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April 14, 2023

City of Shakopee
Planning and Zoning Department
Attn: Mr. Kyle Sobata, Senior Planner
485 Gorman Street
Shakopee MN 55379
Ph: 952-233-9349

Re: Planning Request
Narrative for Proposed Holiday Stationstores Site Improvements
1605 Windermere Wy,
Shakopee, MN 55379

Applicant/Owner

Holiday Stationstores, LLC
Mr. Matthew Lieshout, Real Estate Development Manager
4567 American Boulevard West
Bloomington, MN 55437-1123
Ph: 952-830-8097
E-mail: Matthew.lieshout@CircleK.com

Applicant/Owner Representative:

Bergmann
Glenn Harvey, PE, LEED AP
280 East Broad Street, Suite 200
Rochester, NY 14604
Ph: 585.498.7832
E-mail: gharvey@bergmannpc.com

Dear Mr. Kyle Sobata

Holiday Stationstores is proposing the construction of a new 24-Hour Convenience Store with gasoline sales at the existing property located at 1605 Windermere Wy, Shakopee, MN 55379 in the City of Shakopee. The site improvements will include a new 5,200 SF Convenience Store with attached carwash, 8 new fuel pump islands under a new fuel island canopy and associated parking, drive aisles, utilities, and landscaping.

The project site is located within the B-1 Highway Business District and is Part of the Windermere PUD. A C-Store with a fueling station and carwash are allowed as conditional uses in the district. This submittal will require CUP Approval, a PUD Amendment approval and Final Plat approval.

The proposed 24-Hour Convenience Store with gasoline sales will employ approximately ten (10) persons. The planned operations include grab-and-go prepared food, a wide assortment of beverages and grocery items and other essential items. Alcohol and tobacco products will be sold at times per city and state alcohol laws, assuming the requisite permits are approved. Any required storage will occur withing the new building.



The following will be required as part of the project:

Access/Site Entrance:

The two proposed full access ingress/egress points will be located along Windermere way.

Utilities:

- Sanitary Sewer: Sanitary sewer will be connected to the existing main located along Windermere Way.
- Water: Water will be connected to the existing main located along Windermere Way.
- Stormwater: The proposed development will require stormwater quality and quantity controls which have been designed to manage water quality and quantity controls on-site in accordance with the City of Shakopee requirements .
- Electric, Communications, & Gas: Electric and communications service lines will be serviced from the existing utility services located along Windermere Way and Marystown Road.

Erosion & Sediment Control:

Land disturbance activities will be limited to the areas of the proposed demolition and development. An E&SC plan has been prepared in accordance with the City of Shakopee and State of Minnesota requirements.

Landscaping:

Landscaping will be added to the site in the form of grasses, bushes, and trees in accordance with the City of Shakopee requirements. Landscaping will be native to the area and will not contain invasive or restricted species.

Lighting:

All proposed lighting, including site lighting and wall pack lights will be designed in accordance with the City of Shakopee requirements.

Thank you in advance for your time. We are looking forward to continuing our discussion of this project with you and the Planning Commission. If you any questions or require any additional information, please do not hesitate to contact me at (518) 556-3626 / pholsberger@bergmannpc.com or Glenn Harvey at (585) 498-7832 / gharvey@bergmannpc.com.

Sincerely,

Paul Holsberger
PROJECT ENGINEER – Civil/Site
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cc: Matthew Lieshout, Holiday Stationstores LLC (electronic copy)
Donna Trovalli, Core-States
Ben Mayo, Core-States