

JUNE 3, 2022

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RE: PLANNED USE DEVELOPMENT AMENDMENT NARRATIVE
CANTERBURY SW GATEWAY SHELL - 2801 WINNERS CIRCLE DR, SHAKOPEE, MINNESOTA 55379

Kyle,

The proposed Canterbury SW Gateway Shell project involves the construction of an 11,018 square foot building that will include a restaurant and brewery within it. The 1.46-acre site is located at 2801 Winners Circle Dr. Both the brewery and restaurant will have patios on the northside of the building facing Shenandoah Drive. Vibrant art displays will be featured along the outside of the building and customers along with passing traffic will be able to view the art from the patio spaces.

The brewery will be addressed 2805 Winners Circle Dr, and the restaurant be addressed 2815 Winners Circle Dr. The project is proposed to be located north of a daycare facility (located at 2750 Winners Circle Dr), with parking lots located between the two buildings within each lot. The parking lot at 2801 will house 82 stalls designated for the brewery / restaurant, and the lot at 2750, serving the daycare (at which it is anticipated to have a total of 25 - 28 staff) will have 39 parking stalls. Per city code, 115 stalls are required for the brewery / restaurant. Through the formation of a shared parking agreement, the restaurant and brewery will be able to utilize the daycare's 39 parking spaces during their off-hours - nights and weekends - which provides the brewery and restaurant with 122 total spots during their anticipated peak hours. The proposed business hours are as follows:

- The daycare will operate Monday - Friday between 6:45 am and 6:00 pm.
- The brewery will operate Monday - Thursday between 7:00 am and 10:00 pm (operating as a limited morning business), Friday: 7:00 am to 12:00 am, Saturday 10:00 am to 12:00 am, and Sunday: 10:00 am to 10:00 pm.
- The restaurant will operate Monday - Thursday between 11:00 am and 10:00 pm, Friday & Saturday: 11:00 am to 12:00 am, and Sunday: 9:00 am to 8:00 pm.

The site is zoned MR - Major recreation - and is located within Planned Unit Development District #3. The owner is seeking an amendment to the PUD through this application. The developer of the project is Canterbury DBSV Development, LLC, and the owner is SW Gateway, LLC. Canterbury has proposed a construction start date of September 26th, 2022, with the goal of completing construction and opening the facility for occupancy at the end of May of 2023.

The inspiration for the multi-tenant dining space comes from the goals and priorities established in the Canterbury Commons Master plan. The design inspiration and architectural elements are derived from the unique character of equestrian and rural architectural aesthetic surrounding the Canterbury neighborhood. The site planning and building footprint have been established to closely connect to the pedestrian corridor along Shenandoah Drive. This is reflected in the geometry of the floor plan, building access point and key outdoor spaces that find synergies and views of the racetrack. Outdoor seating areas are located as visual anchors that maximize the views and create a sense of energy along the primary vehicular route to the overall development.

The exterior building design is rooted in agricultural and equestrian structures, and a traditional gable roof with articulated shed elements has been established as the primary building form and serves to link the facility to the street edge. The blending of materials and forms draw from traditional building materials, with a contemporary composition horizontal and vertical siding, stone, metal siding, and custom murals to provide a unique and eclectic building design.

In order to maintain continuity with the surrounding area and incorporate the key building design elements discussed above, the following variances are being requested in this project:

- Original Art Display – the owner is seeking a variance from Code Section 151.194 (D) to increase the allotted space of 60 square feet of art per parcel. We have proposed a total of 237 square feet to be dedicated to Original Art Display. The art display will be a key piece of architectural interest to the site, incorporating the character of the tenants while promoting continuity within the development's architectural finishes. The art displays have been carefully placed on the east side patio for patronage interest, as well as to provide stimulation and to attract people passing by the Shenandoah/Schenian frontage. The art will also be placed on the south elevation facing the parking lot. Overall, the strategic placement of the art displays will provide people passing by, dining in, and entering the building from the parking lot with the opportunity to view and engage with the artwork.
- Roof Signs – the owner is seeking a variance from Code Section 151.187 (E) to allow the placement of a roof sign on the building. The roof sign will be located on the west side of the northern elevation, facing Shenandoah Dr. The owner would like to provide each tenant with space for signage along Shenandoah Drive as it will have the most amount of passing traffic. Due to the combination of the pitched roof and incorporation of windows, the roof space has been identified as the only available space for the western tenant along the Shenandoah frontage.

A vital element to the success of the multi-tenant restaurant is the architectural building character and importance of brand recognition. The design team strategically looked to integrate these elements and primary design features as well as creates the vitality and energy inspired by the tenants. The building signage (proposed to include equal or less than the allowed 406.6 square feet, calculated utilizing 5% of the wall area) and custom murals integrated into the facade takes into consideration the building proportion, location and placement, and is critical to the success of the proposed tenants.

Please contact me at 952.426.0699 or via email at Claire.Bonhage@ISGInc.com with any questions or if there is any additional information we can provide in support of this project.

Sincerely,



Claire Bonhage
Project Coordinator

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