



8345 Gunn Highway

Tampa, Florida 33626

March 31, 2022

Kyle Sobota
Senior Planner
City of Shakopee Planning Department
485 Gorman Street
Shakopee, MN 55379

RE: 8108 Old Carriage Ct N Shakopee, MN - Take 5 Car Wash
Conditional use Request

Mr. Sobota,

The attached responses are for the City's consideration. A project narrative is attached, and consistency review responses have been provided for Zoning Ordinance 151.011 Conditional Use Permits. If you have any questions or wish to discuss the proposal further, please contact me at jbarbee@beaconcivil.com or via phone at the number listed below.

Sincere Thanks,

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8345 Gunn Highway, Tampa, FL, 33626



CITY OF SHAKOPEE
CONDITIONAL USE PERMIT REQUEST

Project:

8108 OLD CARRIAGE CT N, SHAKOPEEN, MN 55379

Prepared for:

TAKE 5 CAR WASH

Preface:

It is understood by the applicant that the project may be further limited in design while undergoing this Conditional use review and through the Development Process. The final binding agreement shall be subject to the preparation, negotiation, and execution of any definitive legal documents.

Project: Take 5 Car Wash - City of Shakopee

Conditional Use Permit Request Narrative

Introduction

The Applicant plans to develop the property with a car wash facility. The proposed request will allow for the development of a previously vacant site. The subject site is bounded to the North (access easement) and West (Old Carriage Court) which have reduced the buildable area of the lot through easement dedications. This conditional use permit request is being prepared to allow for the subject development. Consistency reviews have been prepared below. *No Floodplain Overlay Zone is present on the property.*

Zoning Ordinance 151.011 Conditional Use Permit Consistency Statements

A. Criterial for granting conditional use permits. In granting a conditional use permit, the Board of Adjustment and Appeals shall consider the effect of the proposed use upon the health, safety, and general welfare of the occupants of surrounding lands and the city as a whole. The Board of Adjustment and Appeals shall not grant a conditional use permit without making the following findings:

Applicant Response: *The applicant and owner acknowledge this statement.*

1. The use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the immediate vicinity;

Applicant Response: *The proposed conditional use will not have any undue adverse effect upon the use or enjoyment of*



adjacent and surrounding property, nor will it substantially diminish the surrounding property values of the proposed site.

2. The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses allowed in the area;

Applicant Response: *The proposed conditional use will not be impeded the normal and orderly development and improvement of surrounding vacant property for uses allowed in the area.*

3. Adequate utilities, access roads, drainage, and other necessary facilities have been or will be provided;

Applicant Response: *All necessary utilities are available for use or being provided with this submission. Access is provided through a shared access easement to the north.*

4. The use is consistent with the purposes of the zone in which the applicant intends to locate the proposed use; and

Applicant Response: *The applicant and owner acknowledge this statement. The granting of this conditional use will not alter the essential character of the locality. The use is not in conflict with the comprehensive plan.*

Applicant Response: *The proposed conditional use will not have any undue adverse effect upon the use or enjoyment of adjacent and surrounding property, will not impair an adequate amount of light or air, will not impair property values, and will not cause public health, safety nor general welfare concerns. The proposed conditional use is consistent with the Zoning Ordinance and Comprehensive Plan of the City of Shakopee, MN.*