

May 5, 2023

Shakopee, MN

Sam's Conditional Use Permit Request Project Narrative

Sam's Club is proposing to lease the existing facility located at 7070 Cretex Ave E. owned by WPT Capital Advisors.

For this facility, the overall site improvements, including the existing and proposed trailer parking and employee parking spaces have been previously approved. To operate at this facility the Sam's will typically drop a trailer at the site and hook up to a loaded trailer, then head out to the end store delivery location(s). Logistically this will require overnight parking of trailers at the truck docks, which was previously approved; however, it will also require overnight parking at the other trailer parking spaces at this facility as shaded and shown on the Site Plan submitted with this CUP request. Overnight trailer parking requested is typical for Walmart / Sam's Club parking at their other facilities across the Country.

The project location is not adjacent to residential zoned properties and is instead located in a Heavy Industry zoned area, with Heavy Industry, Light Industry, and State Highway 101 Right-of-Way, thus granting of this request would not be a nuisance to adjacent properties or to existing traffic circulation on adjacent roadways, and would not impact the land values of adjacent properties either.

RGR