

City of Shakopee
Memorandum

TO: Mark Noble, Senior Planner

FROM: Micah Heckman, Project Engineer

SUBJECT: Planned Unit Development (PUD) – Arasan Apartments Phase II

CASE: AMEND-000029-2022

DATE: March 25, 2022

The staff review indicates a request to review an amendment to a Planned Unit Development (PUD). The amendment to the PUD will allow for the construction of an apartment building. The site is located northeast of the Marystown Road and 17th Ave W intersection.

This review should be considered preliminary, as more comments will follow with additional submittals. However, the Public Works Department offers the following comments at this time to the applicant and to the planning department:

1. Plan review comments have been prepared and a copy of those comments are attached to this memo. Revise plans to address the provided comments and provide a comment response memo.
2. Execution of a Developer's Agreement, which needs to include provisions for a letter of credit or cash security equal to 125 percent of the estimated total cost of the public improvements, plus 100 percent of the estimated costs of city inspection and administration.
3. An existing sanitary sewer line is proposed to be relocated with this project. The relocated sanitary sewer must follow the centerline of Lusitano Street.
4. Pay the Storm Water Management Plan Review Fees as required by the most current City of Shakopee Fee Schedule.
5. Obtain final approval of the site's storm water management plan.
6. Submit a turning movement diagram showing garbage truck and fire truck movements through the site.
7. Submit a private utility easement for the sanitary sewer.

8. Submit a cross-access and maintenance agreement for use and maintenance of all amenities that will be shared by both properties.
9. Access within five feet of public sanitary sewer through greenspace must be provided via a paved trail.
10. Prior to any land disturbing activity, a grading permit or building permit must be obtained. A submittal must include detailed construction plans.
11. The owner must enter into a Utility Facilities Easement Agreement with the city. The document must be recorded with Scott County.
12. The contractor must submit a Construction Management Plan to the city prior to any construction activities.
13. Record plans need to be provided per the City of Shakopee Design Criteria, Section 2.5 and Section 11.2 (A-L). The record plans need to be certified and submitted to the engineering department. Provide a letter from the engineer of record certifying all improvements were constructed per approved plans and under the direct supervision of the engineer of record. The developer/engineer of record must provide a full-time onsite inspector during all utility installation.

Recommendation

The Public Works Department recommends approval of the application subject to the conditions above being addressed/completed by the applicant.