ORDINANCE O2024-001

AN ORDINANCE OF THE CITY OF SHAKOPEE, MINNESOTA, CREATING PLANNED UNIT DEVELOPMENT (PUD) DISTRICT #12 IN THE ZONING ORDINANCE FOR PROPERTY LOCATED AT THE INTERSECTION OF SHENANDOAH DRIVE AND SCHENIAN STREET

WHEREAS, William Doerr, applicant, and Canterbury Park Entertainment LLC, property owner, have applied to create Planned Unit Development District #12, The Canterbury Boardwalk and Stables PUD; and

WHEREAS, the property is legally described as:

Lot 2, Block 1, Canterbury Park 10th Addition, Scott County, MN
and;

WHEREAS, notices were duly sent and posted, and a public hearing was held before the Planning Commission on January 4, 2024, at which time all persons present were given an opportunity to be heard; and

WHEREAS, the Planning Commission has recommended to the City Council that the subject property be adopted as an amendment to Planned Unit Development District #12 as stated; and

WHEREAS, the City Council heard the matter at its meeting on January 16, 2024; and

NOW, THEREFORE BE IT ORDAINED, that the City Council of the City of Shakopee hereby adopts the following findings of facts relative to the above-named request:

Criteria #1: Is the proposed development consistent in all respects with the comprehensive plan?

Finding #1: The proposed development complies with the current guiding for the site, Entertainment district.

Criteria #2: Is the proposed development, including deviations from design standards compatible with surrounding land uses?

Finding #2: The proposed Planned Unit Development is consistent with the requirements of the zoning ordinance and is compatible with the surrounding land uses. The proposed development mentions future hotels, restaurants and entertainment facilities, which are compatible with the surrounding land uses of the racetrack.

Criteria #3: Does the proposed development provide adequate open space, circulation, pedestrian orientation, parking, recreation, screening, and landscaping?

Finding #3: The applicant is proposing connections to the surrounding roadways, sidewalks and trails.

Criteria #4. If the primary function of the PUD is to encourage development which will preserve and enhance worthwhile natural terrain characteristics, it should not force intense development to utilize all portions of a given site in order to arrive at the maximum density allowed.

Finding #4: The proposed development plan is for commercial restaurants and an entertainment venue. This site is within the Canterbury Park development and requires a Planned Unit Development.

Criteria #5: Does the PUD provide an overall compatibility of land uses and overall appearance and compatibility of individual buildings to other site elements or to surrounding development. The architectural style of buildings shall not solely be a basis for denial or approval of a plan.

The proposed PUD is compatible with the character of the surrounding buildings. The applicant has proposed building elevations that are above the minimum standards provided in City Code.

Criteria #6. Whether the proposed PUD plan would offer a greater general public benefit than would be realized under the underlying zoning district and/or general zoning provisions.

The applicant is proposing the development of an attractive building that complements investments made in the Canterbury Park area and the goals of the 2040 Comprehensive Plan for the Canterbury Park area.

BE IT FURTHER ORDAINED, that the PUD District #12, The Canterbury Boardwalk and Stables PUD for the development of Lot 2, Block 1, Canterbury Park 10th Addition is hereby approved, subject to the following conditions:

1. The applicant and/or Canterbury must provide additional parking to comply with City Code requirements or submit a sufficient plan to be approved by the Planning and Development Department with information regarding the use of the restaurants, outdoor area, and event space.
2. The applicant must comply with the Engineering Department comment memo dated December 28, 2023.
3. The development of the site, including the site plan, building elevations, setbacks, building height, and exterior materials must be consistent with the approved plans and review comments.
4. Planning and Development Department staff must approve the design / material for the decorative copper panel on the south elevation of the building.
5. Ground mounted or rooftop mechanical equipment must be screened or painted to match the surrounding building materials in accordance with City Code requirements. Units taller than 3’6” in height above the roof deck require screening and units less than 3’6” above the roof deck may be painted to match the surrounding building materials.
6. Bicycle parking must be provided on the site and meet City Code requirements.
7. Landscaping on the site must meet diversity and quantity requirements set forth in City Code.
8. An approved Stormwater Management Plan for this site is required.
9. Building and freestanding signage on the site must meet City Code requirements for the Major Recreation zone.

10. The Canterbury Park 10th Addition final plat must be recorded prior to issuance of a building permit.

Passed in regular session of the City Council of the City of Shakopee, Minnesota held on the 16th day of January 2024.

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Mayor of the City of Shakopee

Attest:

_____

Lori Hensen, City Clerk

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PREPARED BY:
City of Shakopee
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