

City of Shakopee
Memorandum

TO: Amanda Schwabe, Planner
FROM: Darin Manning, Project Engineer
SUBJECT: Conditional Use Permit – 1500 Maras Street
PID NO.: 27-912025-0
CASE NO.: USE-000226-2024
DATE: July 31, 2024

The application indicates a request for a conditional use permit to allow for heavy equipment and truck part sales, service and exterior storage.

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

1. The driveway shall be paved with bituminous or concrete between the proposed storage area west of the building to Maras Street. This must be completed by July 1, 2025. See comments on “EJ Equipment Site Plan Visual_V1_V1”.
2. The applicant must submit and obtain approval of a Storm Water Management Plan (SWMP) for the additional impervious surface area proposed. The SWMP must adequately address requirements set forth in the City of Shakopee’s Comprehensive Water Resources Management Plan. The applicant will be responsible to pay the Storm Water Management Plan Review Fee, as required by the most current City of Shakopee Fee Schedule.
3. Prior to any land disturbing activity, the applicant will obtain a grading or building permit. The grading or building permit submittal must include construction plans that satisfy the requirements of City Code section 150.12 and meet the impervious surface area requirements.
4. Approval of the CUP does not constitute approval of the submitted plans.

Recommendation

The Engineering Department recommends approval of the application subject to the conditions above being addressed/completed by the applicant.

Proposed Improvements for CUP

Green: Proposed Green Space

Red: Proposed Fencing

Purple: Proposed Fencing

Black: Proposed Paving

Orange: Proposed Garbage enclosure

Pave this area too. All paving to be completed by July 1, 2025. This will allow for one freeze thaw cycle after utilities are installed this year.

Parking spaces shall be striped per approved plan.

Obtain a grading permit prior to paving. Grading permit shall comply with impervious surface percentage requirements.

