

AMEND -000051/52 – 2022 – Comprehensive Plan Amendment and Rezoning – 8775 Eagle Creek Blvd

Neighborhood Meeting Summary

Event Date: Thursday, June 23, 2022, 6-8pm at Eagle Creek Elementary School (Cafeteria)

Number of People Attended: Approximately 15 (see sign in sheets)

Format: Open House

Overview:

Scott County and Scott CDA project staff hosted a neighborhood meeting on Thursday, June 23rd to discuss the proposed land use change and site concept plan for single-family housing units. The meeting was notified via a letter that was sent to 78 properties using the mailing list provided by the City of Shakopee Planning staff. Approximately 15 people attended the meeting (not including project staff).

Summary of Comments and Discussion:

The following is a summary of the discussion and concerns raised by attendees. One written comment and two emails were also provided (attached).

- Concern about how the proposed housing development would impact the adjacent wetland and ponds. There was discussion and questions about how stormwater ponds work, regulations, and recent changes in the area. Water levels have lowered in recent years in the adjacent ponds. One participant noted the recent work/diversions in the prior lake outlet channel may have contributed to change in water flow and levels.
- Loss of trees and open space due to new development would negatively impact adjacent property owners and the environment.
- Additional housing would result in more traffic in the Glacier Estates neighborhood and on the county roads. There is only one access in and out of the neighborhood. The intersection of County Roads 16 and 18 is busy, making it hard to take left turns. There have also been recent crashes at that intersection. Additional homes would increase existing safety and traffic concerns.
- The lot sizes and housing sizes are not consistent with (smaller than) the adjacent Glacier Estates neighborhood.
- Concern about how property values would be affected by new homes with lower values than the adjacent development.
- Questions about how the Community Land Trust program works.
- Support for more housing options in the city but didn't think this is the right location.
- Some attendees did indicate support and/or lack of concern for the proposed site concept.

Attachments:

1. Meeting Mailing Notice
2. Sign In Sheets
3. Comments - Completed comment card and emails received (via city staff)
4. Open House Materials on display



Date: June 13, 2022

To: Property Owners and Neighbors

From: Scott County and Scott Community Development Agency (CDA)

Re: Comprehensive Plan Amendment and Zoning Map Amendment Proposal for Property located at the Northwest Corner of Eagle Creek Boulevard (County Road 16) and County Road 18

**Please Attend a Neighborhood Meeting to Learn About this
Proposed Land Use Change:**

Thursday, June 23 6:00-8:00 PM
Eagle Creek Elementary School
6855 Woodward Avenue

You are welcome to attend any time between 6:00 and 8:00. The meeting will be held in an open house format and visual materials will be on display for review. Project staff will be available to assist and answer questions.

Summary

In partnership with the Scott County Community Development Agency (CDA), Scott County has submitted to the City of Shakopee a Comprehensive Plan Amendment from Open Space to Suburban Residential and Zoning Map Amendment from RR, Rural Residential, to R-1B, Urban Residential for parcels under the ownership of Scott County near the intersection of Eagle Creek Boulevard (County Road 16) and County Road 18 (see attached map for subject parcels).

The purpose of the request is to utilize excess developable County-owned land to support the creation of 15 detached single family residential lots as part of the Scott CDA's Community Land Trust program.

A neighborhood meeting will be held on June 23rd to provide information about the proposal and to review a preliminary site concept for the developable portion of land along with single family housing models that are being explored. The Shakopee Planning Commission is tentatively scheduled to consider the request for the comprehensive plan amendment and zoning map amendment at their July 7th meeting. Preliminary and final plat requests will be made at a later date.

Land Development Proposal

Scott County owns approximately 4.6 acres of developable land at the subject location along with several acres of non-developable land associated with right of way and stormwater ponding for the adjacent transportation network. To support the need for additional housing within Shakopee and to maximize the use of developable land, the CDA and Scott County have been collaborating on a housing development concept for the site. The proposed concept requires changes in land use and zoning designation. The current land use designation of Open Space does not support the ability to maximize the developable land potential beyond open land and right of way purposes. In addition, the RR, Rural Residential zoning designation does not support the ability to utilize adjacent city sewer and water services and the local road connection (Moraine Drive) from the adjacent Glacier Estates development.

