

NIGON PROPERTY
ROCHESTER, MINNESOTA

Del Webb®

COUNTRY CLUB
ROAD



Applicant and Purpose



- Pulte Homes of Minnesota, LLC.
- Dean Lotter – Director of Land Planning and Entitlement
 - 25 years as a City Manager in MN.
 - 4/12 years with Pulte Homes of Minnesota in land planning/entitlements
- Mark Rausch – Alliant Engineering
- Purpose is to hold a neighborhood informational meeting about or proposed project and discuss the following:
 - Annexation Petition
 - General Development Plan
 - Environmental Assessment Worksheet.

Agenda

INTRODUCTION

YOUR PLANS

OUR VISION

INTRODUCING THE COMMUNITY

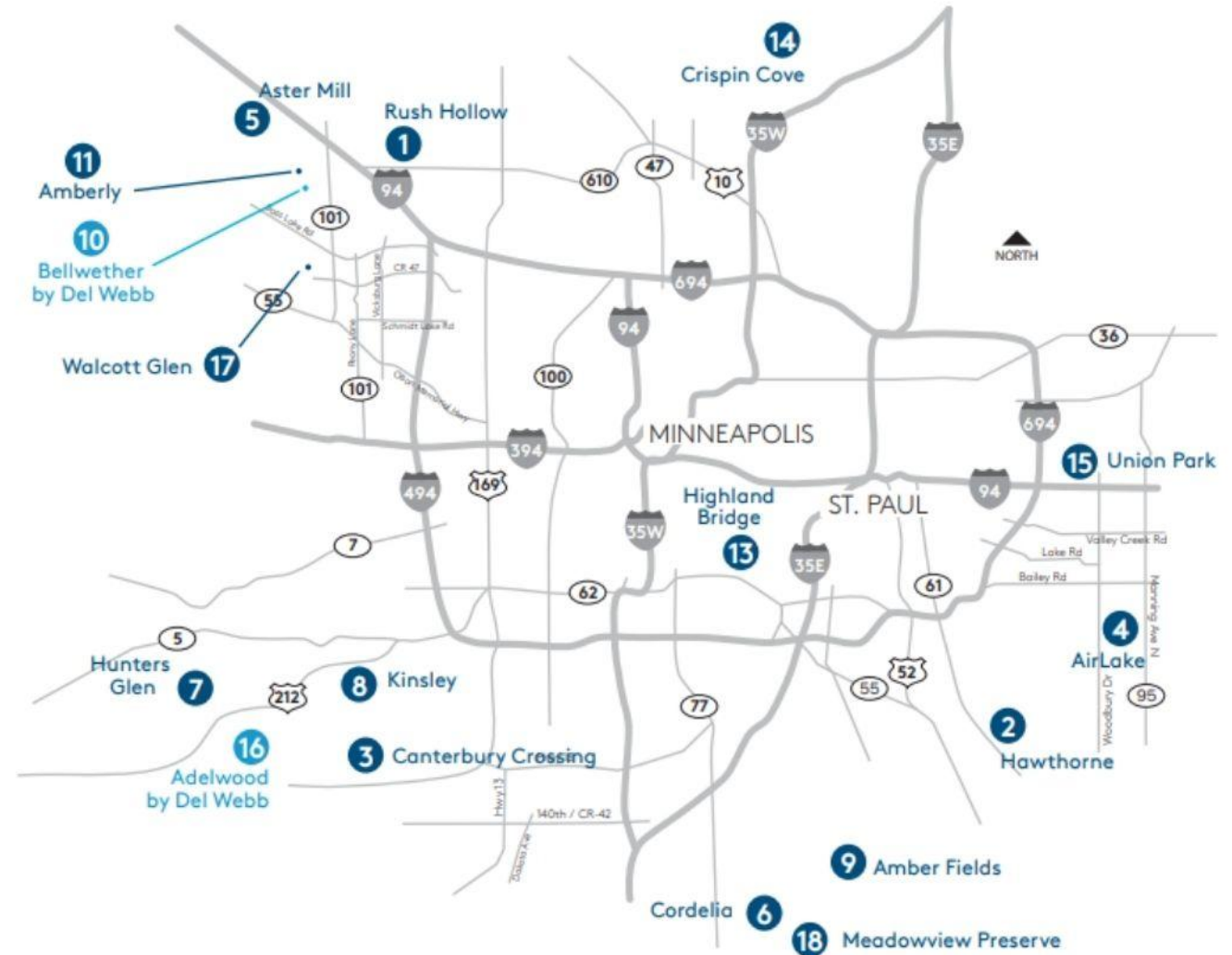
DISCUSSION POINTS



WHO IS PULTEGROUP?



