



Thursday, June 30, 2022

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**RE: Planning Unit Development Amendment Narrative
Next Steps Learning Center, Winners Circle Drive**

Good Morning:

Please accept this narrative for the proposed, new Next Steps Learning Center (Learning Center) to be located in the Southwest corner of the Canterbury Commons.

The 72,990 sf (1.497) project site will be in the Northeast corner of the intersection of Eagle Creek Drive and Secondary Avenue. Winner's Circle Drive will border the site on the North with a new senior housing project adjacent to the East.

The learning center will be addressed 2750 Winners Circle Dr. The project is proposed to be located south of a brewery facility (located at 2805 Winners Circle Dr) and a restaurant facility (located at 2815 Winners Circle Dr), with 38 parking spaces located on the east side of the building. The parking lot at 2801 will house 82 stalls designated for the brewery / restaurant. Per city code, 39 stalls are required for the learning center location. Through the formation of a shared parking agreement, the learning center will be able to utilize a portion of the brewery / restaurants 82 parking spaces during their off-hours – mornings and early afternoons – for potential small events hosted for the children of the learning center (Mother's Day – morning muffins with mom, Father's Day – morning donuts with dad, and a mid-afternoon Graduation ceremony towards the end of May annually). This provides the learning center with up to 121 total spots during their potential event days. 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 PUD District #3. The owners (Matthew & Ashley Kerber) are seeking an amendment to the PUD through this application. Anticipated construction is as early as fall 2022 and as late as spring of 2023. The Kerber's own/ operate 2 other similar childcare centers and the same

name, one in Chanhassen the other in Chaska. A third center is currently under construction in Carver will open in late 2022/ early 2023. The proposed Shakopee location will be their fourth center.

Maximum Impervious Surface allowed is understood to be 80%.

Total Lot area is 65,209 sf (1.497 acres)

Total Impervious Surface (without play areas) is 35,370 sf (0.812 acres). Which equates to 54.24%

If we add the area of the outdoor play areas of 8,063 sf to the Impervious Surface of 35,370sf, the total Impervious Surface would be 43,433 sf, or 66.61%

Note: the Impervious Surface area includes the South have of Winners Circle Drive, for it is within the property boundary of this project.

The project complies.

Minimum Lot Width required is 300'.

Actual lot widths are 247 feet (West and East lot boundaries) and 300' (North and South lot boundaries)

Minimum Front Yard setback is 50' or half the height of the building height, whichever is greater.

Minimum Side Yard setback is 25' or half the height of the building height, whichever is greater.

Minimum Rear Yard setback is 30' or half the height of the building height, whichever is greater.

Actual is 71' on the North side, 50' on the South Side, and 25' on the West side.

Unclear which side of the building would be considered front, side or rear. The North, East, and South meet Front Yard, however the West only meets Side Yard requirements.

Signage will be Next Steps Learning Center branded lettering directly surface applied over the building siding. No pylon or monument signs proposed. Sizes and areas of signage lettering are shown on the architectural plans. See architectural sheets A2.1, A2.2, and A2.3 for actual proposed signage.

Roof Top Unit (RTU) HVAC Screening.

The building will include (7) RTU's each no larger than 74" long x 48" wide x 42" tall and set on 12" high curbs. See architectural sheet A1.3 for RTU locations. Due to the RTU positioning and various parapets, we are proposing no additional screening. Per the computer model generated 3D views from the street corners (at 5' eye level) included on architectural sheet A0.2, the RTU's will most likely not be seen from any of the three bordering streets.

Façade glass requirements are shown to be met with sf & percentages indicated on the architectural exterior elevations sheets A2.1, A2.2, and A2.3.

The proposed building will be a new construction, childcare center for up to 189 infants and children. Maximum staff will be 28. The new building includes an interior Sport Court for up to 36. Total maximum combined occupancy of the building will be 217. Per city ordinance, Daycare Centers require 1 parking space per 5 children. Therefore, $189 / 5 = 37.8$ parking spaces, or round up to 38 required. Actual shown are 39, of which 2 meet accessible parking requirements.

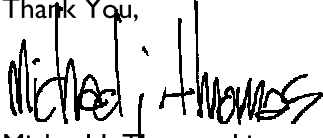
The design includes 2 infant rooms, 8 Toddler/ Preschool classrooms, reception/ lobby, food warming kitchen, private and group toilet rooms, offices, and other support spaces. Each infant and classroom will have direct outside access to one of the 4 fenced play areas. 2 of the play areas will be on the North side of the building with 2 on the South side. Main entrance and parking will be on the East side.

The building will be constructed of conventional wood framed walls, masonry/ concrete frost footings, pre-engineered roof trusses, asphalt/ fiberglass roof shingles at steep pitched roofs, and TPO Membrane at the low-sloped roofs. Construction will be Type VB (wood, combustible) per the MN Building Code and will be fully sprinklered.

The exterior of the building will consist of sloped roofs and flat (low-pitch) roofs with parapets to aesthetically tie-in to the neighboring townhomes and the existing/ new commercial and multifamily senior buildings in the PUD. The exterior is articulated with bump-outs, sloped/ flat parapets, varying roof heights, varying colors, and materials to make the building scale appropriately with small children. Exterior materials include manufactured stone veneer, pre-finished flat/ flush metal panels, and LP Smart Siding. The siding include board and batten, lap siding, and other panel and trim profiles.

Hours of operation will be 6:45 AM – 6:00 PM, Monday through Friday.

Thank You,

A handwritten signature in black ink that reads "Michael J. Thomas". The signature is stylized, with the first name "Michael" and last name "Thomas" clearly legible, and a middle initial "J." in between.

Michael J. Thomas, Licensed Architect, MN 23592