It is anticipated that 15 lots could be platted for single family detached housing in conformance with the R-1B, Urban Residential zoning district standards. The R-1B zoning district and development of the property as single family homes is consistent with neighboring properties and the City's comprehensive plan which supports single family housing options in this area as urban services are extended. Two house models and floor plan concepts have been prepared, each approximately 2,000 square feet in size with four bedrooms, unfinished basements, and attached two-car garages. A mixture of materials, colors and front facades will provide variety for the houses.

Community Land Trust Model

In Scott County, home values have increased 26 percent between 2000 and 2019 while wages have increased by 9 percent. New housing stock has been increasing over the past few years, but still does not meet demand as the housing industry has been slow to recover from the Great Recession. The COVID-19 pandemic has further impacted the housing industry as workforce and supply chain constraints persist.

The proposed single family housing trust development would support entry-level home ownership options for families. In addition, the development would expand the single family housing stock variety and assist in moving the county further toward its 2025 goal to increase the supply of housing.

The community land trust model represents an alternative that can assist households to bridge the gap between rental home and traditional home ownership. The CDA has been building this new program over the past couple years and currently has existing trust homes in Shakopee with projects in development in other communities. Through the land trust program, the land would remain under the ownership of the CDA, separating the appreciation of land and building values. This provides a shared-equity model, allowing homeowners to build equity through mortgage paydown and a portion of the home value appreciation.

For more information about the meeting or project, please contact:

Andy Hingeveld
Scott County
952-496-8047
ahingeveld@co.scott.mn.us

Linda Janovsky
Scott CDA
952-641-5178
ljanovsky@scottcda.org

Property ID#s: 279130051, 279130052, 279130640, 279130670, 279130680		
Request	Current Designation	Proposed Designation
Comprehensive Plan Amendment	Open Space	Suburban Residential
Zoning Map Amendment	RR, Rural Residential	R-1B, Urban Residential





Neighborhood Meeting for Comprehensive Plan and Zoning Amendment
Thursday, June 23rd, 2022 – Eagle Creek Elementary School

Please Sign In

Name	Address	Email	Phone Number
1. Linda Janovsky	Scott County CDA		
2. Tom McDonald	8655 Portage Ln E		
3. Mary McDonald	"		
4. Blake Wery	8607 Portage Ln E		
5. Shane Haack	8619 Portage Ln E		
6. Lane Schiele	8911 Eagle Creek Blvd		
7. Kaitlyn Melody + Brian Melody	8530 Moraine Dr Shakopee		
8. Carla Joy Strand	8643 Portage Ln E Shakopee		
9. Angela Campos	1789 Stagecoach Rd		
10. Michelle Schiele	8911 Eagle Creek Blvd		



Neighborhood Meeting for Comprehensive Plan and Zoning Amendment
Thursday, June 23rd, 2022 – Eagle Creek Elementary School

Please Sign In

Name	Address	Phone Number
1. PETER BEREND	8491 Portage NW Shakopee MN 55379	
2. Justin Krieg	8051 Horizon Dr Shakopee MN 55379	
3. Mark Rana	8535 MORANE DR Shakopee DR.	
4.		
5.		
6.		
7.		
8.		
9.		
10.		

COMMENTS

Neighborhood Meeting for
Comprehensive Plan and Zoning Amendment
Thursday, June 23rd, 2022

Name: Brian + Kaitlyn Melody	Phone:
Address: 8530 Moraine Drive, Shakopee	Email:

Please provide any comments related to the proposed land use change and/or development project:

We have attended the open houses on 6/23/22, reviewed the proposed neighborhood design, road access, lot size and affordable goals for the development. The following are our concerns:

- Proposed lot size is roughly half of existing neighborhood - design does not blend well at this density.
- Road access is on Moraine Drive, with potential of 30-60 new cars in neighborhood.
- Development does not enhance existing neighborhood
- A much more favorable approach - sell the land to a developer with lot sizes equal to existing.
- Build affordable homes with lot ~~density~~ density in master-planned development with smarter traffic patterns to achieve affordable goals.

