



**ROERS COMPANIES
SHAKOPEE MARKET RATE APARTMENT COMMUNITY
WINDERMERE PLANNED UNIT DEVELOPMENT AMENDMENT APPLICATION**



**Project Narrative
September 14, 2022**

Developer: Roers Companies: Two Carlson Parkway, Suite 400 Plymouth, MN 55447

Architect: RSP: 1220 Marshall Street NE, Minneapolis, MN 55413

Engineering: Loucks: 7200 Hemlock Lane, Suite 300 Maple Grove, MN 55369



1. PUD AMENDMENT REQUEST

Roers Companies is applying for a PUD amendment to amend the Windermere PUD to allow for a multifamily new construction project on Parcel 27-463067-0. The site located at the NW quadrant of Windermere Way and Marystown Road and is presently described as Outlot B of the Windermere PUD. According to Ordinance No. 960, an apartment complex would conform with the approved comprehensive plan which guides this project for multi-family residential use. A PUD amendment and Final Plat are required to develop this intended use, as the City of Shakopee does not allow Outlots to be build-able lots. This project will bring new life and vitality to the current vacant land, and provide an attractive project in the community for years to come.

2. DEVELOPER BACKGROUND

Roers Companies (“Roers”) is a fully integrated real estate development and property management company with assets, operating and under construction totaling over \$1 Billion in value. Based in Plymouth, Minnesota, the company builds and operates communities across the Country with over 57 properties developed across 14 states. Roers manages over 3,000 apartment units, takes pride in the communities they build, and seeks to build long term relationships with the Cities and neighborhood they invest in.

3. PROJECT VISION

Roers is proposing a new construction, high quality, 229-unit multifamily living community that will bring added housing stock to the community. This community will be in close proximity to the Shakopee High School, Hy-Vee Grocery Store, local parks and trail systems. The project would also have easy access to Highway 169 which provides quick access to neighboring cities.

4. AMENITIES

Community lounge and gathering area for resident events and parties.

Fitness center

Work from home lounge

Outdoor pool

Large outdoor amenity courtyard

Dog Run

Bike storage and repair station

Underground heated parking (325 stalls)

5. UNIT MIX:

	Number of Units
Studio	47
One-Bedroom	48
One Bedroom + Den	19
Two-Bedroom	76
Two-Bedroom + Den	20
Three Bedroom	19
<i>Totals/Average</i>	229



6. HOUSING NEED

According to the City's Comprehensive Plan, known as **Envision Shakopee**:

"Shakopee's population is projected to stabilize in the coming years as growth continues to be concentrated in the rest of Scott County and the Twin Cities region. Still, by 2040, Shakopee is projected to grow by as much as 25,000 additional residents in approximately 9,000 new households. Employment is projected to grow by as much as 13,000 new jobs.

As Shakopee looks to the future, the decisions the community makes about land use, economic development initiatives, transportation projects, and housing policies will influence its rate of growth, future population, and economic conditions" (Page 46).

In order to assist this growth, "available land and redevelopment sites can be used for expanded housing options to fill market demand by (added) workers" (Page 57).

This is an opportunity for the City to provide housing options to residents, to "support growth in targeted areas such as encouraging higher residential Density... in areas with access to amenities and transit" (Page 79).

This project helps attain Shakopee's goals for housing by: expanding and diversify housing types along with utilizing greenfield sites for strategic growth. Due to the city's want for for diverse and quality housing as well as the continued demand for multifamily housing in the area, Roers is excited and eager to propose this project and contribute to the housing need in Shakopee.

