

April 28th, 2020

City of Shakopee, MN
485 Gorman St.
Shakopee, MN 55379

Canterbury Park – Southwest Development PUD Amendment Project Narrative

Background

Canterbury Development, LLC and Canterbury DBSV Development, LLC are applying for a preliminary and final plat & PUD amendment for a 13.04 acre site for future development. The Canterbury Park 9th addition Plat includes a lot of 1.676 acres for a pre-school and a number of outlots for the balance of the site that are intended to show future development pad sites as they are currently known. The plat describes a number of utility easements that will underlay a private road.

The PUD “site plan” amendment describes our current site plan, uses, landscaping, curb cuts and internal roads within the development. It is anticipated that this development will occur in phases. Uses within the site include a preschool, a multifamily building, a hotel, an office and retail. Building corners and lot lines are described on the plan. Each development entity and use described on this plan will apply with City of Shakopee with a subsequent PUD amendment. The purpose of this PUD site plan amendment is to illustrate a workable site plan to the City to begin site work. The project site is proposed to be mass graded with trunk utilities and roadway installed to support future development of each lot. A phasing plan has been provided for each lot depicting the intended timeline of development for the overall site.

Buildings

The specific building designs, materials, and elevations will be forthcoming for each lot as the overall project is developed. Each subsequent PUD amendment for each building will provide necessary information for City Staff to ensure the building design and materials meets City Code requirements.

Signage

A signage package for each development will be forthcoming for separate approval with the subsequent PUD amendments. The buildings will have wall mounted signage in addition to potential monument signs as allowed for each use. Signage will adhere to City Code.

Site

The site is approximately 13.04 acres in total and is currently un-developed vacant land. The site is zoned as Major Recreation Zone within the Canterbury land holdings. The proposed development provides a variety of uses that complement the overall redevelopment of Canterbury Park and provide facilities for both residents of and visitors to the City of Shakopee

to work, live, and play. The table below shows how each parcel meets or exceeds planning and zoning requirements of the City for each intended use.

Lot Area Summary Table

Lot	Building		Lot Area (Ac)		Lot Width	
	Height	Size	Required	Proposed	Required	Proposed
Lot 1 (Daycare)	1-Story	10,000 SF	N/A*	1.67	300'	300'
Outlot A (Senior Living)	4-Story (136-Units)	45,145 SF (180,580 SF Total)	N/A*	3.51	300'	601'
Outlot B (Hotel)	4-Story (98-Rooms)	10,500 SF (42,000 SF Total)	N/A*	1.78	300'	309'
Outlot C (Office)	2-Story	14,000 SF (26,000 SF Total)	N/A*	1.44	300'	300'
Outlot D (Restaurant)	1-Story	11,000 SF	N/A*	1.54	300'	307'
Outlot E (Restaurants)	1-Story	7,000 SF & 11,000 SF	N/A*	3.08	300'	565'

*While no lot area minimum is specified for the Major Recreation zone, zones such as the Business Park Zone and the Community Commercial zone specify a 1-acre lot size minimum. As shown in the table above, the proposed lots in this subdivision fit the overall guidance for uses similar to those proposed by having lots greater than 1-acre in size.

Setback Summary Table

Lot	Front Yard Setback		Side Yard Setback		Rear Yard Setback		Parking Setback Required: 15' to ROW 5' to Internal Lot Line	
	Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed
Lot 1 (Daycare)	0'	94'	25'	39'	30'	90'	15'	22'
Outlot A (Senior Living)	0'	16'	20'	30'	30'	68'	15'	25'
Outlot B (Hotel)	0'	13'	25'	37'	30'	47'	5'	0'
Outlot C (Office)	0'	7'	25'	100'	30'	92'	5'	0'
Outlot D (Restaurant)	0'	8'	25'	22'	30'	120'	5'	0'
Outlot E (Restaurants)	0'	129'	25'	30'	30'	129'	5'	0'

