

ORDINANCE NO. O2019-019

AN ORDINANCE OF THE CITY OF SHAKOPEE, MINNESOTA, AMENDING PLANNED UNIT DEVELOPMENT DISTRICT DEVELOPMENT #1, STAGECOACH PUD

WHEREAS, Steve Soltau and Dan Brown representatives of Builders Lot Group, applicants, has applied to amend the Planned Unit Development of Stagecoach; and

WHEREAS, the properties are legally described as:

Lots 1-35, Block 1, Lots 1-14, Block 2, and Lots 1-10, Block 3 all in the plat Stagecoach; and

WHEREAS, the Shakopee City Council approved the Stagecoach PUD on July 17, 2018; and

WHEREAS, notices were duly sent and posted, and a public hearing was held before the Planning Commission on December 5, 2019, at which time all persons present were given an opportunity to be heard; and

WHEREAS, the Planning Commission has recommended to the City Council that Planned Unit Development District #1 be amended; and

WHEREAS, the City Council heard the matter at its meeting on December 17, 2019; and

NOW, THEREFORE BE IT ORDAINED, that the City Council of the City of Shakopee hereby adopts the following findings of facts relative to the above-named request:

Criteria #1: Is the proposed development amendment consistent in all respects with the comprehensive plan?

Finding #1: The proposed development complies with the current guiding for the site. The proposed amendment specifically relates to the setback of decks to stormwater basins.

Criteria #2: Is the proposed development, including deviations from design standards compatible with surrounding land uses?

Finding #2: The proposed development as single-family homes on generally 65' x 120' lots serves as an appropriate transition from the townhomes of Riverside Grove to the surrounding rural residential neighborhood.

Criteria #3: Does the proposed development provide adequate open space, circulation, pedestrian orientation, parking, recreation, screening, and landscaping?

Finding #3: The applicant is proposing to have sidewalks on one side of each street, a future trail along Stagecoach Road, a 2.04 acre park, adequate street connections to existing streets. Boulevard trees are also proposed.

Criteria #4. If the primary function of the PUD is to encourage development which will preserve and enhance worthwhile natural terrain characteristics, it should not force intense development to utilize all portions of a given site in order to arrive at the maximum density allowed.

Finding #4: The proposed development plan is below the typical maximum density of single-family residential developments of 5 units / acre.

Criteria #5: Does the PUD provide an overall compatibility of land uses and overall appearance and compatibility of individual buildings to other site elements or to surrounding development. The architectural style of buildings shall not solely be a basis for denial or approval of a plan.

The applicant has proposed building elevations that are above the minimum standards provided in City Code. Staff has proposed conditions for the appearance and aesthetics of building elevations.

Criteria #6. Whether the proposed PUD plan would offer a greater general public benefit than would be realized under the underlying zoning district and/or general zoning provisions.

The Parks, Trails, and Open Space Plan does not call for a park in this area. The applicant has agreed to provide a neighborhood park that preserves many High Priority trees, as defined by City Code.

BE IT FURTHER ORDAINED, that all of the properties listed above in the Stagecoach plat are hereby approved for an amendment to PUD District #1 in the Zoning Ordinance subject to the following conditions:

1. The setback for structural portions of decks to stormwater basins is 20'. The setback to stormwater basins for a deck cantilever is 18'. Porches, house foundations, and other covered additions are subject to a 30' setback to a stormwater basin, or a 28' setback to a cantilever; as approved by the original Stagecoach PUD.
2. All property taxes due on the designated park parcel in this subdivision must be paid in full by the applicant by December 31, 2019.
3. The applicant must provide a cash contribution for some of the proposed park improvements in the amount of \$18,263.00 plus the additional amount required for a change to a 8' wide bituminous trail. The contribution must be made by December 31, 2019.

Passed in regular session of the City Council of the City of Shakopee, Minnesota held on the _____ day of _____, 2019.

Mayor of the City of Shakopee

Attest:

Lori Hensen, City Clerk

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PREPARED BY:
City of Shakopee
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