

City of Shakopee
Memorandum

TO: Mark Noble, Senior Planner

FROM: Micah Heckman, Project Engineer

SUBJECT: Rezoning

PROJECT #: AMEND-000056-2022

DATE: June 23, 2022

The staff review indicates a request for a rezoning from Agricultural (AG) to Business Park (BP). The property is 55.69 acres and 4.9 acres will remain as Agricultural zoning as it contains an existing single-family residence. The property is located west of County Road 69 and south of Trunk Highway 169.

The Public Works department has completed its review and offers the following comments at this time for the applicant and for the planning department:

Engineering:

1. The proposed development must meet all City of Shakopee Design Criteria.
2. This site is subject to storm water treatment, rate control and infiltration requirements set forth in the City of Shakopee's Local Surface Water Management Plan and Water Resource Management Ordinance (Chapter 54).
3. The applicant will be responsible for payment of the following:
 - Trunk Storm Water Charge
 - Trunk Sanitary Sewer Charge
 - Street and Utility Fee and Security
 - Grading Permit Fee and Security
 - Sign Installation Fee
 - Bituminous Sealcoat Fee
 - Storm Water Management Plan Review Fee
 - Wetland Conservation Act Administration Fee
4. Sanitary sewer is currently not available to the site, however, the city has a Capital Improvement Project that will provide sanitary service to the property. The sewer extension project has a final completion date of Jun 2023.
5. Developer must construct the trail along County Road 69 with this project.

6. Approval of the rezoning request does not constitute approval of the submitted plans.

Recommendation

The Public Works department recommends approval of the rezoning request, subject to the items above being attached as conditions of the approval.