



July 1, 2021

Mr. Kyle Sobota, Senior Planner
City of Shakopee
485 Gorman Street S.
Shakopee, MN 55379

RE: Request for PUD Amendment-8350 Hansen Avenue, Shakopee, MN, PID #27-4310010

Dear Mr. Sobota,

The property is currently owned by McDonalds USA, LLC. The developer, WMG Development, LLC, is proposing the development of a new 4,200 sq ft dental office at 8350 Hansen Avenue. The parcel is approximately 1.31 acres and is currently zoned B-1 and is part of the Southbridge East Retail Center Planned Unit Development (PUD). Start of construction for the new dental office is proposed for Spring of 2022 with a plan to open in the Fall of 2022.

WMG Development, LLC is requesting a PUD Amendment for a parking waiver for the dental office use. The required parking per code is 1 space per 225 sq. ft of floor area. Based on the gross square footage of the building, this equates to a minimum of 19 spaces. The proposed site plan provides 42 parking spaces or approximately 1 per 100 square feet of gross floor area. The dental office has 12 patient chairs and will be staffed with a minimum of 14 employees when the office is running at full capacity. The dental user for this office is a national provider with over 800 dental clinics and based on their data for this location they have requested additional parking spaces to properly accommodate their staff and clients. The floor plan for the building is included to help demonstrate the need for additional parking. In addition to the parking waiver, the PUD amendment will document a change of use for the parcel as the use of Dental Office is allowed by right under the B-1 Zoning District.

Thank you for your consideration and we very much look forward to working with you and the City of Shakopee on this new development. If you have any questions or require additional information, please do not hesitate to contact me via email (dylan@tarr-group.com) or phone (615-829-0331).

Sincerely,

A handwritten signature in blue ink that reads 'Dylan Tarr'.

Dylan Tarr, P.E.