

City of Shakopee
Memorandum

TO: Kyle Sobota, Senior Planner

FROM: Darin Manning, Project Engineer

SUBJECT: Conditional Use Permit (8245 Crossings Boulevard) – Valvoline Instant Oil Change

PID #: 27-459002-0

CASE #: USE-000196-2024

DATE: March 27, 2024

The staff review indicates a request to review a Conditional Use Permit (CUP) to accommodate a Valvoline Instant Oil Change. The property is located south of County Road 18 (Southbridge Parkway) and east of County Road 21.

The Engineering department has completed its review and offers the following comments at this time for the applicant and for the planning department:

1. Connection to sanitary sewer must meet all requirements for the proposed use. This may require updates to the existing sanitary sewer floor drain to include an oil separator and/or other appurtenances.
2. Easements must be provided as approved by the City Engineer. They include, but are not limited to the following:
 - a. Five feet of drainage and utility easement along the west property line.
 - b. Drainage and utility easement encompassing all 100-year high water levels.
3. Submit a detailed geotechnical report outlining any groundwater or bedrock encountered. The geotechnical report should provide infiltration rates at all proposed infiltration areas.
4. Prior to any land disturbing activity, the applicant will obtain a grading permit and/or a building permit. Along with the permit(s), the applicant must submit a detailed impervious surface drawing.
5. Prior to approval of a grading permit and/or a building permit, the applicant will obtain approval of a storm water management plan (SWMP). The SWMP will adequately address requirements set forth in the City of Shakopee's Comprehensive Water Resources Management Plan (CWRMP).

6. Grade the entire site, as proposed on the approved plans, in one phase within one year from the date of approval of the grading permit application. Grading is defined as brining the site to the proposed finished grade with materials deemed acceptable by the City of Shakopee engineering division, providing topsoil per city requirements and applying seed, mulch and/or sod per city requirements and providing an as-built record grading plan per Section 2.5 of the City of Shakopee Design Criteria.
7. Obtain a NPDES construction site permit prior to any land disturbing activity. A copy of the permit coverage card and letter must be provided to the city. A certified SWPPP inspector must conduct the required SWPPP inspections and provide documentation to the city.
8. Submit a recorded copy of a Utility Facilities Easement Agreement for the proposed development. A template can be obtained from the Engineering Department.
9. Submit a Construction Management Plan. A template can be provided by the engineering division.
10. Approval of the conditional use permit request does not constitute approval of the submitted plans.

Recommendation

The Engineering department recommends approval of the CUP application subject to the items above being attached as conditions of the approval.