Please return to the comment box or to project staff. Thank you.

-----Original Message-----

From: Mark Noble <MNoble@ShakopeeMN.gov>

Sent: Tuesday, June 21, 2022 9:21 AM

To: Michael Kerski <MKerski@shakopeemn.gov>; Hingeveld, Andy <ahingeveld@co.scott.mn.us>

Subject: [External]FW: Proposed Properties

Fyi.

Andy: I also spoke with a resident who expressed concern with additional traffic utilizing only 1 access for Glacier Estates and your developments. He also expressed concern with how difficult it is to turn north on CSAH 18 from eastbound Eagle Creek and this additional traffic would make it even worse/more unsafe.

Mark Noble

Senior Planner, Planning Division

485 Gorman St., Shakopee MN 55379

(952) 233-9348 | mnnoble@ShakopeeMN.gov |

-----Original Message-----

From: Emily Bata

Sent: Monday, June 20, 2022 4:31 PM

To: Mark Noble <MNoble@ShakopeeMN.gov>

Subject: Proposed Properties

Hello,

I am writing as a member of the Glacier Estates Community located near the proposed new property development. I was extremely saddened to hear that the city was considering leveling some of the very little native land areas we have left in Shakopee for such a small group of homes. That area is home to many different species including a family of bald eagles. It feels extremely unsettling that it would be destroyed. The surrounding native land was something that made our neighborhood attractive to us and our neighbors. I really wish the opinions of the neighborhood would have been taken into consideration and put up for a vote as it was not part of the original development plan. The area is enjoyed by many families in ours and neighboring communities and removing the natural land for 15 homes is sad to say the least.

I wish to add that the intersection on 16 & 18 is already extremely dangerous given the speed at which cars are traveling and the curve. This has been increasing as more homes are built along 16 and traffic increasing. There have been multiple near fatal accidents at that intersection. I wish the city would consider putting in a roundabout vs adding in additional homes to only increase the lack of visibility.

Thank you,

Emily Bata

Sent from my iPhone



COVER SHEET

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Moraine Addition Community Land Trust

Submittal to: City of Shakopee -
Comprehensive Plan Amendment
Zoning Map Amendment



PROJECT NARRATIVE

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EXISTING LAND USE:

Guided Land Use: Open Space
Zoning: RR Rural Residential / Unzoned

Property ID# 279130051: 4.90 Acres
Ownership: Scott Co. HWY Engineer

Property ID# 279130052: 6.57 Acres
Ownership: Scott Co. HWY Engineer

Property ID# 279130640: 10.17 Acres
Ownership: Scott Co. HWY Engineer

Property ID# 279130680: 6.96 Acres
Ownership: Scott Co. HWY Engineer

Property ID# 279130670: 2.52 Acres
Ownership: Scott Co. Taxation Dept

Total: 31.12 Acres

Proposed Development Area: 4.6 Acres

PROPOSED LAND USE:

Guided Land Use: Suburban Residential
Zoning: R1B Urban Residential, Single Family, Detached

Density:
15 Dwelling Units Total on 4.6 Acres = 3.26 Units per Acre

Typical Lot Size:
Lot Width: 60.0'
Lot Width (Corner): 75.0'
Lot Depth: 100.0'

Setback Requirements (Minimum):
Front Yard: 25.0'
Side Yard: 7.5'
Rear Yard: 30.0'

Maximum Impervious Coverage: 50% allowed

Single Family Standards are consistent with the neighboring properties.



Scott County

SITE AERIAL

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County-owned land

Site proposed for development -
See Site Concept on page 4.

Proposed Development Area -
Approx. 4.6 Acres

This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information, and data located in various city, county, and state offices, and other sources affecting the area shown, and is to be used for reference purposes only. Scott County is not responsible for any inaccuracies herein contained. If discrepancies are found, please contact the Scott County Surveyors Office.



