

# *City of Lakeville*

Planning Department



## Current Residential Development Projects

April 3, 2017

*This report can be accessed by visiting our web site at [www.lakevillemn.gov](http://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 <sup>th</sup> Street and Iteri Avenue	Robert Lane 612-590-0863	4	2	11-3-14	194
Aronson Bluff	South of 202 <sup>nd</sup> Street and west of Hamburg Avenue	K J Walk 952-826-9068	33	1	6-17-13	194
Autumn Meadows 4 <sup>th</sup> Addition	South of 179 <sup>th</sup> 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 <sup>th</sup> St. and the Central Maintenance Facility (CMF)	Mattamy Homes 952-898-2100	205	156	6-29-15	192/194
Berres Ridge 1 <sup>st</sup> Addition	North of 202 <sup>nd</sup> St. (C.R. 50) and west of Hamburg Avenue	Winkler Development Co. 952-432-7101	63	21	5-4-15	194
Berres Ridge 2 <sup>nd</sup> Addition	East of Highview Avenue and north of St. John's Lutheran Church	Berres Ridge Development 952-432-7101	63	55	7-5-16	194
Berres Ridge 3 <sup>rd</sup> Addition*	North of 202 <sup>nd</sup> Street (CSAH 50) west of Hamburg Avenue	Berres Ridge Development 952-432-7101	47	47	3-6-17	194
Cedar Landing 3 <sup>rd</sup> Addition*	North of 210 <sup>th</sup> Street and east of Hamburg Avenue	The Ryland Group 952-229-6063	28	13	12-14-15	194
Chokecherry Hill	North and south of 190 <sup>th</sup> Street and east of Dodd Boulevard (CSAH 9)	Shamrock Development 763-421-3500	67	1	10-21-13	194
Chokecherry Hill 2 <sup>nd</sup> Addition	East of Dodd Blvd. (CSAH 9) and north of 190 <sup>th</sup> Street	Shamrock Development 763-421-3500	70	6	4-21-14	194
Chokecherry Hill 4 <sup>th</sup> Addition*	North of 190 <sup>th</sup> Street and west of Highview Avenue	Shamrock Development 763-421-3500	107	106	11-2-15	194
Chokecherry Hill 5 <sup>th</sup> Addition*	North of 190 <sup>th</sup> Street and west of Highview Avenue	Shamrock Development 763-421-3500	18	18	10-17-16	194
Chokecherry Hill 6 <sup>th</sup> Addition*	East of Dodd Blvd (CSAH 9) and north of 190 <sup>th</sup> Street	Shamrock Development 763-421-3500	3	3	2-21-17	194
Crescent Ridge 4 <sup>th</sup> Addition	North of 195 <sup>th</sup> St., east of Holyoke Avenue, south of 190 <sup>th</sup> 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 <sup>th</sup> St. (CSAH 46) west of Pilot Knob Road (CSAH 31) north of Dodd Boulevard (CSAH 9)	CNC Development 952-898-0230	67	52	5-16-16	196

\*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
Donnelly Farm 4 <sup>th</sup> Addition	South of 194 <sup>th</sup> 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 <sup>th</sup> St. and west of Kensington Blvd.	ACR Financial 952-898-0230	41	5	9-2-14	194
Feldman Heights	East of Dodd Boulevard (CSAH 9) and north of 190 <sup>th</sup> 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 <sup>th</sup> Street	Shamrock Development 763-421-3500	66	23	12-1-14	194
Legacy 2 <sup>nd</sup> Addition	East of Holyoke Avenue and south of 195 <sup>th</sup> Street	Shamrock Development 763-421-3500	79	72	11-2-15	194
Linden Ridge	East of Hamburg Avenue and north of 210 <sup>th</sup> 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 <sup>rd</sup> Street and west of Hyde Park Avenue	KRB Development 952-953-4000	44	29	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	41	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 <sup>th</sup> Street and Judicial Road	Encore Development 952-953-9892	8	4	9-15-14	194
Spirit of Brandtjen Farm	North of 170 <sup>th</sup> Street and east of Pilot Knob Road	SBF Development Corp. 952-920-5100	103	5	10-17-05	196
Spirit of Brandtjen Farm 6 <sup>th</sup> Addition	North of 170 <sup>th</sup> Street and east of Pilot Knob Road	SBF Development Corp. 952-920-5100	15	1	10-4-10	196
Spirit of Brandtjen Farm 7 <sup>th</sup> Addition	North of 170 <sup>th</sup> Street and east of Pilot Knob Road	SBF Development Corp. 952-920-5100	34	12	8-1-11	196
Spirit of Brandtjen Farm 8 <sup>th</sup> Addition	North of 170 <sup>th</sup> Street and east of Pilot Knob Road	SBF Development Corp. 952-920-5100	14	8	10-17-11	196
Spirit of Brandtjen Farm 10 <sup>th</sup> Addition	West of Draft Horse Blvd, and north of 170 <sup>th</sup> 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

