Shakopee Planning Commission

August 3, 2023
7:00 PM
City Hall, 485 Gorman St.

1. Meeting began at 7:35PM Roll Call: Present Commissioners Forsythe, Olson, Weiler, Robbins (Chair), Schleck, Sepulvado , Staff Kerski
   Absent Reding
2. Approval agenda: 6C will be moved to be first on the agenda. Forsythe moved with that change, Sepulvado second. Approved unanimously.
3. Call – good
4. Interested citizens – Citizen suggested that meeting should start with the pledge of allegiance.
5. Consent business - None
6. General Business
   a. PUBLIC HEARING - Planned Unit Development (PUD) District #11 (Arbor Bluff) & Preliminary Plat of Arbor Bluff

      Reding moved to open the public hearing, seconded by Sepulvado, unanimously approved.

      Staff presented that U.S. Home, LLC, applicant, and Terry L & Kitty S. Hauer/ TK & CO LLLP, property owners, are proposing a Planned Unit Development (PUD) District and a Preliminary Plat for property located south of Valley View Road and west of Independence Drive (extended south).

      The applicant has proposed a single-family residential subdivision (Arbor Bluff) that would develop approximately 81 acres, consisting of 196 lots and 3 outlot areas (approx. 4 unit/acre density with subtracting outlots/open space). There would be approx. 13 acres of open space dedicated to the city for public use. This open space is composed of a wooded bluff area and a wooded creek area that will include a system of trails totaling approximately 4,900 linear feet.

      As part of their PUD request, they are asking for approximately 1/3 of the total lots be allowed at 55 feet wide, where the City Code requirement for the R-1B Urban Residential Zone is 60 feet (minimum).

      A stipulation of the PUD is that the applicant is required to provide a minimum of fifteen percent open space as landscaped area or areas available for the common use of and accessible by all residents or occupants of the buildings within the planned unit development. This open space requirement will be met with the proposed land and trails located along the creek and within the bluff area. Staff showed the variety of house styles that would be constructed.

      Have been working with the SMSC on a signal at SH83 to potentially install it in 2024 and they have agreed to pay for it and the city would pay for its ¼ leg.

Commissioner Sepulvado asked why they asked for 55 versus 60-foot-wide lots. Staff suggested that narrower lots are now preferred, and the amount of open space required. By going to a smaller lot, the developer can also meet the minimum densities as required by the Met Council. Commissioner Forsythe asked if the development was setting precedent. Staff mentioned that MI Homes sold all of its narrow lot homes. The HOA maintains the exterior landscaping similar to the subdivision behind Shutterfly. City is currently at minimum lot size of 6,000 SF. By doing it this way, the city gets more parks and open space. Staff noted that the AUAR showed a similar style subdivision and that the Wood Duck Trail connection is in the exact location needed to make it work. Commissioner Olson asked about the window condition and staff feels it should not be an issue.

Josh Metzer, with Lennar said staff summarized the project fairly. The timeline is to acquire half in 2023 and the remainder in 2024. Start grading in October and possibly get utilities and streets in a portion. Start working on homes over the winter. Start grading the southern half of the property in later 2024.

Chair Robbins asked how long it would take to build and sell all the homes. Probably play through four additions, probably four to five years, possibly six. Robbins asked about pricing. Metzer said there are three types of products, larger lot homes will be upper $500,000-700,000, the Discovery series would be upper $400,000 to mid $500,000 Venture series would be mid $400,000 up to $500,000. The smaller lots allow for more affordability and allow for open space. Trying to work in different segments of the market. Chair Schleck as about school zones. Staff said it might be in Jackson. Long term, the district is evaluating districts and allows opt in. Superintendent is trying to be more creative. Forsythe asked about two purchases. Is it 50/50? North half would have a mixture of homes, which Metzer said was done on purpose. Robbins stated that the bluff will allow for a spectacular subdivision. Commissioner Sepulvado asked which homes would be on the bluff. Staff should top of bluff homes. Metzer said the bluff would be 65-foot-wide lots, location and size of home. Staff said that Lennar has been good to work with on trails and open space.

Kathy Clair wondered how the development would tie into the farmland to the west. How will the development connect to the farmland. Staff said the AUAR laid out a pattern of roads for the future development of the land, whenever that occurs. Streets into the farmland for now will be deadened. Some of the lots will have farmland on their back yards. Grass would end and then there would be a farm.

Ryan Mangin, 2141 Cardinal Drive, thought the project was well designed to get better housing and better parkland. He was on the PC for ten years. Concern is adding 400 new cars to the traffic. Staff noted that the SMSC is working on the signal, and it is a county road and this project would not meet the warrants. Mr. Mangin is concerned about the traffic study. Numbers are off based on experience. You are missing the real traffic count. He tries to avoid the intersection since it is dangerous. It needs a traffic

light. Chair Robbins noted that his real concern is about traffic. Staff pointed out that Wood Duck connection would help.

Bill Molyneux, 2150 Omega, across the street. Concerns about the housing types being locked in. Chair responded. Who is paying for power, water and streets and other utilities. Staff noted that SPU is building a new water tank, which has been in the long-term plans. All the homes will pay SAC and WAC. Staff noted that new development pays for itself. Mr. Molyneux asked questions about the land and capital plan for the water tower. Staff noted that SPU already owns the land for the tower and that it will bring a new water line to this area. The SMSC is granting a new easement for the Wood Duck road connection. Mr. Molyneux is concerned about construction noise since many people work from home.

