

City of Shakopee
Memorandum

TO: Kyle Sobota, Senior Planner

FROM: Micah Heckman, Project Engineer

SUBJECT: PUD Amendment – Holiday Stationstores Site Improvements

PID NO.: 27-469002-0

CASE NO.: AMEND-000126-2023

DATE: May 31, 2023

The application indicates a request for a PUD amendment to construct a new 24-Hour Convenience Store with gasoline sales at the existing property located at 1605 Windermere Way.

The Engineering 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.
2. The applicant will be responsible to pay all applicable fees and charges per the most current version of the City of Shakopee Fee Schedule.
3. The property is currently an outlot of the Windermere plat. The lot will need to be platted prior to a building permit being issued.
4. 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.
5. Prior to work being commenced in the public right-of-way, a City of Shakopee right-of-way permit is required.
6. Provide the city a copy of all applicable permits/approvals required for this type of facility.
7. Prior to issuance of a building permit, submit a recorded copy of a Utility Facilities Easement Agreement for the proposed development. A template can be obtained from the Engineering division.

8. Prior to any construction activity, submit a Construction Management Plan. A template can be obtained from the Engineering division.
9. Approval of the PUD Amendment does not constitute approval of the submitted plans.

Recommendation

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