Date: 4/25/2022

1 in = 376 ft





SITE CONCEPT

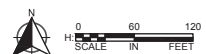
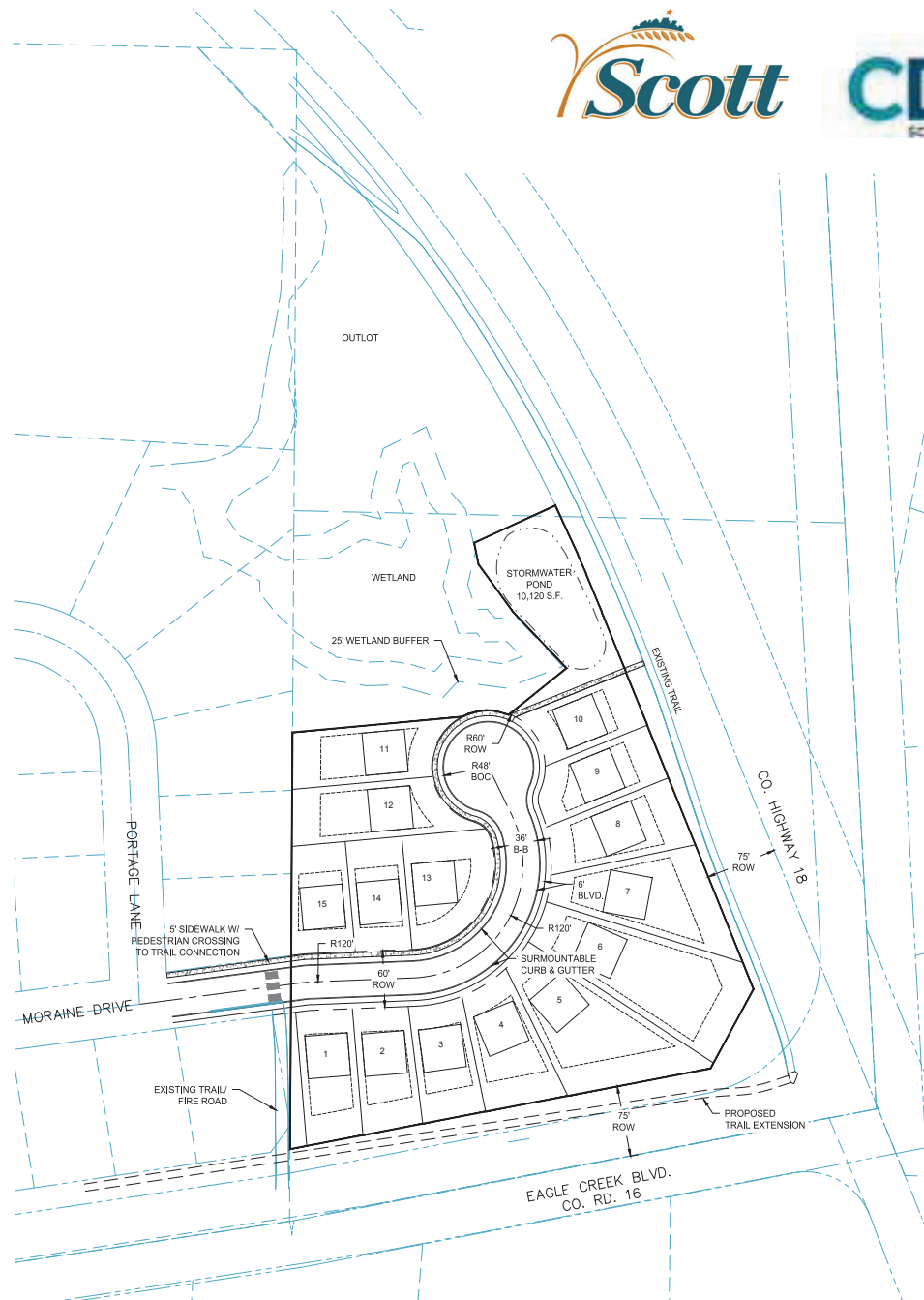
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LEGEND:

	PROPOSED DEVELOPMENT AREA
	PROPOSED SETBACK LINE
	PROPOSED LOT LINE
	PROPOSED LOT NUMBER
	PROPOSED CONCRETE SIDEWALK
	PROPOSED CROSSWALK

