



September 29, 2017

Mark Noble
Planning Department
485 Gorman Street
Shakopee, MN 55379

**RE: Request for Church Addition Setback
Reduction**

Dear Mr. Noble:

Narrative Explanation of Setback Reduction

As you will recall, the City of Shakopee approved the plat of Church Addition many years ago. At that time, the market had indicated a need for 2 story townhomes. As you are very familiar with the development of the City of Shakopee, you will know that there has been a large amount of 2 story townhomes both developed and built. In recent years, the Church addition has struggled to successfully sell through 2 story homes. We have however successfully sold units that focus on 1 level living.

The attached exhibits show the Existing Building Plan and a Proposed Building Plan. In both plans, the platted lots themselves do NOT change. In the Proposed Building Plan, you will find that we are requesting that we are allowed to use the full size of the platted lot. You will also find that the actual Minimum Driveway length is 36.5 feet. Identical to the 1 level living townhomes built this year directly north across Blakewood Drive by us this summer. The only difference here is that the townhomes built on the north side have a sidewalk, thus they are an additional 10 feet back from Blakewood Drive to accommodate this. You will also find that without having sidewalks on the south side of Blakewood Drive, that the parking area for each driveway on the Proposed Building Plans are equal or greater than the existing townhomes directly across the street.

In summary, we are requesting a variance of the existing approvals to allow for us to use the full platted lot. We need a variance on the existing setbacks for these 13 units to 25 feet from the setback line versus the existing 35 feet that is only needed if there was a sidewalk.

Should you have any additional questions concerning the Company's plans and objectives, you may feel free to contact Gary Wollschlager at 952-898-3461.

Very Truly Yours,


Casey Wollschlager
COO Summergate Companies