RESOLUTION NO. PC2023-004
A RESOLUTION OF THE CITY OF SHAKOPEE, MINNESOTA, APPROVING AN AMENDMENT TO THE CANTERBURY CROSSING PLANNED UNIT DEVELOPMENT TO ALLOW THE REDUCTION OF THE NUMBER OF DWELLING UNITS FROM 56 UNITS TO 44 UNITS ON LOT 2, BLOCK 1.

WHEREAS, Lifestyle Communities, LLC, applicant and property owner, has made application for an amendment to the Planned Unit Development of Canterbury Crossing; and

WHEREAS, the property upon which the request is being made is legally described as:

Lot 2, Block 1, Canterbury Crossing, Scott County, MN; and

WHEREAS, on November 17, 2020, the City Council of the City of Shakopee did adopt Ordinance No. O2020-013, approving the Planned Unit Development of Canterbury Crossing; and

WHEREAS, on May 5, 2022, the City Council of the City of Shakopee did adopt Ordinance No. O2022-014, approving a major amendment to the Canterbury Crossing Planned Unit Development.

WHEREAS, the Planning Commission of the City of Shakopee did review a proposed minor amendment to the Planned Unit Development on April 6, 2023; and

WHEREAS, all required public notices regarding the public hearing for the Planned Unit Development Amendment were duly sent and posted and all persons appearing at the hearing have been given an opportunity to be heard thereon; and

WHEREAS, Section 151.048, Subd. J of the City Code outlines the criteria for granting a Planned Unit Development, with criteria as follows:

Criteria #1: Is the proposed development consistent in all respects with the comprehensive plan and with this section;

Finding #1: The proposed development is consistent with the goals and requirements of the Entertainment District – Low Density classification.

Criteria #2: Is the proposed development, including deviations from design standards compatible with surrounding land uses;

Finding #2: The applicant is proposing to use the same exterior building materials that were originally approved and lower the height to 3-levels. The proposed building will be closer in height to the adjacent townhomes.

Criteria #3: Does the proposed development provide adequate open space, circulation, pedestrian orientation, parking, recreation, screening, and landscaping;

Finding #3: The applicant is not proposing to decrease the amount of open spaces, circulation, pedestrian orientation, number of parking spaces per dwelling unit, screening, or landscaping.

Criteria #4: If the primary function of the PUD is to encourage development which will preserve and enhance the worthwhile, natural terrain characteristics, it should not force intense development to utilize all portions of a given site in order to arrive at the maximum density allowed. In evaluating each individual proposal, the recognition of this objective will be a basic consideration in granting approval or denial;

Finding #4: The proposed amendment decreases the density of the development.

Criteria #5: Whether there exists an overall compatibility of land uses and overall appearance and compatibility of individual buildings to other site elements or to surrounding development: however, the architectural style of buildings shall not solely be a basis for denial or approval of a plan;

Finding #5: The surrounding land uses are proposed development is using high quality exterior materials and design, which is compatible with both the commercial and residential developments in the immediate area.

Criteria #6: Whether the proposed PUD plan would afford a greater general public benefit than would be realized under the underlying zoning district and/or general zoning provisions.

Finding #6: The proposed development is a senior co-op. The applicant is working to bring the co-op to the market by selling units prior to construction. A percentage of units in the co-op must be sold prior to construction.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SHAKOPEE, MINNESOTA, AS FOLLOWS:

That the Planned Unit Development for Canterbury Crossing is hereby amended, subject to the following conditions:

1. The exterior materials and design of the building must match the original approved PUD, except the upper level of units may be removed, reducing the number of units from 56 to 44.

2. The number of garage and surface parking spaces must not be reduced below the numbers provided on the revised plans.
3. The building setbacks and landscaping on the site must be consistent with Canterbury Crossing PUD.
4. The Park Dedication Fee is required to be paid at the time of building permit in accordance with the current fee schedule at the time of permitting.

Adopted by the Planning Commission of the City of Shakopee, Minnesota, held on the 6th day of April, 2023.

_____
Planning Commission Chair

ATTEST:

_____
Lori Hensen, City Clerk

PREPARED BY:
City of Shakopee
485 Gorman Street
Shakopee, MN 55379