

142 ACRES FOR SALE



Parkwood Homestead
Lennar

ROCKFORD

GREENFIELD

SITE

Greenfield
Central
Park

Lake Rebecca
Park Reserve

7375 Rebecca Park Trail
Greenfield, MN 55373
Lake Sarah

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INDEPENDENCE





PROPERTY INFORMATION

LOT SIZE

141.81 ACRES
(APPROX. 138 UPLAND
ACRES)

PID

28-119-24-41-0001

TAXES

\$5,558.74

2040 LAND USE

- VILLAGE CENTER (12-40 UNITS/ACRE)
- MEDIUM DENSITY RESIDENTIAL (6-12 UNITS/ACRE)
- COMMERCIAL SERVICES

- SEWER AND WATER AVAILABLE
- MIXED-USE DEVELOPMENT OPPORTUNITY ON HWY 55
- ROCKFORD AREA SCHOOLS

7375 REBECCA PARK TRAIL
Greenfield, MN 55373



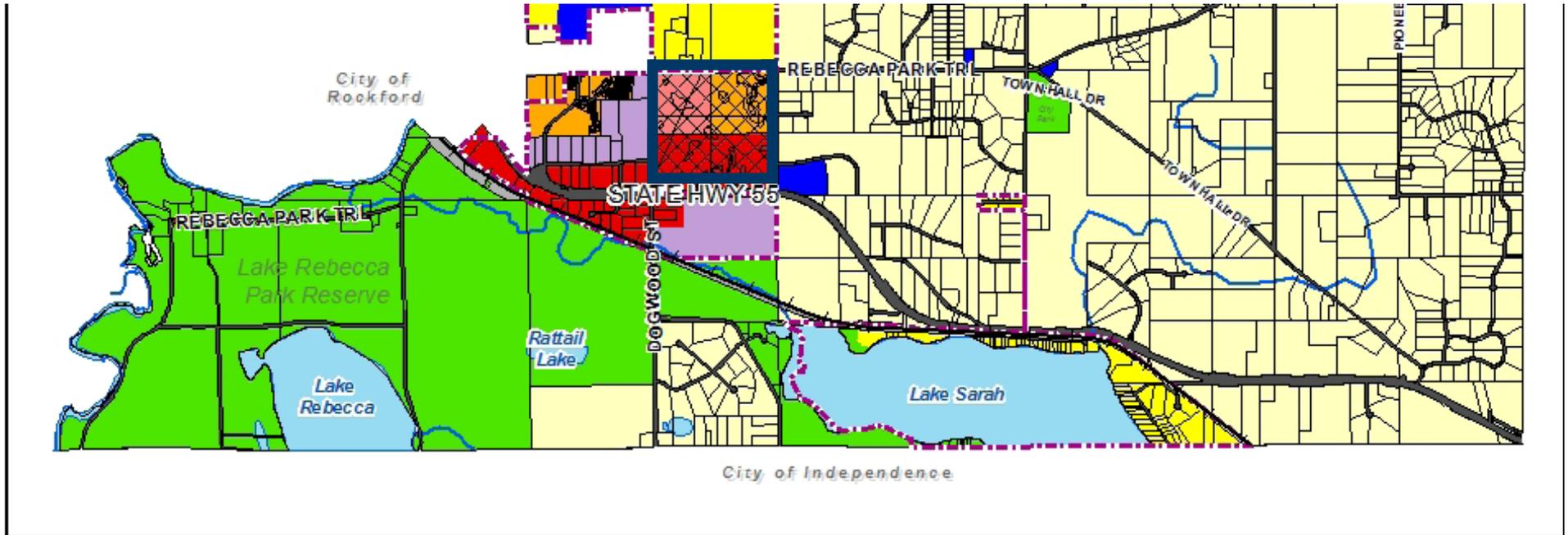


// **7375 REBECCA PARK TRAIL**
Greenfield, MN 55373



// 7375 REBECCA PARK TRAIL
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// 2040 LAND USE MAP



Source: Hennepin County Parcel Data, HKGi

Future Planned Land Use



- | | | |
|--|--|----------------------------------|
| —+— Railroad | Yellow Rural Residential (Maximum of 1 unit per 5 acres) | Purple Business Park/Industrial |
| Red dashed line Current Urban Service Area | Light Yellow Low Density Residential (2 to 6 units per acre) | Blue Institutional |
| Black outline Henn County Parcels | Orange Medium Density Residential (6 to 12 units per acre) | Green Public Park and Open Space |
| Blue outline Lake | Red Village Center (12 to 40 units per acre-see plan text) | Grey Railroad |
| Blue wavy line River and Streams | Dark Red Commercial Services | Black ROW |
| Black cross-hatch Ag Preserve Parcels 2017 | | |

CLICK ON MAP FOR PRINTABLE IMAGE

// LAND USE DESCRIPTIONS

Medium Density Residential Medium density residential is intended to reflect a residential land use pattern to be served by municipal sewer and water services at a density range of six (6) to twelve (12) units per net acre. The objective of this land use designation is to accommodate a range of more moderate density housing types. This density range can accommodate small lot detached single family housing types; however, the predominant housing pattern would be attached side by side housing forms such as twinhomes or townhomes. Smaller limited stacked housing forms may also fit within this category depending on the sites context and adjacent uses.

Village Center The Village Center land use pattern is intended to serve as the core area for the Greenfield community. The area would be designed as a walkable center with a mix of uses oriented around a common green/park amenity. Land use in the Village Center is envisioned to be approximately: 45% commercial/office services such as restaurants, grocery, convenience goods, and professional services; 50% higher density residential (stacked housing configuration) with a density range compatible with high density residential at densities of 12 to 40 units per acre (1-4 story buildings); 5% open space (private or public space) for gathering or small events. The development character in this area should consist of higher density concentrated design pattern that offers a high degree of walkability and convenience. Parking and other infrastructure services would be designed to be shared so as to minimize infrastructure footprints and maximize development and open space and economic sustainability.

Commercial Services Areas classified as Commercial Services are intended to provide for commercial retail goods and services, professional offices, and other destination oriented commercial uses. Commercial land uses are to be served by municipal sanitary sewer and water and have good visibility and access to Highway 55.

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