

City of Shakopee
Memorandum

TO: Kyle Sobota, Senior Planner

FROM: Micah Heckman, Project Engineer

SUBJECT: Conditional Use Permit – Rocket Carwash

PID NO.: 27-304005-0

CASE NO.: USE-000071-2022

DATE: July 29, 2022

The application indicates a request for a conditional use permit to allow for an automated carwash with a self-service vehicle clean-up area.

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

1. Obtain approval of a storm water management plan (SWMP). The SWMP must adequately address requirements set forth in the City of Shakopee's Comprehensive Water Resources Management Plan. The applicant will be responsible to pay the Storm Water Management Plan Review Fee, as required by the most current City of Shakopee Fee Schedule.
2. Prior to any land disturbing activity, the applicant will obtain a grading or building permit. The grading or building permit submittal must include construction plans that satisfy all the requirements of City Code. The plans must include items listed in City Code section 150.12.
3. Obtain a NPDES construction site permit prior to any land disturbing activity. A copy of the permit coverage card and letter must be provided to the city.
4. Submit turning movement diagrams that show a Shakopee fire truck and garbage truck traveling throughout the site.
5. Provide the city a copy of all applicable permits/approvals, including, but not limited to the following:
 - Minnesota Department of Health
 - Met Council
 - Minnesota Pollution Control Agency (NPDES)
 - Shakopee Public Utilities
 - Any other required
6. Submit a detailed analysis of the proposed sanitary sewer discharge from the site.

7. Submit a landscaping plan in compliance with the most recent version of the City of Shakopee's Easement Fencing and Landscaping Policy.
8. Submit a recorded copy of a Utility Facilities Easement Agreement for the proposed development. A template can be obtained from the Engineering division.
9. Prior to any construction activity, submit a Construction Management Plan. A template can be obtained from the Engineering division.
10. Approval of the CUP does not constitute approval of the submitted plans.

Recommendation

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