



August 16, 2018

Mr. Mark Noble, Senior Planner
City of Shakopee
129 Holmes Street South
Shakopee, Minnesota 55379

RE: CONDITIONAL USE PERMIT ~ COMPASS DATACENTER

Mr. Noble:

Please find enclosed the required documents for a conditional use permit to allow for an over-height fence within the front yard setback. This request is being made on behalf of the tenant, Cyxtera at the Compass Data Center located at 4450 Dean Lakes Boulevard.

A conditional use permit for this request was granted by Resolution No. PC17-033 on July 6, 2017 and has since expired due to delays in funding to start construction within one year of the CUP issuance.

We believe this request for a conditional use permit should be granted on the following grounds:

1. To protect the Data Center from external threats the applicant wishes to erect an 8 foot tall fence around the perimeter of the site. To minimize the presence of this fence within the front yard setback from neighboring properties, the design places the fence behind an existing berm along Coneflower Lane which is roughly four feet above the street elevation. Additionally, the placement of the fence is setback between 30 and 50 feet from the right of way. We believe that the proposed placement and selection of high quality fencing materials will not be injurious to the use and enjoyment of other properties nor diminish or impair property values in the immediate vicinity.
2. The residential uses with the mixed use PUD development of Dean Lakes have been fully developed and we believe the establishment of a conditional use permit for an over-height fence within the front yard setback will not impede development of the remaining vacant properties zoned for commercial use within the immediate vicinity.
3. Approval of a conditional use permit for this request does not necessitate any additional or create an undue burden on existing public infrastructure.
4. The existing data center is an approved use and a conditional use permit to erect a perimeter security fence is consistent with current zoning and the comprehensive plan.

Please let me know if you have any questions or require supplemental information.

Best Regards

Clark D. Lohr, LEED A.P.
Loucks Inc. | Sr. Project Manager