Greenspace Area Summary Table

Lot	Impervious Area		Pervious Area	
	Maximum	Proposed	Minimum	Proposed
Lot 1 (Daycare)	80%	74%	20%	26%
Outlot A (Senior Living)	80%	71%	20%	29%
Outlot B (Hotel)	80%	71%	20%	29%
Outlot C (Office)	80%	80%	20%	20%
Outlot D (Restaurant)	80%	71%	20%	29%
Outlot E (Restaurants)	80%	69%	20%	31%

Access and Parking

Site access to the overall development is provided via entrances off of the newly rebuilt Shenandoah Drive and Shenian Street. The internal driveway is proposed to be a private driveway with future lot lines to be platted to the center of the road. The number of parking stalls based on each use is provided for review in the summary table below. Accessible stalls will be provided for each lot in accordance with current Minnesota accessible parking requirements.

The project incorporates a 12' wide boulevard consisting of a 5' wide sidewalk and 7' wide greenspace. Due to the required boulevard width, spacing between the boulevard sidewalk and adjacent parking is restricted in certain areas.

It is anticipated that the lots with shared common lot lines within parking areas will have dedicated blanket shared parking easements for each lot. The shared parking is specifically intended for the retail, office, and hotel components of the development. The daycare, office, and hotel uses have sufficient parking proposed to sustain their use per city ordinance. The proposed uses within the development will have offset peak usage hours to mitigate peak parking demand overall.

Parking Summary Table

Lot	Parking Stalls		
	Code Requirement	Proposed	Discussion
Lot 1 (Daycare)	1 stall per 5 children	47	The capacity of daycare may not exceed 235 children.

Outlot A (Senior Living)	1 stall per room	192 Total (135 Underground)	132 units proposed; meeting code
Outlot B (Hotel)	1 stall per room plus 1 stall per 2 employees	95	95 stalls plus 1 stall per employee is required. A shared parking agreement will be required.
Outlot C (Office)	1 stall per 250 SF	72	112 stalls are required. A shared parking agreement will be required.
Outlot D (Restaurant)	Assuming Class I restaurant: 1 stall per 3 seats	85	The capacity of the restaurant may not exceed 189 seats.
Outlot E (Restaurants)	Assumption: One Class I restaurant: 1 stall per 3 seats AND One Class II restaurant: 1 stall per 3 seats plus 1 stall per 50 SF common space	179	The capacity of the two restaurants must combine to meet the parking requirement laid out in the code, for which 179 stalls shall be sufficient.

Landscaping

The landscaping plan provided shows how the proposed development will adhere to the City of Shakopee's landscaping ordinance. As each subsequent parcel is developed, a site-specific landscape plan will be provided for review. It is anticipated that the proposed species will be modified as necessary for each development to suit each specific users preferences. An effort will be made to ensure plantings are consistent with the overall feel of the remainder of the development. All plantings will be per the City's approved species list. A breakdown of the landscaping per each lot is below. For the lots that do not meet the required number of overstory plantings, a fee in lieu of will be provided for the City's tree fund.

There is a conflict with the required boulevard trees and the City requirement that these trees be placed outside of sanitary easements. Due to the width of the sanitary easement required, all required boulevard trees are shown within the easement.

Lot 1: The City requires 20 trees to account for the building square footage and 4 trees to account for the impervious area on site for a total of 24 trees. The development is providing 33 trees, meeting City Code.

Outlot A: The City requires 91 trees to account for the building square footage and 7 trees to account for the impervious area on site for a total of 98 trees. The proposed planting for this lot provides 92 trees. Due to site constraints, it is infeasible to plant the additional trees required in order to maintain visibility, maintenance standards, and long-term viability of the proposed plantings. As the parcel is developed, a site-specific landscape plan will be provided for review.

Outlot B: The City requires 21 trees to account for the building square footage and 7 trees to account for the impervious area on site for a total of 28 trees. The development is providing 29 trees, meeting City Code. As the parcel is developed, a site-specific landscape plan will be provided for review.

