

SOUTHBRIDGE FIELDS COMMERCIAL

Rezoning from PRD to B-1 Narrative

December 26, 2022

Shakopee Crossings Limited Partnership is proposing the rezoning of three parcels within the Southbridge Fields Commercial PUD area. The original 10.0+/-acre Southbridge Fields Commercial PUD area is in compliance with the commercial guiding of the Comprehensive Plan. The existing zoning of the entire site is Planned Residential District (PRD). The PRD zoning remains part of the current City Code, but is a bit of an Albatross. This zoning classification was originally conceptualized by prior staff and is no longer specifically guided or recommended to be used on any undeveloped property. Although the designation provides for a number of permitted uses and has provisions allowing for Neighborhood Commercial uses with a CUP, several uses such as evolving automotive services, are not currently permitted.

Land Use

The general concept for development of the entire Riverside Fields Preliminary Plat area was to create a mixed-use comprehensive plan. County State Aid Highway (CSAH) 18 borders the site on the east, the west by County State Aid Highway (CSAH) 21. Immediately south and west of the property is the Riverside Fields residential project by Shakopee Crossings Limited Partnership, Ryland Homes and Centex. The Ryland and Centex portions of the residential component are complete and occupied.

The original PUD application narrative contained the following:

The focus and purpose of this PUD is to assure compatibility and complimentary uses consistent with the original concept and PRD zoning. The PUD will anticipate the following uses: convenience store, possibly with a restaurant combination, including a drive-through and freestanding car wash; child daycare; multiple unit office condominiums; and office and banking with drive-through facilities. The convenience store/restaurant combination is likely to be the first phase of the development followed by the daycare and office condo improvements. The third phase would likely be the two-story office with a single-story attached banking facility.

Each of the building footprints are concept only (subject to change) and do not reflect any architecturally designed buildings. There are approximately 264 parking stalls (14 handicaps & 154 standards) in this concept. A play area has been provided for the daycare facility.

Following is a summary of the basic site elements and their areas:

Total Riverside Fields site: 80.0 acres
Park and trail dedication: 8.81 acres
Crossings Blvd. ROW: 3.45 acres
Southbridge Fields Commercial area: 10.0+/- acres
Approximate Net Developable Area: 6.9 acres

The original PUD application went on to describe Access & Circulation, Architecture, Site Lighting, Drainage, Signage, and general reasons for the PUD and neighborhood review as part of the original approval. Keeping the commercial traffic from circulating through the residential neighborhood was the major focus of design and utilization of a private street.

From our perspective, nothing is changing with this rezoning request. Our intent with development of the property remains the same. Compatible and complimentary commercial uses. The character of goods and services that will utilize and bring value to the total site are convenience driven. We are still working on the previously approved senior care facility and envision compatible commercial development for the remaining areas. B-1 is the best zoning classification to support both the exiting convenience store, car wash, quick oil change facility to be proposed, and future development.

PRD was intended as a transitional zoning classification, but the application has evolved to focus on the “Residential” word within the title. The code was changed in 2018 with significant removal of text, achieving simplification and clarification. Although I questioned the impact of these changes when processed, we had no example of how this might change the actual application of the new text vs. the original text as it existed at the time of approvals. Today we see complications. Even Kwik Trip and the operation of the existing car wash is non-conforming. This can be problematic with any expansion, modification, transfer of interests held, and even financing considerations. Non-conforming is not a preferred situation for the city or property owners. This application to rezone to B-1 eliminates that concern.

We also intend to apply for approvals required for a quick service oil change facility. We can argue the nuances of the prior code and the fact that it would allow a service garage that historically performed this type of service, but we get stuck on other aspects of the code as written. Under the current zoning and rewritten PRD code, the term “repair” becomes problematic and confusing. The replacement of minor engine components such as an alternator or starter may be considered a repair and are not permitted. We don’t think this is consistent with the original intent, but it is a fair reading of the code today. This use today requires the B-1 zoning. So do some of the existing uses to be conforming. B-1 is the best zoning designation for the subject property.

We will conduct the required neighborhood meeting and are available for any questions or comments regarding this application.

Shakopee Crossings Limited Partnership
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