- BUILDING HOMES SINCE 1950
- BUILD AND CLOSE MORE THAN 600 HOMES ANNUALLY IN THE TWIN CITIES
- OPERATE IN 45+ MARKETS IN THE UNITED STATES



OUR BRANDS



Centex[®]

 **Pulte[®] HOMES**

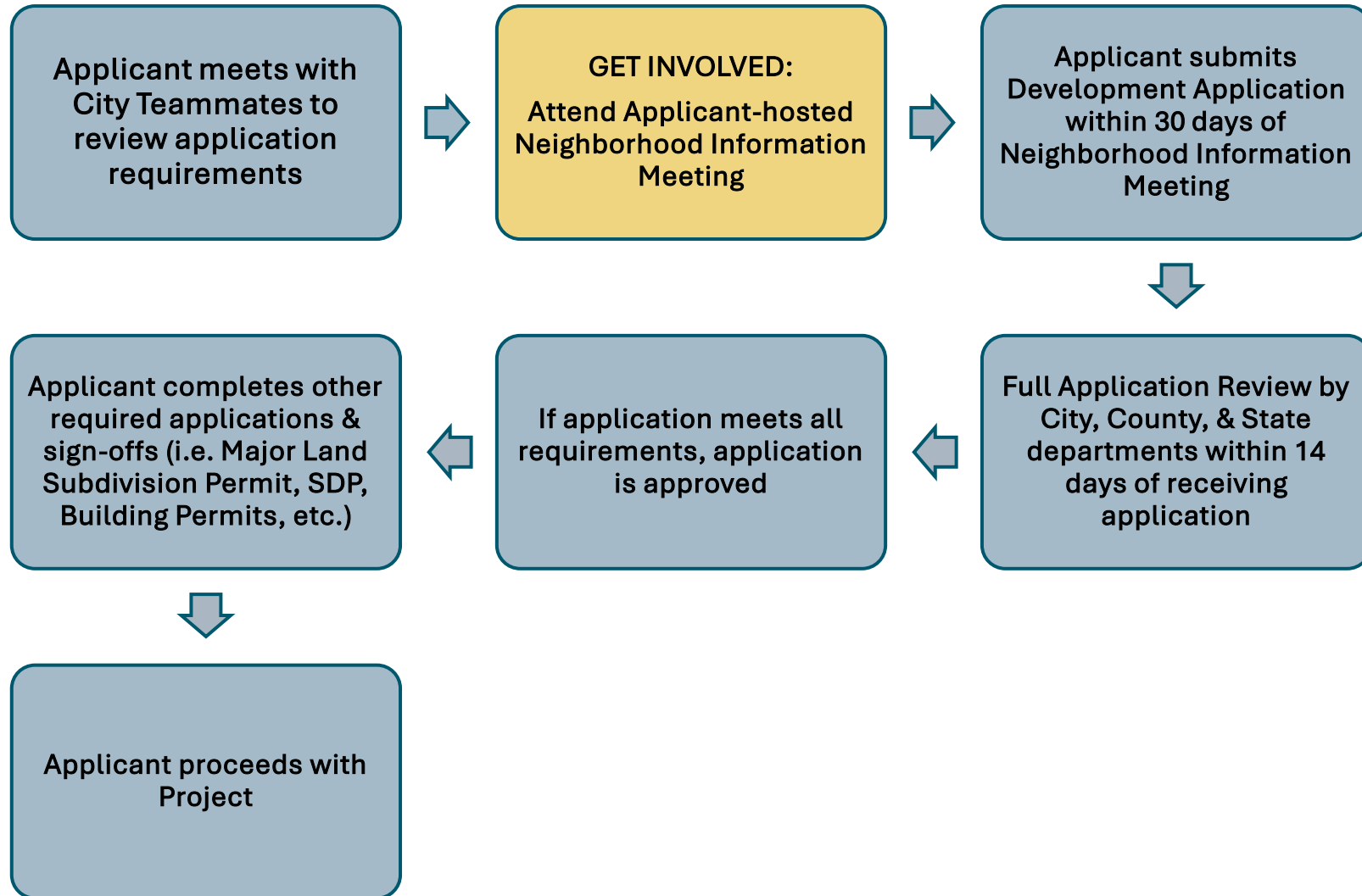
Del Webb[®]

