

City of Lakeville

Planning Department



Current Residential Development Projects

December 31, 2016

*This report can be accessed by visiting our web site at www.lakevillemn.gov
Under the Government tab, select Planning Department, then click on Residential Development Projects Report
This report is updated quarterly*



CURRENT DEVELOPMENTS

(Does not include fully developed subdivisions)

Single Family Lots

PROJECT NAME	LOCATION	DEVELOPER & Latest Phone #	DESCRIPTION (# of Single Family Lots)	AVAILABLE LOTS	DATE OF FINAL APPROVAL	SCHOOL DISTRICT
Appaloosa Farms Addition	NW Quadrant of 194 th Street and Iteri Avenue	Robert Lane	4	2	11-3-14	194
Aronson Bluff	South of 202 nd Street and west of Hamburg Avenue	K J Walk 952-826-9068	33	1	6-17-13	194
Autumn Meadows 4 th Addition	South of 179 th Street and east of Flagstaff Avenue	K. Hovnanian Homes 732-623-6860	29	2	4-6-15	192
Avonlea	Along Cedar Ave. (CSAH 23) south of 179 th St. and the Central Maintenance Facility (CMF)	Mattamy Homes 952-898-2100	205	164	6-29-15	192/194
Berres Ridge 1 st Addition	North of 202 nd St. (C.R. 50) and west of Hamburg Avenue	Winkler Development Co. 952-432-7101	63	25	5-4-15	194
Berres Ridge 2 nd Addition*	East of Highview Avenue and north of St. John's Lutheran Church	Berres Ridge Development 952-432-7101	63	62	7-5-16	194
Cedar Landing 3 rd Addition*	North of 210 th Street and east of Hamburg Avenue	The Ryland Group 952-229-6063	28	21	12-14-15	194
Chokecherry Hill	North and south of 190 th Street and east of Dodd Boulevard (CSAH 9)	Shamrock Development 763-421-3500	67	9	10-21-13	194
Chokecherry Hill 2 nd Addition	East of Dodd Blvd. (CSAH 9) and north of 190 th Street	Shamrock Development 763-421-3500	70	9	4-21-14	194
Chokecherry Hill 4 th Addition*	North of 190 th Street and west of Highview Avenue	Shamrock Development 763-421-3500	107	107	11-2-15	194
Chokecherry Hill 5 th Addition*	North of 190 th Street and west of Highview Avenue	Shamrock Development 763-421-3500	18	18	10-17-16	194
Crescent Ridge 4 th Addition	North of 195 th St., east of Holyoke Avenue, south of 190 th Street	Shamrock Development 763-421-3500	53	1	12-3-12	194
Curren Addition	North of Kenwood Trail (CSAH 50) and east of Iteri Avenue	Conrad Curren 507-498-3760	10	3	9-5-06	194
Dodd Crossing*	South of 160 th St. (CSAH 46) west of Pilot Knob Road (CSAH 31) north of Dodd Boulevard (CSAH 9)	CNC Development 952-898-0230	67	56	5-16-16	196
Donnelly Farm 4 th Addition	South of 194 th Street and east of Dodd Boulevard (CSAH 9)	Summergate Development 952-898-3461	24	5	6-3-13	194
Enclave at St. Frances Woods	South of 205 th St. and west of Kensington Blvd.	ACR Financial 952-898-0230	41	9	9-2-14	194