7. ZONING AND FUTURE LAND USE

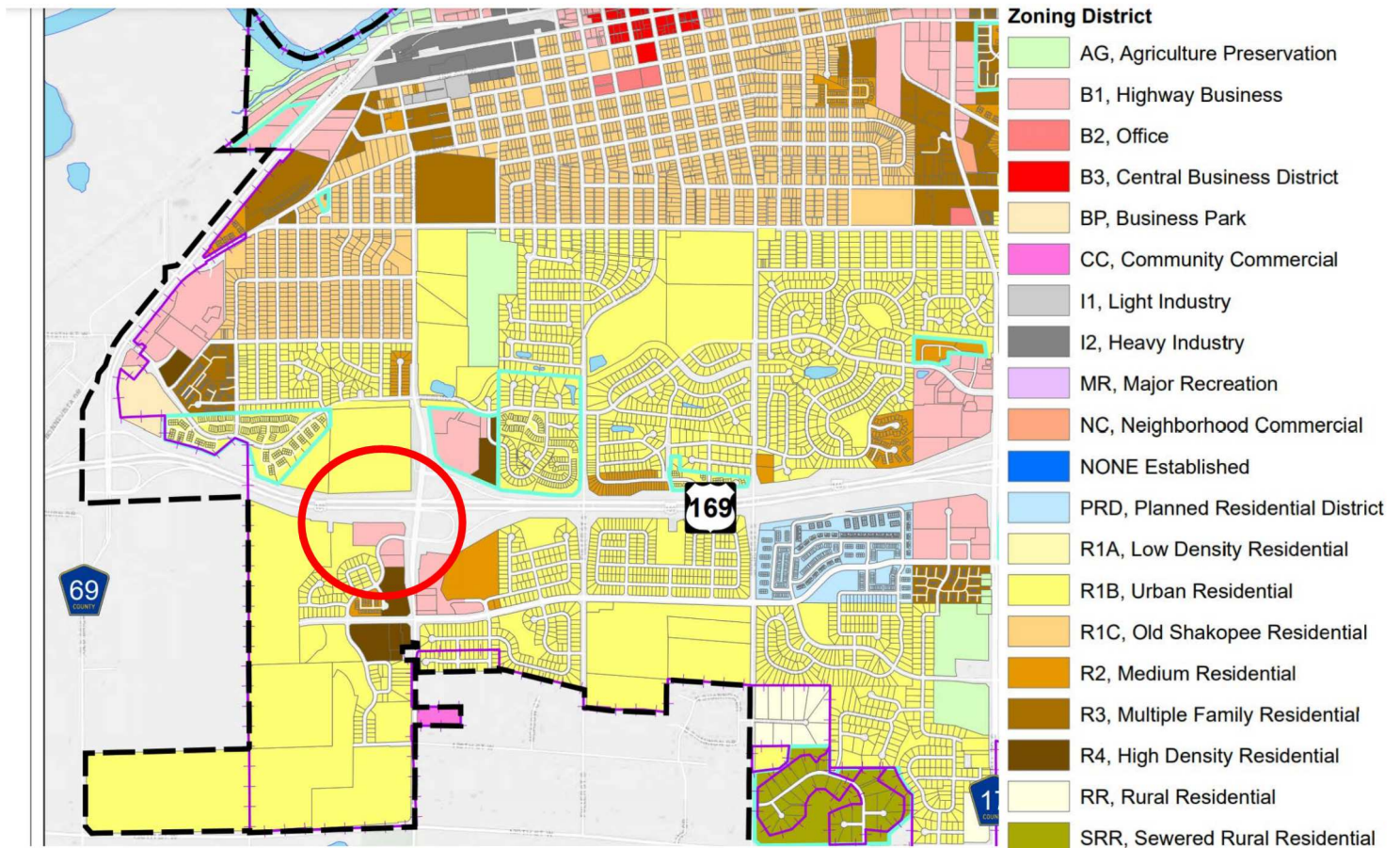
a. Current Zoning

- i. Current use - vacant land, never developed.
- ii. Zoned: Highway Business (B-1).

According to Ordinance Number O2018-017, Multi-family is a permitted use for the zone B-1. Due to the existing zoning, this project complies with the City's zoning code and a re-zone will not be necessary; only an amendment of the Windermere Planned Unit Development.