DiVOSTA[®]

John Wieland
JOHN WIELAND HOMES[®]
AND NEIGHBORHOODS

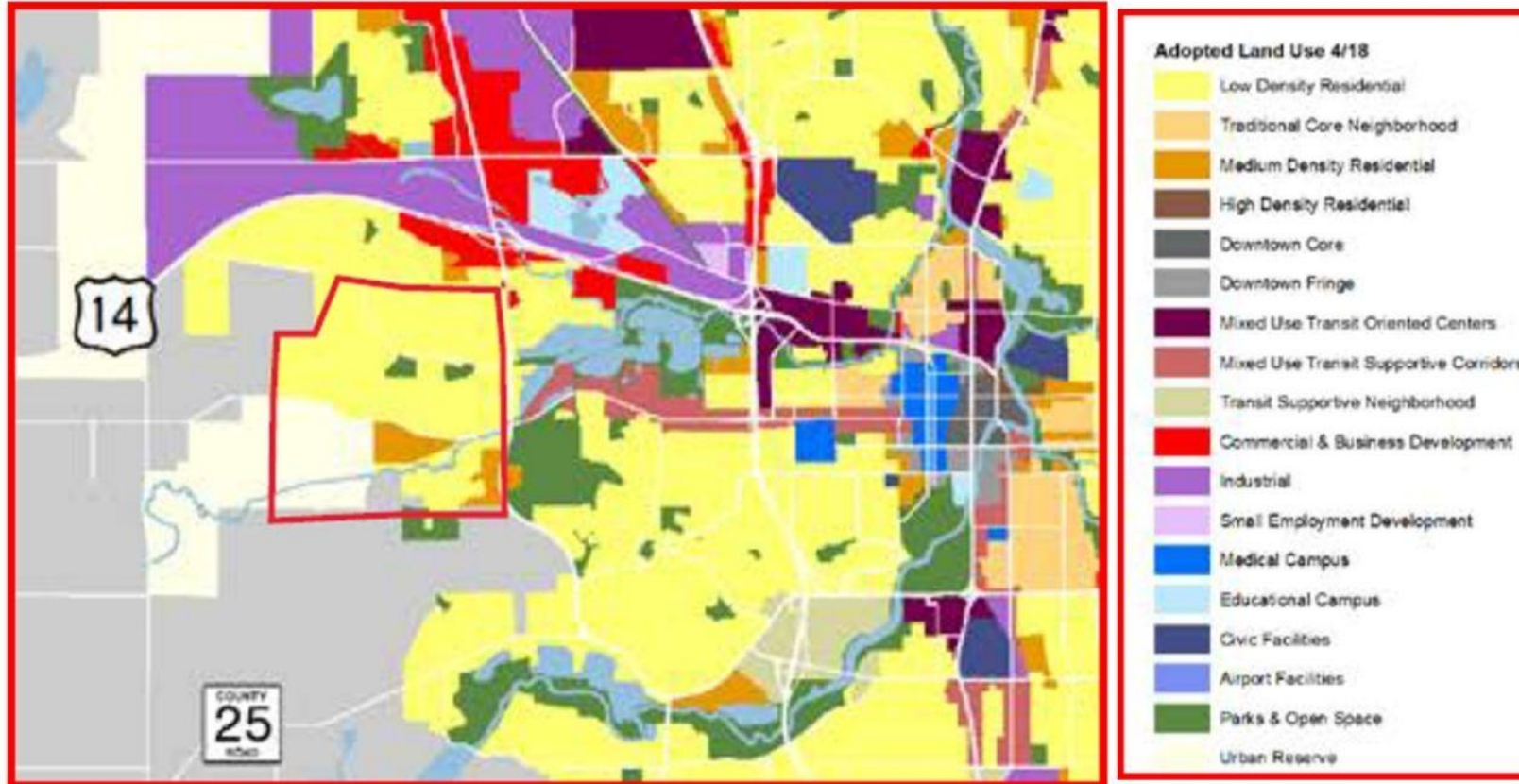
**American[®]
West**

Rochester's Development Process



CITY COMPREHENSIVE PLAN

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Mostly LDR (4-7 units/acre) with a little MDR (20-40 unit/acre)

Guided Land use and Zoning

- This site would need to be annexed into the Rochester City limits.
- Majority of the site is located in Rochester Township.
- Small portion of the site is located in Cascade Creek Township.
- Guided residential use.
- Rezone to R-2 low density residential which would allow single family detached.

