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Company: City of Shakopee
Land Division Administration

Attention: Kyle Sobota
Senior Planner

Address: 485 Gorman St.
Shakopee, MN 55379

Date: September 1, 2023



RE: Planned Use Development Amendment Narrative
Canterbury Starting Gate Shell – 2871 Winners Circle Drive, Shakopee, Minnesota 55379

Hello Kyle,

The proposed Canterbury Starting Gate Shell project involves the construction of a ±9,600 gross square foot building that will include a restaurant and a second tenant space with a central restroom core to service both tenants. The use of the second tenant space is currently unknown, but there is the potential that it could be divided to create three total tenant spaces in the future. The 1.61-acre site is located at 2871 Winners Circle Dr.

The intended lessor of the tenant space-1 is a restaurant currently named Mr. Pig Stuff. will be ±4450 sf and located on the west end of the shell. It will have a ±1050 sf ground level patio on the north corner of the building with an exterior bar sheltered within the shell building. The patio bar will include counter height coiling doors to open during the warmer months to expand the dining experience. The patio will be covered with a wooden trellis and partially screened from Shenandoah Drive. The address of the restaurant will be 2875 Winners Circle Drive.

The shell will include a riser room and central restroom core to serve as a shared facility for the building. Roof access shall be provided by means of a fixed ladder at a point that is 16'-0" above the finished grade as shown on the elevations.

The remainder of the space will be reserved for future tenants. The second tenant's address is to be 2885 Winners Circle Drive and if, in the future, the space is to be divided, the third tenant would become 2895 Winners Circle Drive.

The site has been laid out to virtually mirror the neighboring site, the Canterbury SW Gateway shell, which houses Badger Hill Brewing and Bravis Modern Street Food. The patio for the restaurant has been designed to create a central communal green space between the Bravis patio and itself, which will bring liveliness and interest to the development from foot, bicycle, and automobile traffic passing by on Shenandoah Drive. Canterbury has expressed interest in commissioning a central design feature between the two, to further activate the space. This concept is still under development. The parking lot will add one curb cut along Suzzane's Way and connect to the existing lot to provide one cohesive parking lot for the two shell buildings.

By creating one shared parking lot, this site design maximizes the amount of parking that can fit within this block of the development. 94 parking spaces will be added to the existing 82 spaces, which will total 176 parking spaces. Mr. Pig Stuff will need roughly 70 parking spaces based upon the current preliminary fit-planning efforts. The additional 94 parking spaces are adequate for this use.

There is currently a shared parking agreement in place between the SW Gateway Shell and the daycare to the south.

- Mr. Pig Stuff will operate Monday-Thursday between 11 am and 10 pm, Friday and Saturday between 11 am and 11 pm and Sunday between 10 am and 9 pm.
- The daycare operates Monday – Friday between 6:45 am and 6:00 pm.
- The brewery operates Monday – Thursday between 7:00 am and 10:00 pm (operating as a limited morning business), Friday: 7:00 am to 12:00 am, Saturday 10:00 am to 12:00 am, and Sunday: 10:00 am to 10:00 pm.
- The restaurant operates Monday – Thursday between 11:00 am and 10:00 pm, Friday & Saturday: 11:00 am to 12:00 am, and Sunday: 9:00 am to 8:00 pm.

The previous shared parking agreement provided 39 parking stalls from the daycare for Badger Hill and Bravis, providing a total of 122 parking stalls for their required 115 stalls. Canterbury and Greystone have expressed that a

similar shared parking agreement will be able to be reached with the neighboring lot to the east as it is not slated to be either a restaurant or bar and will have similar operating hours to the daycare.

The building footprint was designed to fit within the setback established by the SW Gateway PUD amendment and the mirrored parking lot layout to create continuity and flow throughout the development block. It includes access points with visual elements facing both Shenandoah Drive and Winners Circle Drive to bring guests into the space from both directions. The entrances are accentuated with high pitched roofs while the remaining programmed spaces are expressed with lower sloped parapets and horizontal cladding. Through this push and pull of high slopes and low horizontal materiality, the primary facades represent movement and speed, two of the most important aspects of horse racing.

The photometric studies included in this package cover the overall site lighting. The architectural lighting will consist of recessed can down lighting and linear uplighting at the entrance canopies. The signage will be illuminated as well. General building uplighting will be provided from the rock bed perimeter and landscape accent lighting at the planting areas and trees. This lighting scheme will be uniform and in tune with the adjacent architecture.

The 3.5-acre Omry Project was constructed with 59% percent impervious coverage, which allows for an additional 32,234 SF of impervious coverage to be constructed before exceeding the maximum allowable impervious area. As part of this PUD application, we are requesting an increase in the allowable impervious area by 2,000 square feet or 83% impervious coverage for the proposed Starting Gate development.

The site is zoned MR – Major recreation - and is located within Planned Unit Development District #3. The owner is seeking an amendment to the PUD through this application. The developer of the project is Greystone Construction, and the owner is Starting Gate, LLC. Canterbury has proposed a construction start date of November 6, 2023, with the goal of completing construction and opening the facility for occupancy in July of 2024.

Please contact me at 612.844.1243 or via email at jeremy@studiomarchitects.net with any questions or if there is any additional information we can provide in support of this project.

Sincerely,



Jeremy Woitaszewski AIA NCARB

Architect