Outlot C: The City requires 41 trees to account for the building square footage and 8 trees to account for the impervious area on site for a total of 49 trees. The proposed planting for this lot is 33 trees. Due to site constraints and the parcel shape adjacent to the Shenandoah / Vierling roundabout, there is insufficient space for the required plantings in a manner that maintains visibility, maintenance standards and long-term viability of the proposed plantings. As the parcel is developed, a site-specific landscape plan will be provided for review.

Outlot D: The City requires 21 trees to account for the building square footage and 9 trees to account for the impervious area on site for a total of 30 trees for this lot. The development is proposing 27 trees. Due to site constraints, it is infeasible to plant the additional trees required in order to maintain visibility, maintenance standards, and long-term viability of the proposed plantings. As the parcel is developed, a site-specific landscape plan will be provided for review.

Outlot E: The City requires 32 trees to account for the building square footage and 18 trees to account for the impervious area on site for a total of 50 trees. The development has space for 73 trees, exceeding City Code. As the parcel is developed, a site-specific landscape plan will be provided for review.

Grading and Drainage

The project site is proposed to be mass graded for future development as part of the initial sitework. Each outlot will be developed with a project specific grading plan at a later date. The proposed site grades will generally be between 1.5% and 3.5% within roadways and parking areas. The parking lot and drive aisles will be bounded with curb and gutter to collect stormwater runoff and direct it to the onsite storm sewer. Landscape grades vary but will not exceed 3:1.

Stormwater

Stormwater management for the Southwest Development will be provided by a stormwater pond adjacent to the practice track and chute. There is an existing stormwater pond here that will be altered such that site discharge rate, high water levels and water quality treatment objectives are in conformance with City standards and with the sitewide regional stormwater management plan provided to the City. Under existing conditions, the stormwater pond in question will overflow to Shenandoah Drive during large events. As the proposed Southwest Development will increase the volume discharged to the pond, a berm will be graded between Shenandoah Drive and the pond to prevent overtopping to the City road. This pond is part of the larger, "infield" pond network that ultimately drains through a series of ponds and private storm sewer that ultimately discharges to the Upper Valley Drainage Way.

Utilities

The proposed development will be served by trunk sanitary sewer, storm sewer, and watermain utilities for the entire 13-acre site. The proposed public sanitary main will be an 8" PVC run at 0.4% per City standards within the roadway and will be placed under public easement. The sanitary main will connect to the existing stub along Shenandoah that was constructed to serve the development. Sanitary service stubs will be provided for each lot for future building connection. Services will be private and dedicated to each use.

The proposed public watermain will be an 8" DIP main and connect to existing stubs at hydrant locations along Shenandoah Drive and Vierling Drive East and placed under public easement. The watermain will be constructed in accordance with Shakopee Public Utilities requirements and standards. Hydrants will be provided as necessary for adequate fire suppression coverage for the development. Water service stubs will be provided for each lot for future building connection. Services will be private and dedicated to each use.

The proposed trunk storm sewer will collect stormwater runoff from each parcel and convey drainage across Shenandoah Drive to the stormwater pond previously discussed. The storm sewer has been sized according to City standards for the maximum impervious area proposed. Storm sewer stubs have been provided to each lot for future connection to collect parking lot and building drainage.

Site lighting will be provided via building mounted wall fixtures and pole mounted fixtures within the development. Photometric plans for each parcel will be provided for review at time of application and will be designed according to city requirements. Roadway lighting shown on plans is concept level for reference only. Photometric design for roadway lighting will be forthcoming and will be provided as necessary to enhance the overall development and fill any lighting gaps between parcels.

Canterbury Park Southwest Development Schedule

Spring, 2020 – City PUD Approval

Summer, 2020 – Mass Grading, Utility, and Roadway Start

Summer/Fall 2020 – Outlot C Start

2021 – Lot 1, Outlot A, and Outlot B Start

2022 – Outlot D and Outlot E Start