

August 06, 2021

Canterbury Independent Living – PUD Amendment Application

Outlot A of the Canterbury Park Ninth Addition
2900 Winner's Circle Drive
Shakopee, MN 55379

Developer:
TE Miller Development, LLC
300 Prairie Center Drive
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Eden Prairie, MN 55344

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Project Description

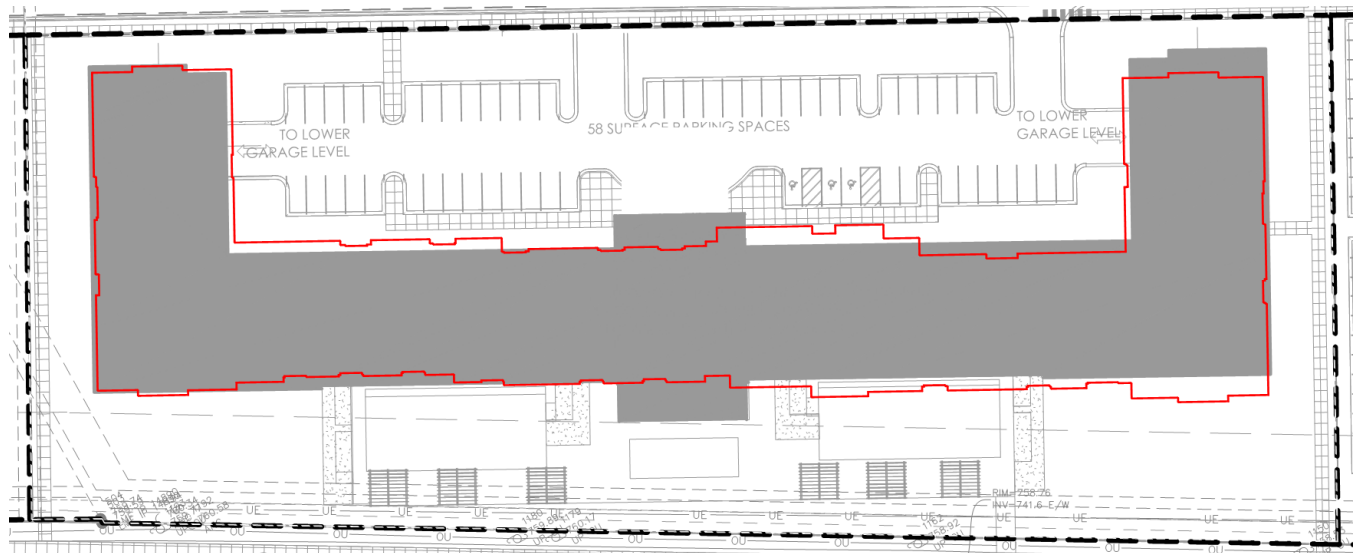
The developer is proposing an exciting new 4 story independent living apartment building within the Canterbury Southwest Development PUD, adjacent to Canterbury Park in Shakopee. The building is part of a masterplan that includes office buildings, a hotel and future restaurants. The 227,000 sf building includes 147 living units with surface parking and an underground parking structure. Above the parking is four stories of wood construction.

Architecturally, the design is highlighted by stone veneer at the front and back entry points, as well at various locations around the building. The main volumes blend brick and fiber cement as the most prominent design feature. These stepping elements are tied together with a warm, wood look siding feature throughout the elevations. These feature points unify the design along the full perimeter of the building. Roof deck components on the front and back of the building highlight the amenity spaces provided.

Surrounding the building will be significant landscaping, highlighted by exterior lighting feature elements at the main entry point. The back of the building, facing Eagle Creek Boulevard, will feature exterior amenities including pickleball, shuffleboard, a community garden and an outdoor fitness area. This new building will be an exciting new addition to this busy and developing Canterbury Park area of Shakopee.

Summary of Revisions from Original PUD

1. The number of units has increased from 136 to 147.
2. The floor square footage increased from 45,145 sf to 45,160 sf. The total square footage decreased from 180,580 sf to 177,959.
3. The front yard setback was reduced from 16'-0" to 15'-5". The minimum required setback is 0'-0".
4. The rear yard setback was reduced from 68'-0" to 51'-5". The minimum required setback is 30'-0".
5. The parking setback was reduced from 25'-0" to 21'-0". The minimum required setback is 15'-0".
6. The Impervious Area was reduced from 71% to 61%. The Pervious Area increased from 29% to 39%.
7. The number of Parking Stalls was increased from 192 to 204. The number of underground Parking Stalls increased from 135 to 147.
8. The number of trees provided in the landscaping increased from 77 to 79.
9. The landscape grades exceed 3:1 in a couple of spots on the site. See the Grading Plan in the PUD Amend./Final Plat Submittal for specific grades and locations.
10. Site amenities have been revised. Two pickleball courts were originally proposed. Now the site amenities include one pickleball court as well as various additional amenities. See the Site Plan in the PUD Amend./Final Plat Submittal for locations of amenities.
11. The number of entrances to the parking garage was reduced from two to one.
12. The beginning of the construction schedule was changed from spring of 2021 to spring of 2022.
13. The building footprint has been modified to reflect the development of the interior programming and to add aesthetic interest to the design of the building. See the graphic below. The gray shaded area was the proposed footprint. The red outline shows the new proposed footprint.



Overlay of Previous PUD Footprint to Current PUD Footprint

Additional items submitted under a separate cover

1. The Individual Project Permit Application and fees for the Lower Minnesota River Watershed District (LMRWD) will be submitted by Stantec.
2. An updated report of the Canterbury Commons Areawide Transportation Assessment will be prepared by SRF. The findings of this report will be discussed and coordinated by TE Miller, SRF and the City of Shakopee at a future date.