YOU MAY HAVE HEARD...

Del Webb®

CURRENT COMMUNITIES UNDER DEVELOPMENT

- Corcoran | Bellwether by Del Webb
- Chaska | Adelwood by Del Webb

FUTURE OPPORTUNITIES

- Actively seeking additional prime locations in Minnesota
- Market research highlights Rochester as a high-demand area for a Del Webb community



WHAT IS DEL WEBB?

Del Webb®

- National Pioneer and Leader in “Active Adult Living” (Age 55+) Since 1960
- Renowned **Sun City** and **Anthem** Communities



WHAT MAKES A DEL WEBB COMMUNITY?

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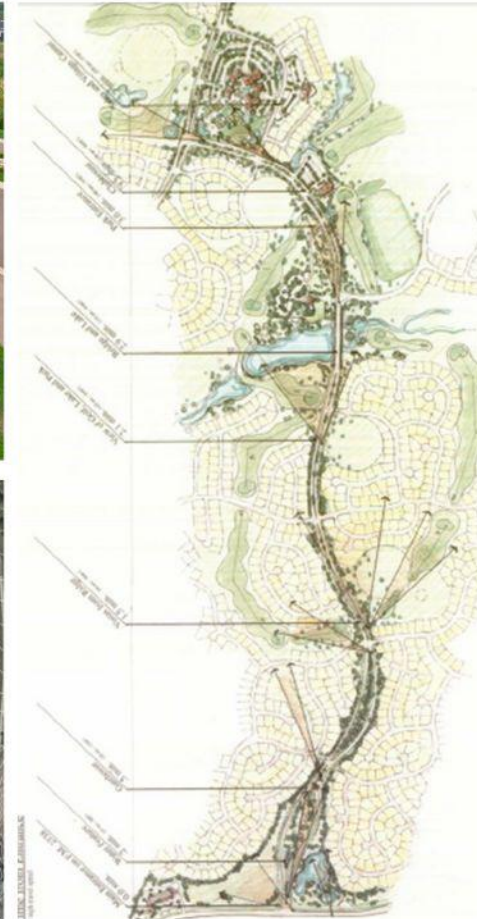
- Age Restricted (55+)
- Size and Scope of Amenities
- Facilitated Active Lifestyle with Programmed Activities
- Multiple Types of Homes Designed for 55+
- Showcased Presentation (Entrance, Beauty, Maintenance)
- Resort-like Environment



ARRIVAL DRIVE

Del Webb®

- No Driveways
- View Corridors
- Lush Landscaping
- Leads to Amenity Center
- Showcases Beauty
- Sense of Security



BENEFITS OF AN AGE-RESTRICTED COMMUNITY

Del Webb®

- Ideal Neighbors/Citizens - Volunteers
- Light Use of Streets, Water, Wastewater, and Police
- Greatly Reduced Rush Hour Traffic
- High Consumption
- Positive Financial Cost/Benefit