*Indicates Streets & Utilities are currently under construction 2

PROJECT NAME	LOCATION	DEVELOPER & Latest Phone #	DESCRIPTION (# of Single Family Lots)	AVAILABLE LOTS	DATE OF FINAL APPROVAL	SCHOOL DISTRICT
Feldman Heights	East of Dodd Boulevard (CSAH 9) and north of 190 th Street	JAFCO, LLC 320-267-3914	25	18	3-16-15	194
Kyla Crossing	Northeast of Kenwood Trail (CSAH 50) and west of Ipava Avenue	Ryan Real Estate 952-953-4000 Brandl Anderson 952-898-0230	40	1	4-7-14	194
Legacy	East of Holyoke Avenue and south of 195 th Street	Shamrock Development 763-421-3500	66	26	12-1-14	194
Legacy 2 nd Addition	East of Holyoke Avenue and south of 195 th Street	Shamrock Development 763-421-3500	79	77	11-2-15	194
Linden Ridge	East of Hamburg Avenue and north of 210 th Street	Progressive, LLC 612-919-6551	93	92	10-3-16	194
Lone Tree Point	East of Kenrick Avenue, north of Lake Marion	John Stavros 651-296-3965	8	4	8-4-03	194
Nicholas Estates	North of 183 rd Street and west of Hyde Park Avenue	KRB Development 952-953-4000	44	37	5-16-16	194
Pheasant Run of Lakeville	East of Pilot Knob Road (CSAH 31) and north of the Lakeville-Farmington border	KJ Walk 952-826-9068	51	47	10-5-15	192
Pheasant Run of :Lakeville Second *	East of Pilot Knot Road (CSAH 31) and north of the Lakeville-Farmington border	KJ Walk 952-826-9068	20	20	10-17-16	192
Raven Lake Third Addition	Located between Kenwood Trail (CSAH 50) and Jaguar Path	NITI ,LLC 651-734-5587	2	2	6-20-16	194
Silverum	NW quadrant of 167 th Street and Judicial Road	Encore Development 952-953-9892	8	4	9-15-14	194
Spirit of Brandtjen Farm	North of 170 th Street and east of Pilot Knob Road	SBF Development Corp. 952-920-5100	103	6	10-17-05	196
Spirit of Brandtjen Farm 6 th Addition	North of 170 th Street and east of Pilot Knob Road	SBF Development Corp. 952-920-5100	15	1	10-4-10	196
Spirit of Brandtjen Farm 7 th Addition	North of 170 th Street and east of Pilot Knob Road	SBF Development Corp. 952-920-5100	34	12	8-1-11	196
Spirit of Brandtjen Farm 8 th Addition	North of 170 th Street and east of Pilot Knob Road	SBF Development Corp. 952-920-5100	14	8	10-17-11	196
Spirit of Brandtjen Farm 10 th Addition	West of Draft Horse Blvd, and north of 170 th Street	SBF Development Corp. 952-920-5100	48	1	9-17-12	196
Spirit of Brandtjen Farm 12 Addition	East of Pilot Knob Road (CSAH 31) at Dodd Boulevard (CSAH 9)	SBF Development Corp. 952-920-5100	29	3	9-16-13	196
Spirit of Brandtjen Farm 15 th Addition	North of 170 th Street and east of Eagleview Drive	SBF Development Corp. 952-920-5100	62	31	9-21-15	196
Spirit of Brandtjen Farm 16 th Addition	South of 162 nd Street, west of Eagleview Drive	SBF Development 952-920-5100	49	38	5-16-16	196

*Indicates Streets & Utilities are currently under construction 3

PROJECT NAME	LOCATION	DEVELOPER & Latest Phone #	DESCRIPTION (# of Single Family Lots)	AVAILABLE LOTS	DATE OF FINAL APPROVAL	SCHOOL DISTRICT
Spirit of Brandtjen Farm 17 th Addition*	North of 170 th Street and east of Eagleview Drive	SBF Development 952-920-5100	29	28	9-6-16	196
Stone Borough 4 th Addition	East of Dodd Blvd. (CSAH 9) and north of 215 th St. (CSAH 70)	KJ Walk, Inc. 952-226-3200	28	1	5-2-11	194
Stone Ridge South	East of Kenwood Trail (CSAH 50) and south of 185 th Street	KJ Walk 952-826-9068	8	3	10-7-14	194
Summerlyn 1 st Addition	East of Dodd Blvd (C.R. 9), north of 194 th St. and west of Holyoke Ave,	Lennar 952-249-3014	36	3	4-1-13	194
Summerlyn 2 nd Addition	North of 194 th St. east of Dodd Boulevard (CSAH 9)	Lennar 952-249-3014	37	7	4-7-14	194
Summerlyn 3 rd Addition	North of 194 th St. east of Dodd Boulevard (CSAH 9)	Lennar 952-249-3014	23	12	8-18-14	194
Summerlyn 4 th Addition	North of 194 th Street and east of Dodd Boulevard (CSAH 9)	Lennar 952-249-3014	36	27	3-16-15	194
Summerlyn 5 th Addition*	South of 190 th Street and west of Holyoke Avenue	Lennar 952-249-3014	21	21	3-16-15	194
Tullamore 3 rd Addition	North of 170 th and west of Pilot Knob Road (CSAH 31)	Lennar 952-249-3014	27	1	5-20-13	196
Tullamore 4 th Addition	North of 170 th and west of Pilot Knob Road (CSAH 31)	Lennar 952-249-3014	50	6	2-18-14	196
TOTAL			1967	1031		

*Indicates Streets & Utilities are currently under construction 4

Pending Single Family Residential Development Projects

PROJECT NAME	LOCATION	DEVELOPER (and latest phone #)	DESCRIPTION (number of units)	SCHOOL DISTRICT
Bee Well Development	West of Judicial Road and south of 170 th Street	Mohamed El Deeb 612-250-7774	5	194
Berres Ridge	West of Hamburg Avenue, east of Highview Avenue and north of 202 nd Street (CSAH 50)	Winkler Development Co. 952-432-7101	240	194
Cedar Crossings	North of 210 th Street and west of Cedar Avenue	Mattamy Homes 952-898-2100	108	194
Pheasant Run of Lakeville	East of Pilot Knob Road (CSAH 31) and north of the Lakeville/Farmington Border	KJ Walk 952-826-9068	122	192
Summerlyn	East of Dodd Blvd (C.R. 9), north of 194 th St. and west of Holyoke Avenue	U.S. Home Corp. d/b/a Lennar 952-249-3014	7	194
Summerlyn North	South of 190 th Street and west of Holyoke Avenue	Lennar 952-249-3014	41	194
Summerlyn Northwest	South of 190 th Street and east of Dodd Boulevard	Lennar 952-249-3014	84	194
		TOTAL	607	

