

NOVEMBER 27, 2022

City of Shakopee
Planning and Zoning
485 Gorman St.
Shakopee, MN 55379

The logo for ISG, consisting of the letters "ISG" in a white, sans-serif font, centered within a dark gray square.

RE: PRELIMINARY PLAT APPLICATION PROJECT NARRATIVE
CANTERBURY TRACKSIDE DEVELOPMENT - 1100 CANTERBURY RD, SHAKOPEE, MN 55379

Planning Staff,

Thank you for reviewing the following project description and application narrative to accommodate a preliminary plat for the proposed Canterbury Trackside Development at Canterbury Park, located at 1100 Canterbury Rd, Shakopee, MN 55379. The Canterbury Trackside Development will be an approximately 15 acre development that will be situated south of the Canterbury Racing Track, extending south to Shenandoah Drive.

The site is within the MR, Major Recreation zoning district and a PUD overlay district. Site current conditions include a gravel parking lot northwest of Canterbury Access Road and a paved parking lot southeast of Canterbury Access Road. Currently, the site is a part of the 167.1 acre Lot 1, Block 1, Inset D of the Canterbury AMP Addition plat (PID 275270020). It is proposed to split and replat the parcel to create a new 3.85 acre lot (Lot 1) in the southwest portion of the development site, as well as a new 7.36 acre outlot (Outlot A) in the northwest portion. The eastern section of the development site, proposed to be parking, is currently located within the Canterbury Park 7th addition plat (PID 274760040) and is proposed to remain in that plat for the time being.

Lot 1 is proposed to be developed to host the Boardwalk, a high end restaurant, and Stables, an event space, along with parking for the respective spaces. For more information on the Boardwalk and Stables, refer to attached narrative specific for Lot 1. The northern section of Outlot A is currently proposed to be developed into a future hotel while the central and southern sections of Outlot A are currently proposed to be developed into a restaurant and entertainment area, such as a pickleball venue & restaurant or a bowling alley, along with parking for the respective spaces.

The Boardwalk and Stables (Lot 1) will be developed initially, along with parking to the west of Outlot A to operate as Canterbury Park employee parking prior to full development. Outlot A is proposed to be built-out when a future developer is identified.

Please contact me at 952.426.0699 or via email at Claire.Roth@ISGInc.com with any questions or if there is any additional information we can provide in support of this project.

Sincerely,

Claire Roth
Project Coordinator
Claire.Roth@ISGInc.com