SITE NOTES:

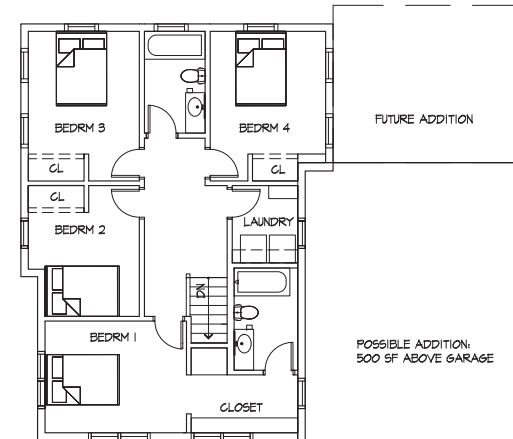
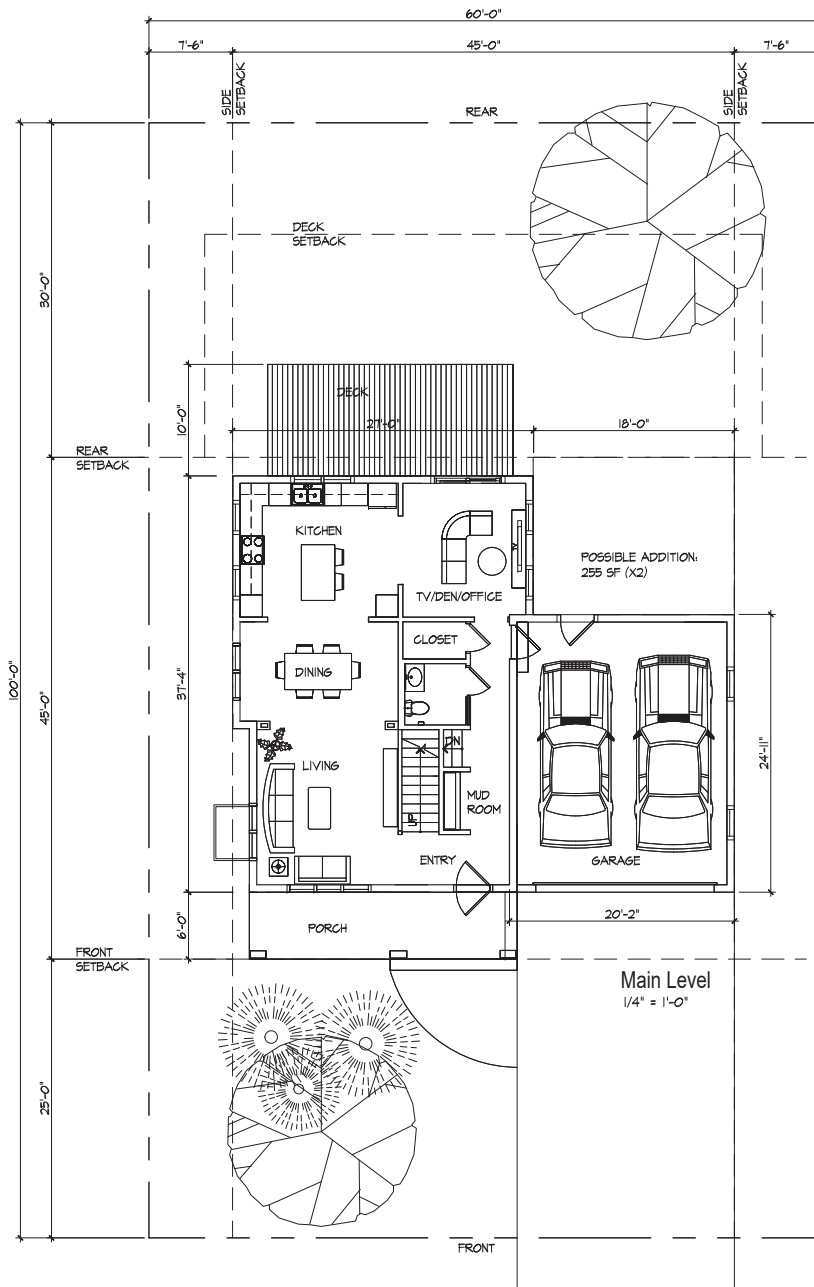
1. CUL-DE-SAC LENGTH IS 645'
2. PROPOSED DEVELOPMENT AREA: APPROXIMATELY 4.6 ACRES





