ORDINANCE O2023-011

AN ORDINANCE OF THE CITY OF SHAKOPEE, MINNESOTA, APPROVING PLANNED UNIT DEVELOPMENT (PUD) DISTRICT #11 (AFFINITY PLUS FEDERAL CU) FOR PROPERTY LOCATED AT 1714 CROSSINGS BOULEVARD

WHEREAS, Affinity Plus Federal Credit Union, applicant, and Shakopee Crossings Limited Partnership, property owners, have proposed a Planned Unit Development (PUD) District to construct a financial institution at 1714 Crossings Boulevard (south of McCoys Copper Pint).

WHEREAS, the property is legally described as Lot 2, Block 1, Southbridge Crossings East 5th Addition*; and*

WHEREAS, notices were duly sent and posted, and a public hearing was held before the Planning Commission on June 8, 2023, at which time all persons present were given an opportunity to be heard; and

WHEREAS, the Planning Commission has recommended to the City Council that the Planned Unit Development Amendment be adopted as conditioned in this Ordinance; and

WHEREAS, the City Council heard the matter at its meeting on June 20, 2023; and

NOW, THEREFORE BE IT ORDAINED, that the City Council of the City of Shakopee, Minnesota hereby adopts the following findings of facts relative to the above-named request:

Criteria #1: Is the proposed development consistent in all respects with the comprehensive plan?
Finding #1: The proposed development complies with the current guiding (Mixed Use Center) for the site.

Criteria #2: Is the proposed development, including deviations from design standards compatible with surrounding land uses?
Finding #2: There are no proposed deviations, and all design standards shall be compatible with surrounding land uses (parking and ped circulation are shared design elements with adjacent businesses).

Criteria #3: Does the proposed development provide adequate open space, circulation, pedestrian orientation, parking, recreation, screening, and landscaping?
Finding #3: The proposed development provides adequate open space, vehicular circulation, pedestrian orientation, parking, recreation, screening, and landscaping.

Criteria #4. If the primary function of the PUD is to encourage development which will preserve and enhance 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.
Finding #4: The primary function of the PUD is to encourage development which will preserve and enhance the worthwhile, natural terrain characteristics, and it should not force intense development

to utilize all portions of a given site in order to arrive at the maximum density allowed. Staff believe that this proposed project meets the required standards.

Criteria #5: Does the PUD provide an overall compatibility of land uses and overall appearance and compatibility of individual buildings to other site elements or to surrounding development. The architectural style of buildings shall not solely be a basis for denial or approval of a plan.
Finding #5: There exists an overall compatibility of land uses and overall appearance and compatibility of individual buildings to other site elements and to the surrounding development.

Criteria #6. Whether the proposed PUD plan would offer a greater general public benefit than would be realized under the underlying zoning district and/or general zoning provisions.
Finding #6: 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 as previously mentioned (shared parking and ped circulation).

BE IT FURTHER ORDAINED, that the property located at 1714 Crossings Boulevard (south of McCoys Copper Pint) is hereby approved for Planned Unit Development District #11 (Affinity Plus Federal CU) in the Zoning Ordinance subject to the following conditions:

1. Maintain the existing sidewalk connection to McCoys Copper Pint and easterly to Crossings Boulevard.
2. Building materials and design shall comply with Section 151.108 (A) (1-10) [specifically noting 151.108 (A) (1) (a.), which would require either fiber cement siding or wall panels or engineered wood siding (vinyl and aluminum siding not allowed)] and Section 151.040 (F).
3. Trash shall comply with City Code Section 151.108 (A) (8).
4. Bicycle parking spaces shall be provided consistent with Section 151.143 (G).
5. Comply with conditions noted in City Engineering memo dated May 15, 2023, and including red line comments on submitted plans.
6. Landscaping shall be provided consistent with City Code requirements, with the applicant to provide financial security in accordance with City Code requirements at time of building permit submittal. Recommend spading and reusing existing trees on site.
7. Comply with Shakopee Public Utilities (SPU) standard conditions and policies related to water and electric services.

Passed in regular session of the City Council of the City of Shakopee, Minnesota held on the 20th day of June, 2023.

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Mayor of the City of Shakopee

Attest:

_____
Lori Hensen, City Clerk

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