

March 5, 2025

Mr. Tim Benetti, Community Development Director

City of Apple Valley

7100 147th Street W.

Apple Valley, MN 5512

RE: Rezoning Application

Orchard Place 2nd Addition – Outlot D

HJ Development, LLP is looking to subdivide what is currently Outlot D into three separate parcels. On the south side of Outlot D on approximately 5.98 acres of land a 135 unit multi family project is being proposed. This portion of Outlot D was recently run through the Comprehensive Plan Amendment review and approval process that was ultimately supported by staff and received formal approval from the City Council.

On the north side of the parcel approximately 7.15 acres of what is now Outlot D we are looking bring an indoor and outdoor entertainment concept called Skyline Social and Games to Orchard Place. This portion of the parcel was not run through the Comprehensive Plan Amendment process.

In working with city staff it was recommended that a PD zoning would be the best approach for these projects to move forward with and as such we have been working with staff to obtain this rezoning along with the other outstanding approvals required that will allow the project to take place. The current zoning for both parcels is RB. There is one parcel left in between the above mentioned parcels of approximately 3.09 acres that is not part of this rezoning request and is intended to be left zoned RB.

The proposed apartment building will be a 4 story market rate apartment building constructed in partnership with Trident Development out of St. Cloud who has successfully developed apartment projects in the City of Apple Valley previously.

Skyline Social and Games will contain outdoor volleyball courts, bocce ball, bean bags and other outdoor activities as well as space for outdoor dining and socializing. Inside the facility will have bowling, duckpin, darts and other attractions as well as a full service bar and grill. This will be their second facility with the other residing in Hermantown, MN.

Pedestrian connectivity has been a big focus with both of these projects as they represent final steps in completing the regional trail system that abuts both properties. The facilities will be architecturally appealing and tie in to overall design themes at Orchard Place. In addition, adding new uses not currently represented in Orchard Place has been an objective and construction of these projects will solidify that goal delivering a well thought out horizontally mixed-use project to the city where residents can live, work and play.

We are proud of the work that we've currently done within Orchard Place and look forward to continuing to work with city staff, council members and residents of Apple Valley as the build out of Orchard Place continues.

Best Regards

A handwritten signature in blue ink, appearing to read "Chris Moe", is displayed on a light blue background.

Chris Moe

HJ Development, LLP