SINGLE FAMILY | MODEL 1 | FLOOR PLANS

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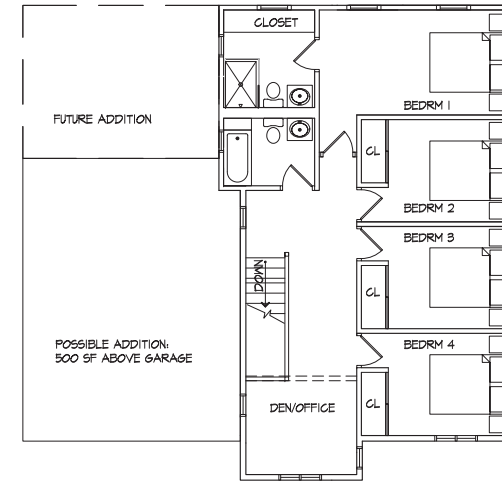
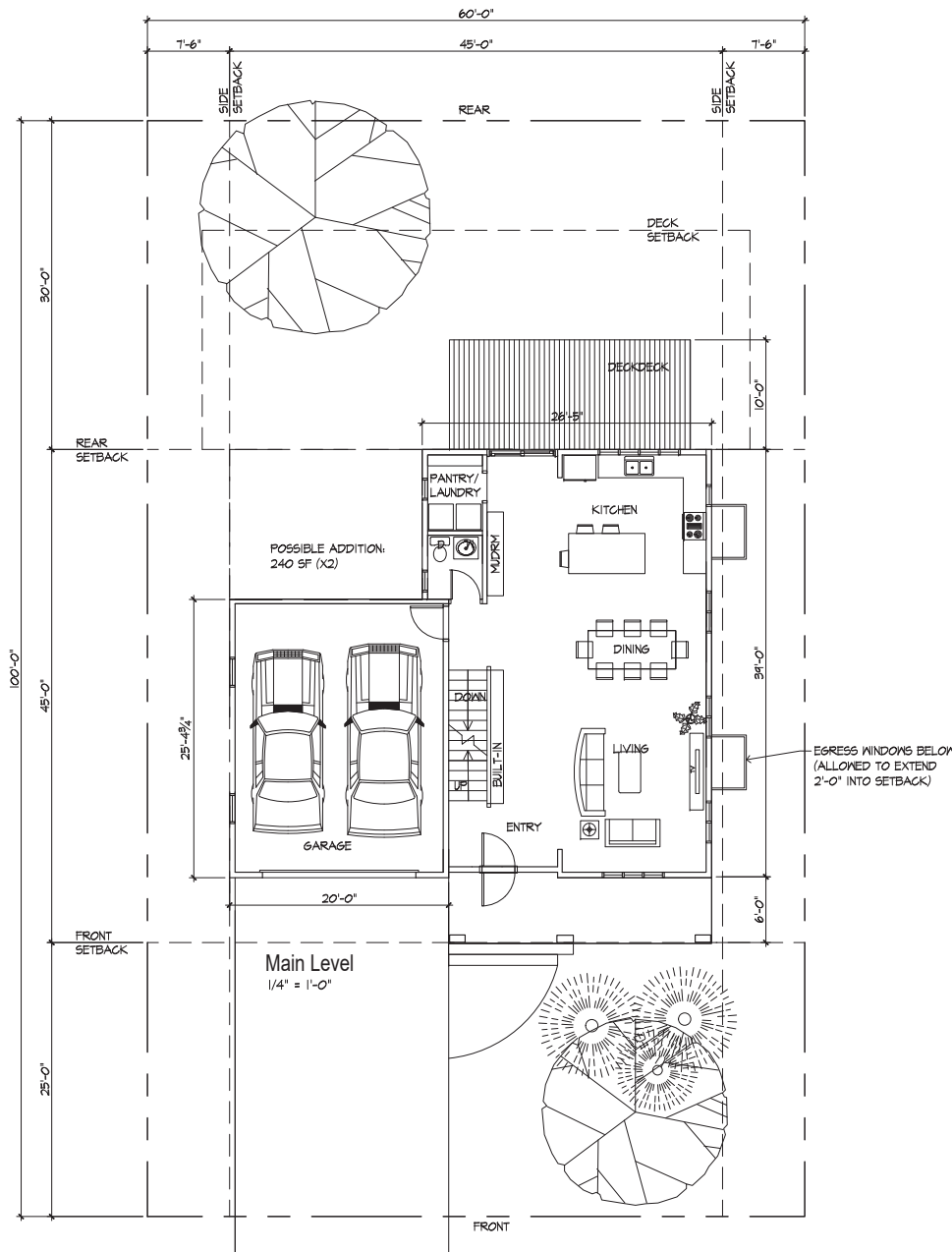
Upper Level
1/4" = 1'-0"