Current Zoning



8. FUTURE LAND USE

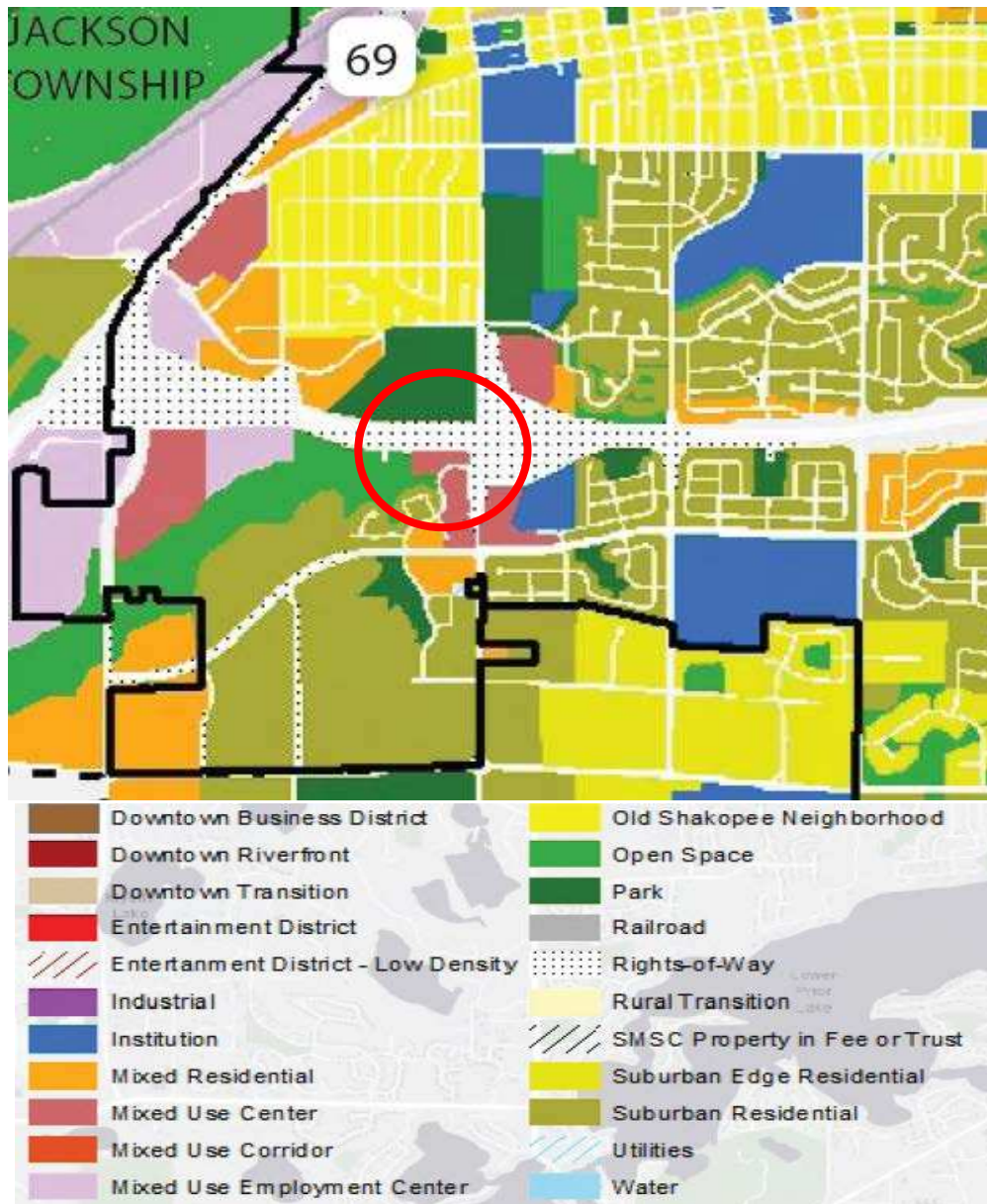
According to the City of Shakopee's 2040 Comprehensive Plan "Envision Shakopee", the site's location is classified as a Mixed Use Commercial Center (MCC). Multi-family Residential is an allowed use for this land use classification and is aligned with what Roers is proposing.

The project's design adheres to the Development Characteristics a MCC classification proposes such as:

- Height Range- 1-5 stories (Project sits at 4 stories)
- Density- 30 to 60 dwelling units per acre (Project sits at 41)
- Open Space (Outside amenities and open/green space for residents)
- Parking (Over 325 stalls of surface/garage parking)



Future Land Use Map



Roers' proposed project is in line with the current zoning district and fits within the future land use classifications the City of Shakopee provides.

This 229-unit project will provide the city quality housing that supports the growth Shakopee is experiencing as well as adding value to the community that the current vacant parcel can not.





We appreciate the city of Shakopee's consideration of our proposed project and PUD Amendment Application and look forward to working with staff to see this project come to life.

See below for more about Roers and other projects completed around the Twin Cities metro.

Thank you,

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