ORDINANCE O2023-013

AN ORDINANCE OF THE CITY OF SHAKOPEE, MINNESOTA, APPROVING PLANNED UNIT DEVELOPMENT (PUD) DISTRICT #13 (SCOTT COUNTY CDA OFFICE AND SENIOR HOUSING) FOR PROPERTY LOCATED BETWEEN 5th AVENUE E AND 6TH AVENUE E AND HOLMES STREET SOUTH AND LEWIS STREET SOUTH

WHEREAS, Paul Knutson, UrbanWorks Architecture in partnership with Steve Dunbar, Ivy Properties, applicants, and Scott County Community Development Agency, property owner, have applied for a Planned Unit Development for property located between 5th Avenue E and 6th Avenue E and Holmes Street South and Lewis Street South; and

WHEREAS, the property is legally described as:

See attached legal description; and

WHEREAS, notices were duly sent and posted, and a public hearing was held before the Planning Commission on May 9, 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 Planned Unit Development be adopted as conditioned in this Ordinance; and

WHEREAS, the City Council heard the matter at its meeting on May 21, 2024; and

NOW, THEREFORE BE IT ORDAINED, that the City Council of the City of Shakopee, Minnesota 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 current guidance for the property is Institution which allows for school, government and recreation facilities as primary uses and open space and parking as secondary uses. The institution use ceased in 2020 when the school district vacated operations in the building. The proposed PUD will incorporate a mix of affordable, senior residential housing and office uses which will be consistent with the comprehensive plan once the property is reguided to Downtown Transition.

Criteria #2: Is the proposed development, including deviations from design standards compatible with surrounding land uses?
Finding #2: The design standard deviations associated with this request are the approximate 40' residential building height, reduction in window percentage on the residential portion, one reduced on-site, at-grade parking stall and building setbacks ranging from 15 to 22 feet. The surrounding land uses include the Scott County Government Center, a church, a three-story multi-family senior residential building and a mix of one- and two-story single-family residences.

Criteria #3: Does the proposed development provide adequate open space, circulation, pedestrian orientation, parking, recreation, screening, and landscaping?
Finding #3: The proposed development provides adequate open space, vehicular circulation, pedestrian orientation, parking, screening, and landscaping, as exemplified by the proposed courtyard and outdoor patio areas as well as on and off-street parking. Sidewalks will remain along all four

sides of the block as well as internal sidewalks to access the secondary entrances to the office and residential building.

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 site is one city block with little to no natural terrain characteristics due to its previous use as a school site. The proposed redevelopment of the site will incorporate affordable senior housing and office uses in a scale that is comparable to existing, adjacent development. The project will provide additional landscaping and boulevard trees to enhance the natural aesthetics of the site.

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.
Finding #5: There exists an overall compatibility of land uses and overall appearance and compatibility of the proposed building to other site elements and to the surrounding area.

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.
Finding #6: The proposed PUD plan would afford a greater general public benefit than would be realized under the underlying R-1C zoning district and/or general zoning provisions due to the allowance of a mix of affordable, senior housing and office uses, additional landscaping and on-street public parking stalls as well as open spaces.

BE IT FURTHER ORDAINED, that the property located between 5th Avenue E and 6th Avenue E and Holmes Street South and Lewis Street South is hereby approved for Planned Unit Development District #13 (Scott County CDA Office and Senior Housing) in the Zoning Ordinance subject to the following conditions:

1. The proposed development shall include one lot with one building and 98 on-site parking stalls (66 below grade and 32 at-grade). The site improvements shall comply with the approved architectural and civil plans.
2. Landscaping (including open space) shall be provided consistent with City Code requirements and as shown on the submitted landscape plan.
3. Site design and performance standards shall exceed City Code requirements, such as using LP or Hardie Plank siding with brick and glass accents as well as increased landscaping on the site.
4. The applicant shall provide park dedication fees consistent with City Code requirements at the time of Final Plat recording.
5. The applicant must provide financial security for landscaping and tree replacement (if applicable) in accordance with City Code requirements.
6. The open space area consists of the courtyard area south of the on-site, at-grade parking and outdoor patios in the northeast corner and south side of the residential building and other green spaces, which meets the minimum 15% required area.
7. Submittal and approval of a Comprehensive Plan Amendment to reguide the property from Institution to Downtown Transition.
8. Submittal and approval of a Preliminary Plat shall occur prior to any site grading activities.
9. Submittal and approval of a Final Plat consistent with this approved PUD plan shall prior to the issuance of any building or sewer/water permits.

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Passed in regular session of the City Council of the City of Shakopee, Minnesota held on the 21st day of May, 2024.

_____
Mayor of the City of Shakopee

Attest:

_____
Lori Hensen, City Clerk

Published in the Shakopee Valley News on the _____ day of _____, 2024.

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LEGAL DESCRIPTION

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, all in Block 74, CITY OF SHAKOPEE, Scott County, Minnesota, together with vacated alley accruing thereto by reason of vacation thereof, as set forth in Resolution R2023-070 adopted July 5, 2023, filed November 15, 2023, as Document No. A1181597.

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