

**RESOLUTION NO. 2018-019**  
**A RESOLUTION OF THE CITY OF SHAKOPEE, MINNESOTA,**  
**APPROVING A MINOR AMENDMENT TO THE PLANNED UNIT**  
**DEVELOPMENT FOR SHAKOPEE VALLEY MARKETPLACE**

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**WHEREAS,** Zach Chappell on behalf of Kimley Horn, applicant and Dayton Hudson Corporation, property owner, has made application for a Minor Amendment to the Planned Unit Development for Shakopee Valley Marketplace; and

**WHEREAS,** the property upon which the request is being made is legally described as:

*Lot 2, Block 1 Shakopee Valley Marketplace 2<sup>nd</sup> Addition; and*

**WHEREAS,** on April 4, 2000, the City Council of the City of Shakopee did approve Resolution No. 5340, approving the Planned Unit Development of Shakopee Valley Marketplace; and

**WHEREAS,** all required public notices regarding the public hearing for the application were duly sent and posted and all persons appearing at the hearing have been given an opportunity to be heard thereon; and

**WHEREAS,** the Planning Commission of the City of Shakopee did review this application on November 8, 2018 and adopted the following findings:

**Minor Planned Unit Development Amendment Findings:**

**Criteria No. 1: Whether the proposed development is consistent in all respect with the comprehensive plan and with this section.**

*Finding No. 1: The comprehensive plan guides this area for highway commercial development, the allowance of additional wall signage size does not conflict with the comprehensive plan.*

**Criteria No. 2: Whether the proposed development, including deviations from design standards of the underlying zones, is compatible with surrounding land uses.**

*Finding No. 2: Target's south elevation faces its parking lot and internal circulation roads and signage here will not impact any surrounding users in any negative way. In addition,*

*under the previous sign ordinance, the proposed signage would be permitted. It is only on account of the updated ordinance that this Amendment is required.*

**Criteria No. 3: Whether the proposed development, including deviations from development standards of the underlying zone, provides adequate open space, circulation, parking, recreation, screening, and landscaping.**

*Finding No. 3: No changes are proposed in regard to landscaping, open space, or circulation.*

**Criteria No. 4: Whether the primary function of the PUD is to encourage development which will preserve and enhance the worthwhile, natural terrain characteristics and not force intense development to utilize all portions of a given site in order to arrive at the maximum density allowed. In evaluating each individual proposal, the recognition of this objective will be a basic consideration in granting approval or denial.**

*Finding No. 4: This proposal does not affect the overall density of the development of the site.*

**Criteria No. 5: Whether there exists an overall compatibility of land uses and overall appearance and compatibility of individual buildings to other site elements or to surrounding development. However, the architectural style of buildings shall not solely be a basis for denial or approval of a plan.**

*Finding No. 5: The ultimate development of the PUD will provide for overall compatibility of land uses, buildings, and other site elements to the surrounding development.*

**Criteria No. 6: Whether the proposed PUD plan would afford a greater general public benefit than would be realized under the underlying zoning district and/or general zoning provisions.**

*Finding No. 6: The increased signage is in line with the need for better visibility for a large commercial development and the updated signage in conjunction with the overall remodel for the Target store will update the store to better benefit the general public.*

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ADJUSTMENT AND APPEALS OF THE CITY OF SHAKOPEE, MINNESOTA, AS FOLLOWS:**

That the Minor Amendment to the Planned Unit Development for the Shakopee Valley Marketplace PUD is hereby APPROVED, subject to the following conditions:

1. All previous conditions of the Shakopee Valley Marketplace PUD remain in effect, except for conditions and plans relating to wall signage;
2. Wall signage located on a building's south elevation shall be permitted up to a maximum of 250 square feet per parcel except for parcels with multiple tenants which shall continue to be subject to enacted wall signage size standards;
3. All other wall signage standards shall be required to be met; and
4. Sign permits shall be required for all new signage on the site.

**Adopted by the Shakopee Board of Adjustment and Appeals on the 8<sup>th</sup> day of November, 2018.**

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**BOAA Chairperson**

**ATTEST:**

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**Michael Kerski**  
**Director of Planning & Development**

**PREPARED BY:**  
City of Shakopee  
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Shakopee, MN 55379