RESOLUTION PC2024-008

A RESOLUTION OF THE CITY OF SHAKOPEE, MINNESOTA, AMENDING PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT #24, DEAN LAKES

WHEREAS, Lena Strauss, Dewberry Engineers, Inc., as agent for Space Exploration Technology, Inc., applicant on property owned by Compass Datacenters MSPI, LLC, has applied to amend the Planned Unit Development Overlay District #24 of Dean Lakes; and

WHEREAS, the property is legally described as:

Lot 2, Block 1, Dean Lakes 9th Addition, Scott County, MN; and

WHEREAS, the Shakopee City Council approved the Dean Lakes PUD Overlay District on December 9, 2003; and

WHEREAS, notices were duly sent and posted, and a public hearing was held before the Planning Commission on July 11, 2024, at which time all persons present were given an opportunity to be heard; and

WHEREAS, the proposed amendment is considered a minor amendment by City Code because the proposal impacts less than ten percent of the Planned Unit Development area; and

WHEREAS, the Planning Commission approves the amendment to Planned Unit Development Overlay District #24; and

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

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

Finding #1: The proposed development complies with the current guiding for the site. The proposed amendment specifically relates to installation of ground-based satellites on an existing lot.

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

Finding #2: The proposed satellite installation is a complementary use to the existing datacenter; will be screened with coniferous trees; and shall not have adverse impacts including but not limited to odor, noise, additional lighting, or traffic.

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

Finding #3: The applicant is proposing a driveway and small parking area off an existing internal access drive and will provide screening consistent with City Code requirements.

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 satellite installation is proposed on a level area of the existing lot which does not require significant modifications to existing terrain or tree removal.

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: The existing structure on the property provides screening for most of the residential properties to the south and east. The applicant will provide screening per City Code requirements.

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 satellite installation does not reduce the required open space or trail connections required in this development.

BE IT FURTHER RESOLVED, that the property listed above in the Dean Lakes 9th Addition plat is hereby approved for an amendment to PUD Overlay District #24 in the Zoning Ordinance subject to the following conditions:

1. Applicant shall obtain all necessary permits including, but not limited to grading, stormwater, building, and electrical.
2. Shall comply with Engineering Memo dated June 25, 2024.
3. Shall comply with all applicable City Code Sections including, but not limited to 151.105-151.125.

Passed in regular session of the Planning Commission of the City of Shakopee, Minnesota held on the 11th day of July, 2024.

_____
Planning Commission Chairperson

Attest:

_____
Michael Kerski
Director of Planning and Development

PREPARED BY:
City of Shakopee
485 Gorman Street
Shakopee, MN 55379