

City of Shakopee
Memorandum

TO: Mark Noble, Senior Planner

FROM: Micah Heckman, Project Engineer

SUBJECT: Conditional Use Permit – Compressed Natural Gas Fleet Fueling Facility

PID NO.: 27-503003-0

CASE NO.: USE-000098-2022

DATE: January 4, 2023

The application indicates a request for a conditional use permit to operate a compressed natural gas (CNG) fueling facility at 7420 Hentges Way.

The Public Works department has completed its review and offers the following comments at this time for the applicant and for the planning department:

1. Submit a Storm Water Management Plan documenting how the proposed development meets the original design assumptions and impervious area allocated to this lot. The applicant will be responsible to pay the Storm Water Management Plan Review Fee, Trunk Storm Water Fee and Regional Infiltration Pond Charge, as required by the most current City of Shakopee Fee Schedule.
2. Prior to any land disturbing activity, the applicant will obtain a grading or building permit. The grading or building permit submittal must include construction plans that satisfy the requirements of City Code section 150.12.
3. Submit turning movement diagrams that show a worst-case design vehicle traveling throughout the site.
4. Provide pedestrian connectivity to/from the site from the existing sidewalk along Hentges Way.
5. Provide the city a copy of all applicable permits/approvals required for this type of facility.
6. Submit a recorded copy of a Utility Facilities Easement Agreement for the proposed development. A template can be obtained from the Engineering division.
7. Prior to any construction activity, submit a Construction Management Plan. A template can be obtained from the Engineering division.

8. Approval of the CUP does not constitute approval of the submitted plans.

Recommendation

The Public Works Department recommends approval of the application subject to the conditions above being addressed/completed by the applicant.