- SUMMARY:**
- 60' X 100' MIN LOT SIZE
 - 1,950 SF HOUSE
 - + 500 SF ATTACHED 2-CAR GARAGE
 - 4 BEDRMS, 2.5 BATH
 - UNFINISHED BASEMENT FOR FUTURE IMPROVEMENT



SINGLE FAMILY | MODEL 2 | FLOOR PLANS

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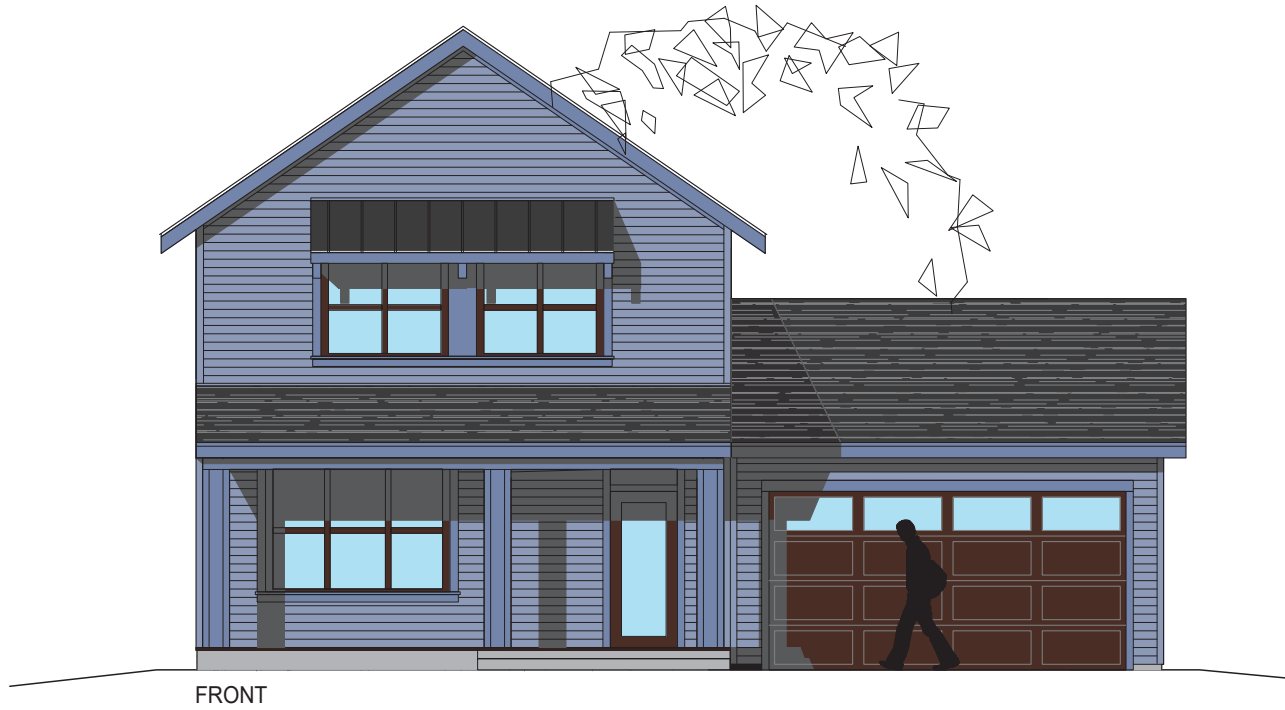
Upper Level
1/4" = 1'-0"