INTRODUCING

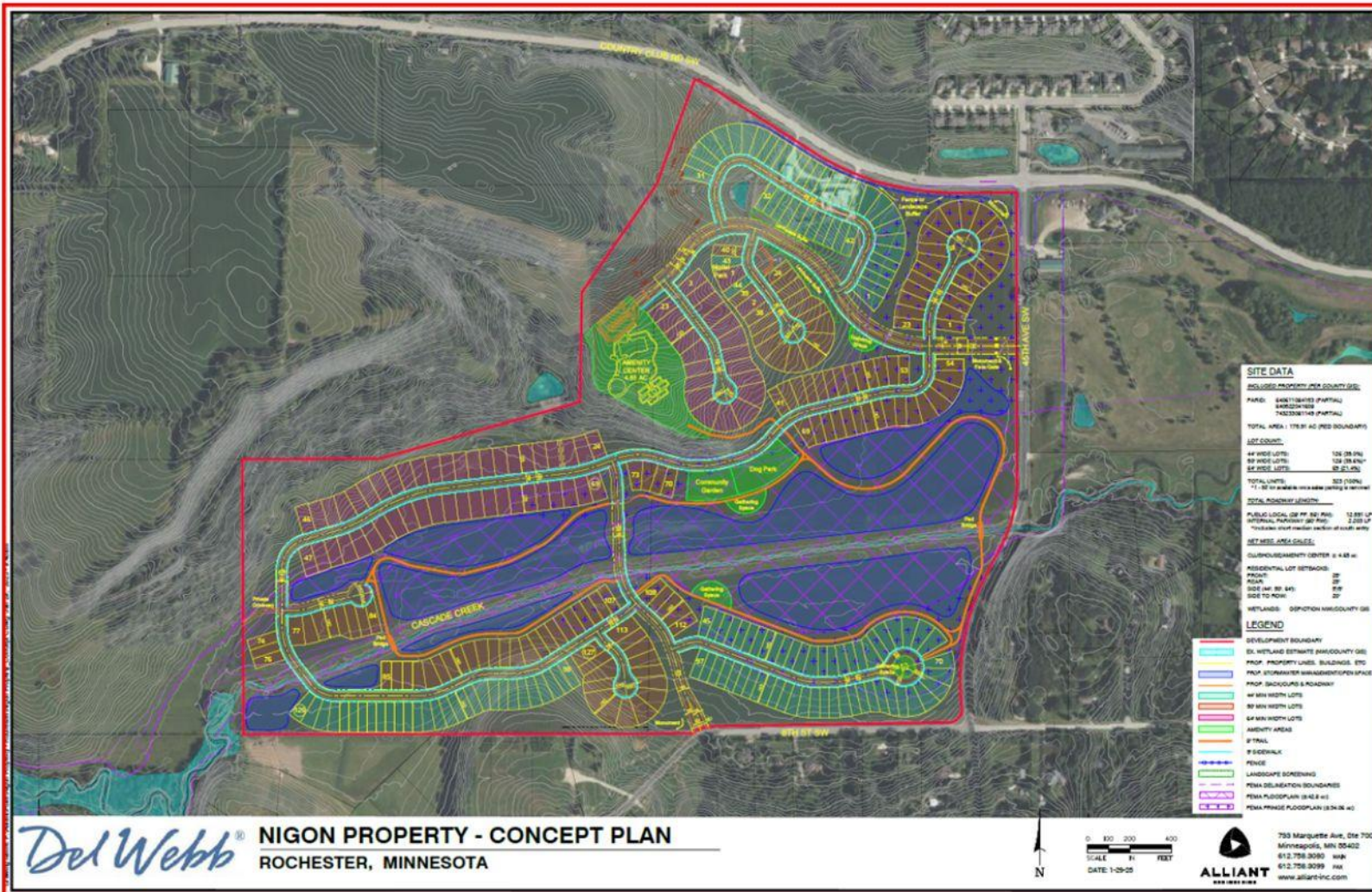
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COUNTRY CLUB
ROAD



COMMUNITY DESIGN

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- Two Access Points
- Arrival Drive
- Clubhouse with View of Water
- Private Trails
- Gathering Places
- Diverse Housing Choices



THE BRICKSTONE CLUB
ADELWOOD BY DEL WEBB | CHASKA, MN



















HOMEOWNERS ASSOCIATION

Del Webb®

- Professionally Managed
- Yard mowing/maintenance
- Snow removal of driveways/sidewalks
- Exteriors of attached homes
- Amenity Center
- Entrance Monument
- Common Landscape Areas



THE HOMES

Del Webb®



- Main Bedroom and Bathroom on Main Level
- Laundry on Main Level
- Higher Levels of Lighting
- Zero Entry into Showers
- Wider Doorways to Accommodate Wheelchairs

44-Foot Wide Lots

Del Webb®



- 34-Foot Wide Homes
- 1,300 - 1,500 Square Feet
- Appeals to
 - Singles
 - Widows/Widowers
 - Part-time Residents

50-Foot Wide Lots

Del Webb®



- 40-Foot Wide Homes
- Popular with Couples

64-Foot Wide Lots

Del Webb®



- 54-Foot Wide Homes
- Luxury Home with:
 - 3 Car Garages
 - Higher Ceiling Plates
 - Basements
 - Premium Homesites

