City of Shakopee
Memorandum

TO: Mark Noble, Senior Planner

FROM: Micah Heckman, Project Engineer

SUBJECT: Comprehensive Plan Amendment and Rezoning

PROJECT #: AMEND-000087-2022 and AMEND-000088-2022

DATE: November 22, 2022

The staff review indicates a request for a comprehensive plan amendment from Open Space to Suburban Residential and a rezoning from Rural Residential (RR) to Urban Residential (R-1B). The properties included in this request total 7.97 acres with a total of 3.3 acres proposed for development. The properties are located on the west side of County Road 18 and north of County Road 16.

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. Sanitary sewer is available adjacent to the site in Moraine Drive, however, the sanitary sewer was designed for a different proposed development. To service the proposed development, the sanitary sewer will need to be lowered east of the intersection of Moraine Drive and Portage Lane.

4. Approval of the comprehensive plan amendment and rezoning requests do not constitute approval of the submitted plans.

Recommendation

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