\*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 15 <sup>th</sup> Addition	North of 170 <sup>th</sup> Street and east of Eagleview Drive	SBF Development Corp. 952-920-5100	62	28	9-21-15	196
Spirit of Brandtjen Farm 16 <sup>th</sup> Addition	South of 162 <sup>nd</sup> Street, west of Eagleview Drive	SBF Development 952-920-5100	49	23	5-16-16	196
Spirit of Brandtjen Farm 17 <sup>th</sup> Addition*	North of 170 <sup>th</sup> Street and east of Eagleview Drive	SBF Development 952-920-5100	29	25	9-6-16	196
Stone Borough 4 <sup>th</sup> Addition	East of Dodd Blvd. (CSAH 9) and north of 215 <sup>th</sup> 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 <sup>th</sup> Street	KJ Walk 952-826-9068	8	3	10-7-14	194
Summerlyn 1 <sup>st</sup> Addition	East of Dodd Blvd (C.R. 9), north of 194 <sup>th</sup> St. and west of Holyoke Ave,	Lennar 952-249-3014	36	3	4-1-13	194
Summerlyn 2 <sup>nd</sup> Addition	North of 194 <sup>th</sup> St. east of Dodd Boulevard (CSAH 9)	Lennar 952-249-3014	37	6	4-7-14	194
Summerlyn 3 <sup>rd</sup> Addition	North of 194 <sup>th</sup> St. east of Dodd Boulevard (CSAH 9)	Lennar 952-249-3014	23	11	8-18-14	194
Summerlyn 4 <sup>th</sup> Addition	North of 194 <sup>th</sup> Street and east of Dodd Boulevard (CSAH 9)	Lennar 952-249-3014	36	25	3-16-15	194
Summerlyn 5 <sup>th</sup> Addition	South of 190 <sup>th</sup> Street and west of Holyoke Avenue	Lennar 952-249-3014	21	21	3-16-15	194
Summerlyn 6 <sup>th</sup> Addition*	East of Dodd Boulevard (CSAH 9) and south of 190 <sup>th</sup> Street	Lennar 952-249-3014	42	42	3-6-17	194
Tullamore 3 <sup>rd</sup> Addition	North of 170 <sup>th</sup> and west of Pilot Knob Road (CSAH 31)	Lennar 952-249-3014	27	1	5-20-13	196
Tullamore 4 <sup>th</sup> Addition	North of 170 <sup>th</sup> and west of Pilot Knob Road (CSAH 31)	Lennar 952-249-3014	50	1	2-18-14	196
<b>TOTAL</b>			<b>2059</b>	<b>1023</b>		

\*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 <sup>th</sup> Street	Mohamed El Deeb 612-250-7774	5	194
Berres Ridge	West of Hamburg Avenue, east of Highview Avenue and north of 202 <sup>nd</sup> Street (CSAH 50)	Winkler Development Co. 952-432-7101	193	194
Cedar Crossings	North of 210 <sup>th</sup> 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 North	South of 190 <sup>th</sup> Street and west of Holyoke Avenue	Lennar 952-249-3014	41	194
Summerlyn Northwest	South of 190 <sup>th</sup> Street and east of Dodd Boulevard	Lennar 952-249-3014	49	194
		<b>TOTAL</b>	<b>518</b>	

## 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 <sup>th</sup> 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 <sup>th</sup> St. and the Central Maintenance Facility (CMF)	Mattamy Homes 952-898-2100	43 AT	16	6-29-15	194
Avonlea Village Green	East of Cedar Ave (CSAH 23) at 181 <sup>st</sup> Street	KJPL Avonlea LLC	146 Apt. units	146	2-6-17	194
Bellante Third Addition	North of 185 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> Street between Hamburg Avenue and Cedar Avenue (CSAH 23)	The Ryland Group 952-229-6063	21 DT	9	8-18-14	194
Cedar Landing 2 <sup>nd</sup> Addition	North of 210 <sup>th</sup> Street between Hamburg Avenue and Cedar Avenue (CSAH 23)	The Ryland Group 952-229-6063	24 DT	15	5-18-15	194
Diamonte at Spirit of Brandtjen Farm	West of future Diamond Path and north of 167 <sup>th</sup> Street	SBF Development 952-920-5100	40 AT 2 DT	2 0	5-19-14	196
Fox Meadows 2 <sup>nd</sup> Addition	South of 185 <sup>th</sup> 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 <sup>rd</sup> Addition	South of 185 <sup>th</sup> Street (CSAH 60), north of 188 <sup>th</sup> 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 <sup>nd</sup> Street and west of Kenwood Trail (CSAH 5)	The Jarvis Company, LLC	30 AT	28	10-3-16	194
Lake Villa Golf Estates 9 <sup>th</sup> Addition	SW corner of Kenyon Avenue and 179 <sup>th</sup> Street		21 DT	2	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 <sup>nd</sup> Addition	West of 205 <sup>th</sup> Street, north of 210 <sup>th</sup> Street, west of the Lakeville Theatre	Morgan Square, LLC 952-894-1890	40 AT	12	6-6-05	194

\*Indicates Streets & Utilities are currently under construction 6

PROJECT NAME	LOCATION	DEVELOPER <i>(and latest phone #)</i>	DESCRIPTION <i>(number of units)</i>	AVAILABLE UNITS	DATE OF FINAL APPROVAL	SCHOOL DISTRICT
Spirit of Brandtjen Farm 2 <sup>nd</sup> Addition	North of 170 <sup>th</sup> 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 <sup>th</sup> Addition*	South of 162 <sup>nd</sup> Street, west of Eagleview Drive	SBF Development Corp. 952-920-5100	36 DT	29	4-18-16	196
Spruce Place	7926 and 7900 – 210 <sup>th</sup> Street	Dakota Townhomes LLC 651-454-4933	32 AT	26	10-17-05	194
<b>TOTAL</b>			<b>719</b>	<b>483</b>		

\*Indicates Streets & Utilities are currently under construction      7

## Recap

### SINGLE FAMILY HOMES

Total single family lots final platted in current active developments.....	2059
Total available single-family lots .....	1023
Total building permits issued in current active developments.....	1036
Total single family lots preliminary platted pending final plat.....	518

### Townhome/Condo/Apartment Units

Total townhome/condominium/apartment units final plat approved.....	719 units
Total available townhomes/condominiums/apartments .....	483 units
Total building permits issued for townhomes/condominiums/apartments.....	236 units
Total townhome/condominium/apartment lots preliminary platted pending final plat.....	0 units