Trip Generation Data

- 222 trips during the AM peak hour,
- 298 trips during the PM peak hour
- 2,989 daily trips

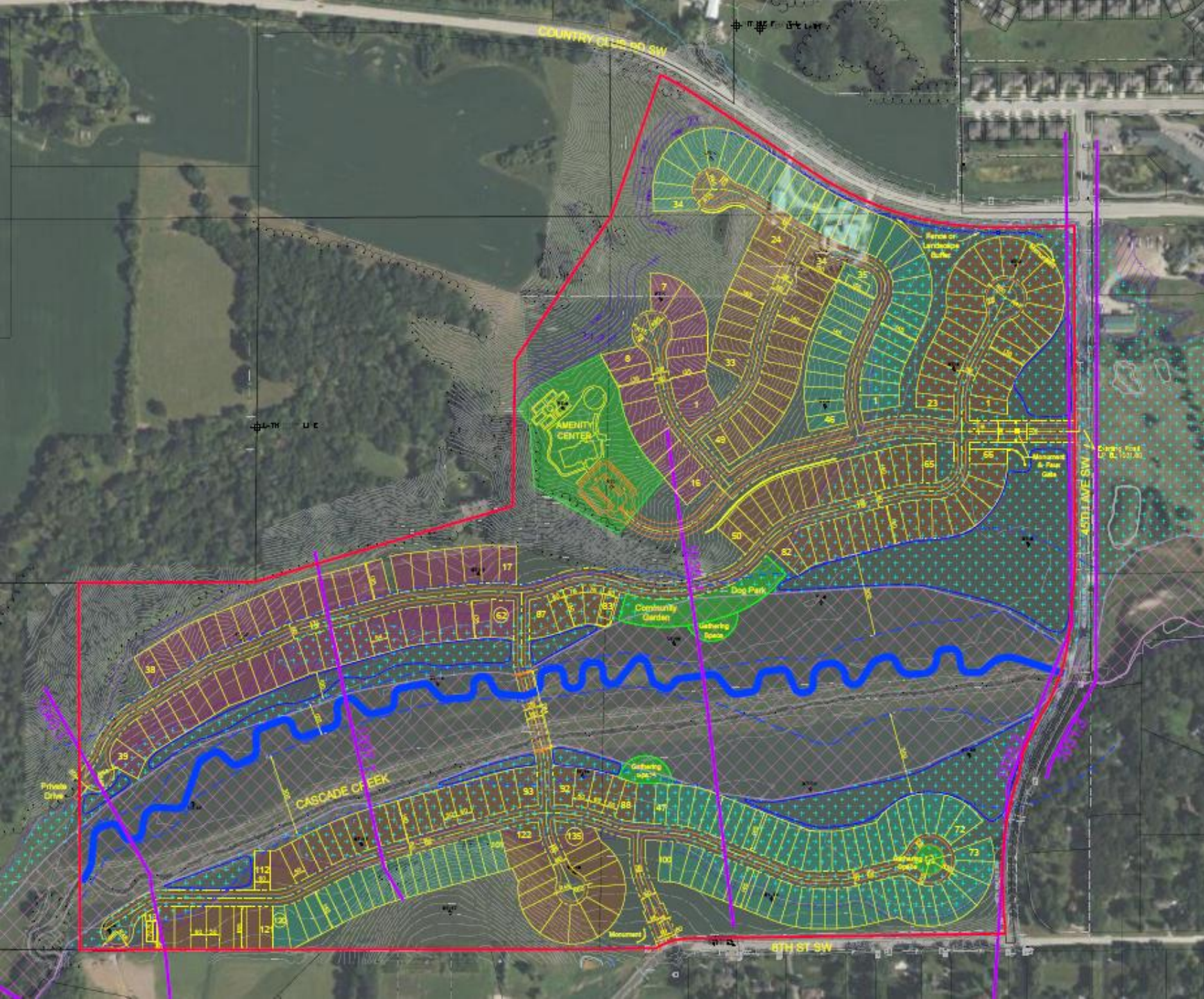


Figure 3. Proposed Trip Distribution



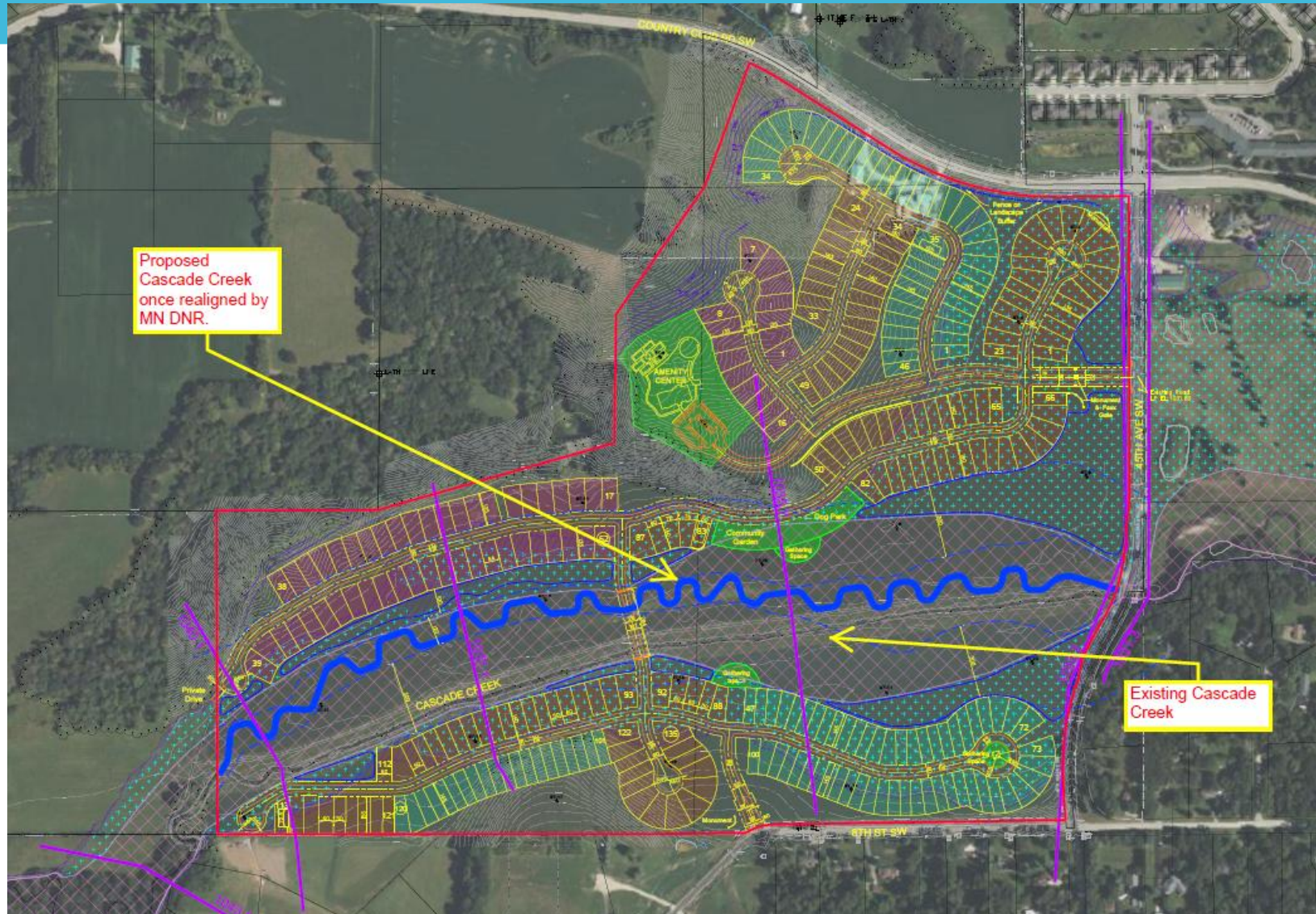
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Where the traffic will go.

- 20% of the traffic will head west on Country Club Road.
- 75% of the traffic will head east on Country Club Road.
- 5% of the traffic will head east on 8th Street.

Environmental Features

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HIGH LEVEL SCHEDULE

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2025

EAW; Preliminary Plat & Other Entitlements

SPRING 2026

Begin Site Development

JANUARY 2027

First Homes for Sale

APRIL 2027

First Occupancies

SUMMER 2030

Full Build Out and Occupancy

QUESTIONS?