City of Shakopee
Memorandum

TO: Kyle Sobota, Senior Planner

FROM: Darin Manning, Project Engineer

SUBJECT: Planned Unit Development (PUD) Amendment – Restaurant & Event Center

CASE: AMEND-000181-2023

DATE: December 28, 2023

The staff review indicates a request to review a Planned Unit Development (PUD) amendment application for a proposed restaurant and event center. The site is located north of Shenandoah Drive, west of Vierling Drive, east of Schenian Street and north of Eagle Creek Boulevard.

This review should be considered preliminary, as more comments will follow with additional submittals. However, the Engineering Department offers the following comments at this time to the applicant and to the planning department:

1. Plan review comments have been prepared and a copy of those comments are attached to this memo. Revise plans to address the provided comments and provide a comment response memo.

2. Pay all applicable fees/charges listed below, as required by the most current City of Shakopee Fee Schedule.

    - Trunk Storm Water Charge
    - Storm Water Management Plan Review Fees

3. Easements must be provided and approved by the City Engineer.

4. Obtain final approval of the site's storm water management plan.

5. A traffic impact study will be required to be completed by Canterbury prior to any future development beyond this site.

6. Submit a turning movement diagram that shows accessibility for fire, garbage and delivery trucks throughout the proposed development.

7. It appears there are utilities proposed outside the subject property. A utilities easement and maintenance agreement with the adjacent property owner shall be submitted and recorded with the County prior to recording of the final plat.

8. Submit a copy of a cross-access and maintenance agreement for the shared spaces and record with the properties.

9. Prior to any land disturbing activity, a grading or building permit must be obtained. A submittal must include detailed construction plans. A grading fee and security must be paid prior to issuance of permit.

10. If adequate parking is not sufficient onsite provide required parking spaces summary.

11. Private infrastructure must not encroach on the perimeter drainage and utility easements.

12. There is a canterbury regional trunk storm sewer pipe that extends north through the proposed development. Additional drainage and utility easement with Canterbury will be required for the private trunk storm sewer prior to final plat approval.

13. Obtain a NPDES construction site permit prior to any land disturbing activity. A copy of the permit must be provided to the city.

14. The owner must enter into a Utility Facilities Easement Agreement with the city. The document must be recorded with Scott County.

15. The contractor must submit a Construction Management Plan to the city prior to any construction activities.

16. Record plans need to be provided per the City of Shakopee Design Criteria, Section 2.5 and Section 11.2 (A-L). The record plans need to be certified and submitted to the engineering department. Provide a letter from the engineer of record certifying all improvements were constructed per approved plans and under the direct supervision of the engineer of record. The developer/engineer of record must provide a full-time onsite inspector during all utility installation.

17. Approval of the PUD Amendment 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.