



February 1, 2018

Mark Noble
Senior Planner
City of Shakopee
485 Gorman Street
Shakopee, MN 55379

Re: Canterbury Residential Municipal Approvals

Dear Mr. Noble,

Doran Canterbury I, LLC is seeking Concept Plan approval for up to 666 units of market rate apartments and over 16,900 square feet of associated amenity spaces. Applicant is also seeking Development Plan approval for the first phase of this project, which includes approximately 295 units of housing in Building 1, the amenity building, pool equipment building and entrance gatehouse. In addition, we are seeking Preliminary Plat approval of the entire residential parcel. This Plat will create a lot for each phase of residential, vacation of the previous right of way of Shenandoah Drive and a new dedicated right of way for the realigned Shenandoah Drive.

Concept Plan and Residential Development Plan Approval for Phase I

This development includes two phases of high density residential structures within a gated community. The promenade established at the eastern node of the development will terminate at the leasing offices and first phase clubhouse. This clubhouse will serve as the amenity package for the residential development. The amenity building will be over 16,900 square feet and contain several amenities, including:

- Outdoor pool;
- Locker room facilities;
- Golf/game simulators;
- A business center;
- Clubroom
- Flex work space
- Indoor pool;
- Indoor spa;
- Exercise facility
- Exercise rooms;
- A Kids' Zone;
- Group exercise rooms;
- Game room;
- Grilling stations;
- Bocce ball courts;

- Putting green;
- Outdoor fire pits;
- Dog park

The clubhouse will connect to the residential phases through at grade links. There will be a half-mile walking path around the development within the fenced area.

The proposed residential development will have three points of ingress and egress to help traffic movement within the site. The main access point will be at the realigned Shenandoah Drive with a gate house and controlled bypass lane for residents; this will keep traffic flowing while providing a secure entry. The second access will be off Eagle Creek Parkway and will also be a controlled entry for residents and visitors. The third access will be from Shenandoah Drive at the northeast end of the development and will be a controlled entry for residents and visitors.

The first phase residential building will be approximately 295 units on a 13.33-acre parcel. Building 1 will have a 3-level enclosed parking garage with approximately 325 heated parking spaces in addition to approximately 167 surface parking stalls. This equates to 1.66 stalls per unit, well above the current market demand of 1.3-1.4 stalls per unit. Four stories of wood frame housing will “wrap” the parking garage keeping it hidden from view. This building will also include one private dining room. The height of the residential building is 52’ 0” measured to the midpoint of the roof. Please note the colors in the submitted drawings do not depict the final colors of the project.

These spacious and unique apartment homes will be offered in one-, two- and three-bedroom units. Many of the ground-floor units will have extended patio areas. The materials on the building will consist of a combination of masonry and cement board siding, with metal accents. The interior of the residential units will showcase granite countertops, stainless steel appliances, full size washers and dryers, large closets, and private balconies. As with all Doran developments, this project will provide a safe and secure environment, with high-resolution security cameras providing 24/7 monitoring of the entire site.

The second phase of development will be situated to the South of Building 1 and the amenity building. The buildings have a meandering three story design to provide visual interest throughout the site. The entire development will include extensive landscaping throughout and will accent the walking trail; the perimeter of the site will have an undulating fence for added security.

This project will provide a suburban retreat with an unparalleled quality of life. The superior quality of construction, unique design criteria, and unmatched level of amenities will generate a draw throughout the southwestern suburbs of the Twin Cities.

Preliminary Plat

We are proposing a 7th Addition of the Canterbury Park Plat that will create public right-of-way for the new alignment of Shenandoah Drive, create a Lot for Phase I of Canterbury Residential PUD, and create several Outlots for future development. We are also petitioning the City to vacate the existing right-of-way for Shenandoah Drive along with two Drainage & Utility Easements and two Storm Sewer Easements. The Canterbury Park 7th Addition plat will create new Drainage and Utility Easements as necessary for the existing and proposed public utilities.

The legal descriptions and Property Identification numbers for the parcels included in the PUD and Preliminary plat application are as follows:

DORAN

DEVELOPMENT

All that part of the following described property;

- Lot 1, Block 1, Canterbury Park Fifth Addition (PID 27-2450010)
- Lot 1, Block 1, Canterbury Park Sixth Addition (PID 27-4500010)
- Outlot B, Canterbury Park Sixth Addition (PID 27-500040)
- Outlot C, Canterbury Park Sixth Addition (PID 27-4500050)
- Outlot D, Canterbury Park Sixth Addition (PID 27-4500060)
- Outlot G, Canterbury Park Sixth Addition (PID 27-4500090)
- Outlot H, Canterbury Park Sixth Addition (PID 27-45000100)
- That part of Shenandoah Drive as dedicated on Canterbury Park Sixth Addition

Sincerely,



Cody Dietrich
Senior Development Associate
Doran Development, LLC