

City of Shakopee
Memorandum

TO: Kyle Sobota, Senior Planner

FROM: Micah Heckman, Project Engineer

SUBJECT: Conditional Use Permit (Southbridge Senior Living)

PROJECT NO.: SH094683

DATE: February 26, 2019

The staff review indicates a request to review a Conditional Use Permit (CUP) to accommodate the construction of a non-conforming use (senior living). The property is located north of Crossings Boulevard near Penstemon Lane.

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

1. Submit certified construction plans as required in Section 11 of the City of Shakopee Design Criteria.
2. Submit a detailed geotechnical report outlining any groundwater or bedrock encountered. The geotechnical report should provide infiltration rates at all proposed infiltration areas.
3. Submit an updated Trip Generation study for the property. The updated study must provide a comparison of the previous trip generation assumptions to the proposed trip generation assumptions.
4. Submit an access/circulation plan for the site that shows turning movements can be accommodated by the proposed site plan. The circulation plan must also include pedestrian circulation throughout the site and to the existing trail along Crossings Boulevard.
5. Submit a Parking Operations Plan that details how event parking will be managed to ensure parking will not spill onto adjacent private streets or into adjacent commercial properties or residential neighborhoods.
6. Prior to any land disturbing activity, the applicant will obtain a grading permit and/or a building permit. Along with the permit(s), the applicant must submit a detailed impervious surface drawing.

7. Prior to approval of a grading permit and/or a building permit, the applicant will obtain approval of a storm water management plan (SWMP). The SWMP will adequately address requirements set forth in the City of Shakopee's Comprehensive Water Resources Management Plan (CWRMP).
8. Grade the entire site, as proposed on the approved plans, in one phase within one year from the date of approval of the grading permit application. Grading is defined as bringing the site to the proposed finished grade with materials deemed acceptable by the City of Shakopee engineering division, providing topsoil per city requirements and applying seed, mulch and/or sod per city requirements and providing an as-built record grading plan per Section 2.5 of the City of Shakopee Design Criteria.
9. Prior to work within the City of Shakopee right-of-way, the applicant must obtain a right-of-way permit. Contact Public Works at 952-233-9559 or publicworks@shakopeemn.gov for permit information.
10. Obtain a NPDES construction site permit prior to any land disturbing activity. A copy of the permit coverage card and letter must be provided to the city. A certified SWPPP inspector must conduct the required SWPPP inspections and provide documentation to the city.
11. Enter into a Utility Facilities Easement Agreement with the City of Shakopee. The applicant must record the easement agreement with the county.
12. Submit a Construction Management Plan. A template can be provided by the engineering division.
13. Approval of the CUP request does not constitute approval of the submitted plans.

Recommendation

The public works department recommends approval of the CUP application subject to the items above being attached as conditions of the approval.