Townhomes/Condominiums/Apartments

PROJECT NAME	LOCATION	DEVELOPER (and latest phone #)	DESCRIPTION (number of units)	AVAILABLE UNITS	DATE OF FINAL APPROVAL	SCHOOL DISTRICT
Argonne Fields	South end of Junelle Path, east of Kenwood Trail (CSAH 50)	Baton Homes	20 TW	18	9-6-16	194
Argonne Hills Senior Housing*	South of 175 th Street and northeast of Junelle Path	Dakota County CDA 651-675-4477	62 Apt. units	62	6-6-16	194
Avonlea	Along Cedar Ave. (CSAH 23) south of 179 th St. and the Central Maintenance Facility (CMF)	Mattamy Homes 952-898-2100	43 AT	16	6-29-15	194
Bellante Third Addition	North of 185 th Street (CSAH 60) and east of Judicial Road	William Feldman 612-961-1294	24 DT	3	8-6-07	194
Bellante Fourth Addition	North of 185 th St. (CSAH 60) and east of Judicial Road	William Feldman 612-961-1294	14 TW	2	5-21-12	194
Cedar Landing	North of 210 th Street between Hamburg Avenue and Cedar Avenue (CSAH 23)	The Ryland Group 952-229-6063	21 DT	11	8-18-14	194
Cedar Landing 2 nd Addition	North of 210 th Street between Hamburg Avenue and Cedar Avenue (CSAH 23)	The Ryland Group 952-229-6063	24 DT	19	5-18-15	194
Diamonte at Spirit of Brandtjen Farm	West of future Diamond Path and north of 167 th Street	SBF Development 952-920-5100	40 AT 2 DT	2 0	5-19-14	196
Fox Meadows 2 nd Addition	South of 185 th St. (CSAH 60) and west of Kenwood Trail (C.R. 50)	Dean R. Johnson Construction, Inc. 763-420-4044	42 AT	16	8-4-03	194
Fox Meadows 3 rd Addition	South of 185 th Street (CSAH 60), north of 188 th Street and west of Joplin Ave.	The Cyclone Partners, LLC 952- 241-3010	13 AT	9	6-16-14	194
Kenwood Hills	West of Kenwood Trail (CSAH 50) at Jurel Way	Kenwood Hills, LLC 612-272-9701	45 DT	33	4-6-15	194
Kenwood Place*	North of 172 nd Street and west of Kenwood Trail (CSAH 5)	The Jarvis Company, LLC	30 AT	28	10-3-16	194
Lake Villa Golf Estates 9 th Addition	SW corner of Kenyon Avenue and 179 th Street		21 DT	3	5-18-98	194
Lakeville Pointe*	East of Kenwood Trail (CSAH 50) at Jurel Way	Ron Clark Construction 952-947-3022	49 Apt. units	49	10-17-16	194
Morgan Square 2 nd Addition	West of 205 th Street, north of 210 th Street, west of the Lakeville Theatre	Morgan Square, LLC 952-894-1890	40 AT	12	6-6-05	194
Morgan Square 3 rd Addition (Keystone Crossing Townhomes)	South of 205 th St and west of the Lakeville Theatre	Dakota County CDA 651-675-4477	36 AT (rentals)	29	6-1-15	194
Spirit of Brandtjen Farm 2 nd Addition	North of 170 th Street and east of Pilot Knob Road	SBF Development Corp. 952-920-5100	15 AT	6	10-17-05	196
Spirit of Brandtjen Farm 16 th Addition*	South of 162 nd Street, west of Eagleview Drive	SBF Development Corp. 952-920-5100	36 DT	29	4-18-16	196

*Indicates Streets & Utilities are currently under construction

PROJECT NAME	LOCATION	DEVELOPER <i>(and latest phone #)</i>	DESCRIPTION <i>(number of units)</i>	AVAILABLE UNITS	DATE OF FINAL APPROVAL	SCHOOL DISTRICT
Spruce Place	7926 and 7900 – 210 th Street	Dakota Townhomes LLC 651-454-4933	32 AT	26	10-17-05	194
TOTAL			609	373		

*Indicates Streets & Utilities are currently under construction 7

Recap

SINGLE FAMILY HOMES

Total single family lots final platted in current active developments.....	1967
Total available single-family lots	1031
Total building permits issued in current active developments.....	937
Total single family lots preliminary platted pending final plat.....	607

Townhome/Condo/Apartment Units

Total townhome/condominium/apartment units final plat approved.....	609 units
Total available townhomes/condominiums/apartments	373 units
Total building permits issued for townhomes/condominiums/apartments.....	236 units
Total townhome/condominium/apartment lots preliminary platted pending final plat.....	0 units