

SHAKOPEE GRAVEL, INC. RECLAMATION AND REUSE CONCEPT PLAN NARRATIVE

The Shakopee Gravel operation located at 1650 Mystic Lake Drive S has been in operation for decades. The facility has been a convenient, economical, local source for sand and gravel for construction projects throughout its operation. It has also been a location for the disposal of clean, compactible materials, for the benefit of government and the development community.

For the past several years, the owners of Shakopee Gravel Inc. (SGI) have been working closely with the City, as the mining activities have moved toward completion. Attached to this narrative are the exhibits that have been attached to the last five years of annual conditional use permit reviews. In each case, these exhibits have illustrated the active mine face, the areas where reclamation activities have occurred and have identified the amount of materials exported from and imported into SGI.

The time has come when analysis has shown that the remaining construction grade materials on the property should be retained for the development of the property. For the past few years, SGI has turned its attention toward identifying quality partners, to purchase and develop the land.

We are very pleased to introduce M/I Homes and the Opus Group and for the opportunity to present a concept plan for the development of the entire 130-acre property. Both companies have long and distinguished legacies of development excellence, both regionally and nationally.

COMPARISON PAST END USE PLANS AND CURRENT CONCEPT PLAN

There have been numerous end use plans prepared over the life of this facility. As the completion of mining activities has drawn closer, these end use plans have become more detailed. These more detailed plans have supported the preparation of preliminary engineering plans and grading plans.

One of the constants through the years has been the designation of the 35-40 acres in the NE corner of the site for a business, commercial use and the roughly 90-acre remainder of the property in a mixed residential land use. The Concept Plan that follows is consistent with those basic patterns.

In the sections that follow, both M/I and Opus will briefly introduce their companies and the products they propose to develop on the SGI property. Their narratives are followed by some illustrations of these development products, that will be presented and described in greater detail at the Planning Commission and City Council meetings.

WHY IS THIS CONCEPT PLAN REVIEW NECESSARY?

Shakopee Gravel has been preparing for its reuse for many years. The City of Shakopee has also been vigilant and responsible in its environmental review, permitting and monitoring activities. We are confident that the reclamation activities that have taken place, have utilized, clean, compactible materials and that the subject property can and will be successfully developed.

Having said that, 130 acres is a large property and it will be very expensive to develop. The entire site will need to be mass graded and streets and utilities will need to be constructed. Every house pad will need to be engineered, in order to be certified for compaction. Storm water ponds will need to be constructed and lined.

After many millions of dollars are spent on site preparation, grading, infrastructure and permitting, it will take several years to build out the project. Shakopee Gravel is confident that we have selected the right development partners and they are prepared to make the necessary investments and commitments, but in order to do so we all need to know that we have the support of the City of Shakopee.