City of Shakopee
Memorandum

TO: Kyle Sobota, Senior Planner

FROM: Micah Heckman, Project Engineer

SUBJECT: Rezoning of Three Properties from Planned Residential District (PRD) to Highway Business (B-1)

CASE: AMEND-000106-2022

DATE: January 24, 2023

The application indicates a request to rezone the properties located at 8205 Crossings Boulevard (27-403001-0), 8225 Crossings Boulevard (27-403002-0) and 8245 Crossings Boulevard (27-459002-0) from Planned Residential District (PRD) to Highway Business (B-1). The properties are located north of Crossings Boulevard and southwest of County Road 18.

The engineering department has completed its review of the requests and offers the following comments at this time for the applicant and for the planning department:

1. The site must be designed to comply with the maximum impervious surface percentage set forth by City Code for the requested rezoning.
2. Surface water runoff will need to be managed per requirements set forth in the City of Shakopee's Comprehensive Water Resources Management Plan.
3. Access for the sites will be from Crossings Boulevard.
4. Existing drainage and utility easements must be maintained with future development.
5. Submit a Trip Generation memo documenting the worst-case trip generation for both the existing zoning and the proposed zoning.

Recommendation

Should the City of Shakopee recommend approval of the rezoning request, the Public Works department suggests the comments listed above be attached as conditions of the approval.