- SUMMARY:**
- 60' X 100' MIN LOT SIZE
 - 2,100 SF HOUSE
 - + 500 SF ATTACHED 2-CAR GARAGE
 - 4 BEDRMS, 2.5 BATH
 - UNFINISHED BASEMENT FOR FUTURE IMPROVEMENT



MODEL ELEVATIONS

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FRONT



RIGHT SIDE



REAR



LEFT SIDE



SINGLE FAMILY | FACADE VARIATIONS

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1.1



1.2



1.3



1.4



1.5



1.6

Scott County Community Land Trust Program

The Scott County CDA has created the SCOTT COUNTY COMMUNITY LAND TRUST to put homeownership within reach for lower to moderate income households.

The land trust model works like this:

- The purchase price is more affordable because the homeowner is buying a property with an upfront affordability investment from the land trust.
- The homeowner leases the land from the community land trust.
- The homeowner sells the home at a restricted price to keep it affordable for the next buyer.
- The homeowner receives a portion of the appreciation for the property when they sell.

OVERVIEW



Must be a first time homebuyer. Cost of housing must not exceed 30% of your income. Other eligibility requirements can be found on the back of this flyer.



Attending homebuyer education and engaging in pre-purchase counseling is required to ensure homeownership readiness.



The Land Trust will provide an upfront subsidy on the market purchase price of a home. In turn, when you sell, you will receive 25% of the appreciation of the value of the home.

**WANT TO FIND OUT MORE?
VISIT [SCOTTCDA.ORG/HOMEOWNERSHIP](https://scottcda.org/homeownership)**



Investing in possibilities to
live and work in Scott County.

COMMUNITY LAND TRUST

The Scott County CDA invests in possibilities to live and work in Scott County. With this mission in mind, the CDA wishes to put homeownership within reach for households of lower to moderate income who otherwise would be denied such opportunities because of a lack of financial resources or because the for-sale market makes homeownership cost prohibitive. The land trust model will fill a niche for those homeowners that not only want a home that they can afford, but also have the shared vision of making their home affordable for future generations of homebuyers.

ELIGIBILITY REQUIREMENTS

- Must be a first time homebuyer—*not have owned a home or property in the last 3 years. (manufactured/mobile homes excluded).*
- Must have graduated Scott County's Homebuyers Club workshop no longer than 5 years before and up until closing (will accept Framework online class or other Homestretch class may be eligible).
- Must have completed a minimum of one pre-purchase counseling session with Scott County CDA Homeownership Counselor within the last 12 months.
- Must attend a community land trust orientation class.
- Mortgage payment must not exceed 30% of gross income (may include Principal/Interest/Taxes/Insurance, Mortgage Insurance, Homeowners Association (HOA) dues, ground lease fee, replacement/repair reserves).
- Down payment/closing costs must be at least \$1,000 from buyers own funds.
- Homebuyer must meet with a lender and be deemed "pre-approved" for CONVENTIONAL mortgage.
- Must meet Income Requirements; income less or equal to 80% of AMI.
 - HH 1: \$55,950/year
 - HH 2: \$63,950/year
 - HH 3: \$71,950/year
 - HH 4: \$79,900/year
- Preference for households where at least one head of household member lives or works in Scott County.
- Preference for households in a Scott County CDA rental program.

LEARN MORE

Check out information about the Scott County Community Land Trust program on www.scottcda.org, and search "Community Land Trust" including full list of eligibility requirements, available properties, how to apply, and more. Contact Linda Janovsky, (952) 641-5178, ljanovsky@scottcda.org

