

City of Shakopee
Memorandum

TO: Kyle Sobota, Senior Planner

FROM: Darin Manning, Project Engineer

SUBJECT: Conditional Use Permit – 1425 Stagecoach Road

PID NO.: 27-070001-0

CASE NO.: USE-000155-2023

DATE: August 30, 2023

The application indicates a request for a conditional use permit to allow for secured fenced-in-storage.

The Engineering Department has completed its review and offers the following comments at this time for the applicant and for the planning department:

1. 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.
2. Prior to installation of the fence a fence permit shall be approved.
3. Fence location shall not encroach within the 100-year high water level.
4. Storage of materials shall not encroach within the drainage and utility easement.
5. Driveway material shall be bituminous asphalt from Stagecoach Road to the storage area gate. The storage area can be bituminous asphalt or crushed granite.
6. Submit a recorded copy of a Utility Facilities Easement Agreement for the proposed development. A template has been provided with this review.
7. Prior to any construction activity, submit a Construction Management Plan. A template has been provided with this review.
8. A drainage and utility easement encompassing the 100-year high water level of the proposed basin shall be dedicated prior to construction activity. A template has been provided with this review.
9. Approval of the CUP 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.