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Narrative for Site Plan Application, Vacation of Blanket Easement & Conditional Use Permit Application – Gateway South 2101

Introduction

This narrative is to serve as supplementary information related to the Site Plan, Vacation of Easement, and Conditional Use Permit application submitted to construct 203,424 square foot building with future trailer storage parking area. The applicant and owner is Duke Realty.

Summary of Project - Existing and Proposed Property Use:

The property is currently zoned Light Industrial (I-1). As the site exists today, the land is pad ready located within Gateway South Development. Duke Realty is proposing a 203,424 square feet (SF) warehouse distribution building to the Gateway South development. At time of submittal, the building is speculative in nature and is anticipating the tenant occupancy for fall 2017 through 2018. The project does include plans for potential building expansion of up to an additional 231,660 SF for a total building area up to 435,000 SF after expansion. The initial 203,424 SF will be constructed in 2017 for September 2017 occupancy. The expansion may be constructed if necessitated by tenant growth requirements. This will be the second building for the Gateway South Park. Site plan proposes future trailer storage parking area with access to Shendoah Drive.

Vacation of Blanket Easement over Outlot A

In conjunction with applying for Site Plan and a Conditional Use Permit, Duke Realty is submitting a final plat application. Gateway South Second Addition final plat is part of phase two for the Gateway South Park. The second building as previously mentioned will be platted as one lot. At the time of Gateway South First Addition, a blanket drainage and utility easement was placed over all of Outlot A as future drainage and utilities were unknown at that time. With the construction of the second building and the confirmation of utilities and drainage, the new Gateway South Second Addition plat will contain exact location of utility and drainage locations; therefore, the blanket easement is no longer necessary and requires vacation. The plat of Gateway South Second Addition will depict all necessary drainage and utility easements as required by the City of Shakopee.



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Conditional Use Permit for Future Trailer Parking

The application includes Conditional Use Permit for future trailer storage parking area with access to Shenandoah Drive to allow for flexibility for future tenant needs which could include employee overflow parking. The trailer storage area is screen by the development and is not visible to surrounding neighbors with exception of Shenandoah Drive. Landscape plantings are proposed along Shenandoah to provide screening from the public right-of-way. Additionally, the trailer storage parking area is located more than 500 feet from any residential zone. The area will be surfaced entirely with asphalt and concrete and pavement. Final details of site grading, storm-water, and site lighting will be submitted for staff approval and grading permit prior to construction for the trailer storage area.

Shakopee Municipal Code Compliance 151.011

Following is a brief narrative addressing specific code sections as indicated by the conditional use permit submission requirements.

- (1) The use of the trailer storage area will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the immediate vicinity. The trailer storage will be located on the most northerly portion of the site, which is the farthest away from the residentially zoned property located to the south of the project area. Screen will be provided from County road 101 and Shenandoah Drive.
- (2) A trailer storage parking area was originally planned for the development; therefore, the establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses allowed in the area.
- (3) Adequate utilities, access roads, drainage, and other necessary facilities have been or will be provided within the development surrounding the trailer storage. Furthermore, the trailer storage areas will additional have a drive-through access for fire truck circulation.
- (4) The trailer storage parking area is consistent with the purposes of the proposed Light Industrial (I-1) zone.
- (5) The trailer storage parking area is not in conflict with the comprehensive plan.



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Storage and Disposal of Waste

The building tenants are expected to generate minimal waste and recycling, and may store waste receptacles within the building; manually moving to loading dock door for waste and recycling pick up. This approach to waste management is typical for industrial buildings. A building tenant may utilize external enclosed trash compactors or open trash dumpsters that would be located at a truck dock location.

Parking

As this project is speculating on the tenant mix, Duke anticipates parking demand for an average of 5% office space, with remainder as warehouse. From Duke's historical tenant mix, office space parking is calculated at 4 parking spaces per 1,000 SF office and the warehouse space parking is calculated at 1 parking space per 7,500 SF warehouse. The initial building of 203,424 SF would require 65 parking spaces (40-office and 25-warehouse). Since the site allows more parking as a double row and anticipating the future expansion potential we are planning to initially provide 110 to 115 parking spaces (with the appropriate number of handicap spaces) in order to accommodate the anticipated employee parking needs. The building expansion of 231,660 SF would require 90 additional parking spaces (46-office and 44-warehouse). Total parking for the project with the full expansion would require 156 spaces based on Duke Development guidelines for the project. The proposed plan indicates approximately 175 available spaces. As a result of Duke's historical parking calculations, it is our determination that adequate parking will be available on-site for a majority of tenant uses.

Conclusion

We respectfully request approval Site Plan and Conditional Use Permit based the facts presented herein. The trailer storage parking area not only will serve the development users in the area but in the future could act as employee overflow if deemed necessary. After diligently reviewing several options, the current proposed location has been deemed the best fit when all the variables related to this type of project are taken into consideration.