

RESOLUTION NO. PC2019-013
A RESOLUTION OF THE CITY OF SHAKOPEE, MINNESOTA, APPROVING AN
AMENDMENT TO THE PLANNED UNIT
DEVELOPMENT FOR VALLEYFAIR

WHEREAS, Valleyfair, applicant, and Cedar Fair Entertainment Company, property owner, have made application for an amendment to the Planned Unit Development for the Valleyfair Campus; and

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

See Attached Legal Description; and

WHEREAS, all required public notices regarding the public hearing for the Planned Unit Development Amendment 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 Commissions of the City of Shakopee did review the amendment to the Planned Unit Development on October 3, 2019 and adopted the following findings:

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

Finding No.1: Valleyfair has been in operation on this site since 1976, and the comprehensive plan guides the property for Entertainment. Use of this property for exterior storage of semi-trailers on a temporary basis will not conflict with the principle use of the property.

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: Valleyfair is directly adjacent to Highway 101, which is designated as an arterial roadway. Use of the site for semi-trailer storage on a temporary basis should not negatively impact surrounding properties and roadways. The established land use of the site as an Entertainment venue will not be changed as part of this request.

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: The proposed amendment does not affect the open space, circulation within the site, parking, recreation, and landscaping. The proposed use would be in operation during a time of year that Valleyfair does not anticipate much traffic; therefore, there should not be any conflicts on site nor with access to and from the site for these semi-trailers.

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. The use will occur on the existing parking lot, so there will be no impact to landscaping or storm water management control features.

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 amendment to the PUD will not alter the overall compatibility of land uses and overall appearance and compatibility of individual buildings to other site elements or to surrounding development. The size and location of the proposed trailer storage use is actually less than that which was approved as part of the Interim Use Permit (150 trailers vs. 450, and a 522 foot by 50 foot area vs. the previously approved 785 foot by 303 foot area).

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 amendment to the PUD will not alter the sites public benefit.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SHAKOPEE, MINNESOTA, AS FOLLOWS:

That the Planned Unit Development for Valleyfair is hereby amended to allow exterior storage of semi-trailers with the following conditions:

1. All previous conditions of the Valleyfair PUD and subsequent amendments remain in effect, except conditions and plans related to the proposed trailer storage use.
2. The use shall be located consistent with the location on the submitted aerial plan, and shall occur for the time frame requested by the applicant (Nov. 1 – thru February 15).
3. The number of trailers shall not exceed 150 trailers.
4. The applicant identifies a storage area of approx. 522 feet by 50 feet. The applicant shall submit to City Planning and Fire a site plan for review/approval to ensure compliance with any Fire Code and Parking requirements.

Adopted in _____ session of the City Council of the City of Shakopee, Minnesota, held on the ____ day of _____, 2019.

**Chair of the Planning
Commission**

ATTEST:

Michael Kerski, Director of Planning & Development