 6.0	180	225	270
Med Density Res:	0.0	5.0 - 12.0	0	0	0
Med-High Density Res:	0.0	8.0 - 20.0	0	0	0
High Density Res:	32.0	12.0 - 36.0	384	800	1152
			Low:	Realistic:	High:
Residential Total Range:	492.0	ac	1809	2355	3382
Overall Blended Density (net density):			3.7	4.8	6.9

Overall Landuse Summary #4b	Acres:	Percent:
Active Adult	715.0	100%
LDR Residential	115.0	16%
LDR/MDR Residential	300.0	42%
MDR Residential	35.0	5%
MDR/HDR Residential	0.0	0%
HDR Residential	0.0	0%
School	32.0	4%
Commercial/Mixed Use	20.0	3%
Major R/W	7.0	1%
Community Park	35.0	5%
AA Private Amenity	50.0	7%
Nbhd Parks	8.0	1%
Openspace	2.0	0%
	118.0	16%

492 ac
67% residential

60 ac
8% Other

170 ac
25% Park/OS



CONCEPT SITE DATA:

Gross Site Area: (includes street R.O.W to be vacated)	~729.5 ac
Major ROW:	~33.0 ac
Local roads R.O.W.	~4.0 ac
Major Collector, Parkway R.OW	~29.0 ac
Floodplain / Wetlands:	~16.4 ac
Bluff / Slopes:	~29.8 ac
Isolated Uplands:	~19.3 ac
Pipeline Easements:	~9.0 ac
Net Developable Area:	~622.0 ac
Net Resid. Density: (2355 un. / 622 net developable (Incl parks 60 ac, school 20 ac, & mixed use 7 ac = 535 ac)	~4.4 un/ac

Aerial photography from State of Minnesota,
Topography from State LiDAR

Circulation Network Key:

- Major Collector 80'-100' R/W total; Trail/Sidewalk both sides No Driveway Access allowed
- Collector Parkway Street with Landscaped Median 80'-100' R/W total; Trail/Sidewalk both sides No Driveway Access allowed
- Nbhd Collector Street 70' R/W total; Trail/Sidewalk one side Limited Driveway Access allowed
- Local Residential Street 60' R/W Sidewalks one side
- Potential Ped. Trails

LANDUSE BREAKDOWNS & EST DENSITIES:

KEY		
	RESIDENTIAL USES:	~492 ac
	Active Adult Community: (115 ac @ 3.5 un/ac. (incl amenity & bluff openspace)	~400 un
	Low Density Residential: (LDR): (300 ac @ 3.1 un/ac.	~930 un
	Low-Medium Res (LDR/MDR): (45 ac @ 5.0 un/ac.	~225 un
	Medium Density Res (MDR): (0 ac @ 8.0 un/ac.	- un.
	High Density (HDR) / Mixed Use: (32 ac @ 25 un/ac.	~800 un.
	Overall Residential Units:	~2,355 un.
	Mixed Use:	~ 27 ac
	PARK & OPENSPACE USES:	~190 ac
	Community Park:	~50 ac
	Act. Adult Amenity Park:	~8 ac
	Neighborhood Parks:	~2 ac
	Other Openspace: (includes bluffs, floodplains, wetlands, creek buffers, Storm water management, pipeline easements, etc)	~118 ac

SUMMERGATE

Westwood

Phone (952) 937-5150
Fax (952) 937-5822
Toll Free (866) 937-5150

12701 Whitewater Drive
Minnetonka, MN 55343
www.westwoodps.com

Westwood Professional Services, Inc.

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0' 400' 800' 1200'

Summerfield

Carver, MN