Tim O'Loughlin owns the land to the east, not against it but concerned about the Independence extension. Concerned about the traffic. He noted no one has approached them about the project. Staff noted that the former city engineer met with the family to try and work something out. Staff and the family will meet again to resolve how the project works out. Chair Robbins noted that there needs to be discussions with the property owner, the developer and the city. Mr. O'Loughlin asked how the community will deal with the smells. Lennar noted that Steve O'Loughlin came to the neighborhood meeting and Lennar will work with the Hauers and their representatives and all the parties will get together and come up with a solution beneficial to all parties. As far as noise and dust, Lennar builds across the twin cities. There are disclosures in the sales packages so that people understand they are next to a working farm.

Ms. Lange, 3340 Molina Street, she objects to the development since she feels that she is in the city and the country. She asked if the other farms are in the process of getting developed. She loves the view of the farms and is concerned about the development moving east and trucks coming down Valley View. Staff noted that the city has an AUAR plan that will guide development in the future. Staff noted that most of Shakopee was a farm and that people want to sell their land and the city has a plan that preserves the bluff and many of the trees. Many of the farmers exist strategy. Chair Robbins said change will happen over time. Commissioner Sepulvado noted that the city and the county-built contingencies into the development plan for the region. Ms. Lange asked if the development would be "cookie cutterish". Staff noted that city no longer allows garage forward homes unless they are two stories, and that Lennar has hundreds of ways to make houses different. Lennar noted three different series, each has four to eight floorplans and there are another four to eight different elevations. On top of that there are 15-20 color packages. They also have an anti-monopoly regulation in their construction process. Construction traffic will have to use Valley View Road that will be reviewed by the city. Lennar has no plans at the moment to expand. They are one of dozens of builders and the area is guided for development long term. Commissioner Forsythe noted that this is a guided free market at work.

Bubba Kubes, representing the Hauer family said they are in support.

Ross Lange, 3340 Molina Street, concerns the elevation and adding holding ponds. Where is the water going? From a city sewer and water perspective, can the city handle it. Staff noted the sewer study showed that this development can be supported. Eventually, all the sewer, including this, will go to the sewer line in CH83. Staff noted the holding ponds that would trap water. Very similar to what was done at Ridge Creek, where there are ponds that are naturalized next to the creek.

Lennar noted that their goal is to balance the site out. The site is locked in with elevation since can't impact the bluff. Some dirt will be moved but they are not cutting the bluff down. The grades will not change much. The site is pretty flat. They will not be discharged into the stream. Much of the site is sandy soils so water should infiltrate. Chair Robbins said the water in the stream will stay in the stream.

Todd Callahan, 2158 Omega Drive. Can the developer change the layout? PUD will not change once the city council adopts it. What you see is what you will get.

Motion to close by Sepulvado, seconded by Reding, approved unanimously.

Two separate actions are required.

Reding moved to recommend to city council adoption of Ordinance O2023-013, approving Planned Unit Development District #11 (Arbor Bluff) for property located south of Valley View Road and west of Independence Drive (extended south) Seconded by Sepulvado. Approved unanimously.

Forsythe moved to recommend to city council adoption of Resolution R2023-090, approving the Preliminary Plat of ARBOR BLUFF. Seconded by Olson. Approved unanimously.

b. PUBLIC HEARING - Ege 1st Addition Preliminary Motion by Reding and seconded by Olson.

DuWayne Ege, property owner and applicant, has applied for Preliminary Plat of Ege First Addition, located north and west of Canterbury Road and Unbridled Avenue.

Mr. Ege may sell the Shakopee Towing building and storage lot, which presently is located on the same parcel as his mini storage operation. In order to do so, he is required to split the parcel into two lots; therefore the plat application submittal. There are no other plans proposed at this time – current operations will continue with the exception that they will each be on their own legal parcel.

The property is approximately 4.45 acres, is zoned Light Industry (I-1) and guided Industrial. As mentioned, the current uses will continue as is. If either desire to expand operations, a new Conditional Use Permit would be needed for that expansion. Staff is not anticipating any issues with the subdivision of this property.

Mr. Ege, 1885 Eagle Creek Boulevard. Just trying to split the property. He sold the towing company five years ago. He wants flexibility for the future. Chance for the new owner to buy the towing buildings.

Motion to close by Forsythe and seconded by Wieler. Approved unanimously.

Motion by Reding to approve adoption of the Preliminary Plat of Ege First Addition, with conditions as noted in draft Resolution R2023-091, seconded by Wieler. Approved unanimously.

c. Rezoning of Lot 2, Block 1, Prairie Pointe, staff recommends that the item be tabled until the September 7, 2023 meeting. The applicant did hold a neighborhood meeting and that will be provided at that meeting. Forsythe moved to continue item until September 7, seconded by Sepulvado. Passed unanimously.

7. Other business. None

8. Motion to adjourn to September 7 by Schleck and seconded by Forsythe.

Adjourned at 8:28 PM.