

Memorandum

DATE: Thursday, May 10, 2018
TO: Eric Luth
FROM: Johnnie Workman
SUBJECT: PUD Landscape Narrative

BACKGROUND

Sambatek, Inc. is excited to submit its application for a PUD approval located at 1716-1746 Stagecoach Road in Shakopee, MN.

Sambatek is known for being a creative, responsive, and energetic group of design professionals in the engineering, environmental, surveying, and planning fields. Our practice leaders in civil engineering, water resources, and landscape architecture collaborate with city officials, clients, and other specialists to bring inspiring solutions to challenges.

The site selected for development lies within Shakopee's 2030 comprehensive plan zoning delineation for single family residential. Recognizing Shakopee's desire to provide a diversity of housing stock, as well as protect the natural resources already established within the city limits, directs us to explore opportunities where the greatest gains in preservation are paired with increased density potential while retaining an attractive and functioning neighborhood community.

DESIGN SOLUTIONS

The site currently consists of horse ranch and single family residential lots with numerous volunteer trees along fence lines, as well as mature *Quercus alba*, both in stands and specimen trees. We highly value these mature trees across the site and seek to preserve the character of the landscape. We also recognize the added benefit of increased density in terms of tax revenue, community building, and shared resources. To this end, we propose to establish a PUD with a permitted removal of trees equal to 60% of DBH, with a 1:1 replacement of significant trees above the permitted removal and a 1:1.5 replacement ratio of high priority trees as identified in Shakopee's ordinance, section 151.113.

The purpose of section 151.113 TREE PRESERVATION REGULATIONS is stated as follows:

'The city regards natural features such as woodlands and bluffs as part of the community's identity, attracting residents and businesses to the area. City Council recognizes that not protecting these assets would have a quantifiable economic, social, and environmental loss. An objective of the city's comprehensive plan is to preserve, enhance, and maintain natural wooded areas within the city. This section aims to achieve this objective by

encouraging responsible land development through rewarding those who use creative site design and minimize the impact to existing landscape and neighborhood character.'

Following the intent of the tree preservation ordinance, we have identified areas that possess the correct combination of high value tree stands, appropriate grade, and functional development access (roads, utilities, etc.) to be saved and enhanced in this PUD. We propose the development of a 1.8 acre recreational park along Stagecoach Road to serve both this PUD as well as the adjacent single family residential properties to the east and the multifamily units adjacent to the west. Possible amenities could include pickle ball courts, volleyball courts, horseshoes, or other programmed spaces placed between the mature *Quercus alba* as well as other enhanced planting areas.

The surrounding developments lack any significant presence of mature trees and we seek to fully leverage the value of the trees on site to maintain the character of the landscape wherever possible. To that end, we request that the full value of caliper inches of each significant tree able to be saved during development be credited against the replacement costs.

We look forward to working with staff and city officials on implementing this PUD with appropriateness to site conditions and development potential. It is our hope that we can contribute to fill both the development needs of the community and preservation desires of the city.