

**Emails / Website Comments received by planning staff
from persons opposed to the development.**

From: Mel Made It Jewelry
Sent: Friday, May 22, 2020 2:13 PM
To: Kyle Sobota <KSobota@ShakopeeMN.gov>
Cc: Michael Kerski <MKerski@shakopeemn.gov>
Subject: Re: KC Hall property

Just thought you both should know that 3 houses within the block went on the market since we found out about the Beacon property. One of those is my neighbor to the West, the house that's in the middle of the 3 houses that back up to the property. They are asking \$310K for a house that SHOULD sell for at least \$335K. BUt they just want out before the City Council votes. 2 more families on our street had real estate agents over on this week and I have no doubt one of them will also be selling. Your decisions to go ahead with this development without the neighborhood having an opportunity to meet with the developer has put panic and fear into all of these families. Several are not looking to stay in Shakopee even, because they feel the City doesn't support it's current residents and don't have our best interest in mind with the new Comprehensive Plan.

We also have many seniors (from the senior townhomes) that are upset that they didn't get a chance to be heard at a continued meeting of the Planning Commission. I believe it was wrong to just assume that those people would just have the same things to say as the residents that did speak. I honestly wonder if it was even legal to take away their opportunity to be heard since most don't use technology so they couldn't enter a public comment and they didn't feel safe coming to the meeting.

I also wanted to let you know that the 3 residents that back up to the proposed Beacon property expressed a few weeks ago at the Planning Commission meeting that they'd like to meet with Chris from the Beacon to learn more about the property. That was 2 weeks ago and although he has contact information for us, he has not reached out as he said he would. Having stay at home orders is not a good excuse either. I know for a fact that the builder for another proposed development has met twice with the residents of an adjacent neighborhood during this same time period. So it's possible, if they really want it to happen.

I know things are out of your hands now, but I thought it was important for you to know as City officials, how this is affecting your residents; the people you're supposed to be representing. So maybe another time when similar things happen, you might make different decisions.

Melanie Gezel-Rangel
1847 Greenway Ave.

From: Kyle Sobota <KSobota@ShakopeeMN.gov>
Sent: Friday, May 22, 2020 2:37 PM
To: Mel Made It Jewelry
Cc: Michael Kerski <MKerski@shakopeemn.gov>
Subject: RE: KC Hall property

Hi Melanie—

I have forwarded your message to Chris Dettling to make him aware of your concerns and also your interest in speaking with him. I hope he reaches out to you and others in the neighborhood.



Kyle Sobota

Senior Planner, City of Shakopee

485 Gorman Street, Shakopee MN 55379

952-233-9349 | www.ShakopeeMN.gov

Thank you for the reply.

I also sent Chris an email regarding this since we haven't heard from him about a meeting.

This entire process has upset my family as well as other families in the neighborhood. It's really sad that things weren't done differently to take into account the feelings and concerns of the current residents. I realize they have a right to develop the land, but there's a right way and a wrong way to go about things if you want the neighboring residents to embrace and welcome the families that'll call Prairie Pointe their home. As it seems right now, I've only found 1 person in Prairie Bend that is "for" this development. I believe the main reason is because it was "forced down our throats" rather than working with the neighborhood so people understood more about it and felt they had an opportunity for input. The City and the developer are the ones that held the responsibility to make that happen and honestly had an opportunity to make it happen. Sadly, many feel both parties have failed at this. We ask that you at least take this into consideration next time you have the opportunity to do things the "right" or "wrong" way for the current residents.

Have a good weekend!

Melanie

Thank you so much for taking the time to send a about information to me. I know your day must be very busy but it helps clarify some things for me.

I also appreciate that you will be providing masks for anyone that does not have one. I will share that with as many people as I can in the short period of time that we have before the meeting. I look forward in forward to meeting you tonight.

Melanie Gezel-Rangel

From: Kyle Sobota <KSobota@ShakopeeMN.gov>

Sent: Monday, May 4, 2020 10:29 AM

To: Mel Made It Jewelry

Subject: RE: KC Hall property

Hi Melanie—

Here is a link to the PUD Ordinance.

https://shakopee.municipalcodeonline.com/book?type=ordinances#name=151.048_Planned_Unit_Development_District . There is not a specific structure setback for PUDs, but it must be considered to be similar to a comparable zoning district. In Beacon's case the B-1 regulations require a 30' setback from the lot line along Sarazin St, 30' from the eastern lot line, and 20' from the north and south lot lines. People attending the meeting tonight will be required to wear masks (we will be providing a mask if someone doesn't have one). People in attendance will be in the lobby practicing social distancing protocols. People speaking as part of the public hearing may enter the council chambers one at a time. There is a monitor in the lobby with sound for following the meeting / presentations. People will be called to speak for the specific item they are attending for. I will be at City Hall, the commissioners will not be at the meeting in person, they will be on Zoom.

Here is a link to the table of uses of what is permitted in commercial zones. You will need to scroll down the page to see the table. https://shakopee.municipalcodeonline.com/book?type=ordinances#name=151.007_General_Regulations . Multi-family dwellings are a permitted use in the B-1, Highway Business zone (as are bars / restaurants, retail stores, offices, etc.) Provided a permitted use meets the design requirements in City Code for setbacks from lot lines, amount of parking, building height, landscaping, building materials, etc. someone is able to apply for a building permit and there is not a public process or public hearing. In the table in City Code, Permitted uses are noted as a "P" in the table. Other types of uses are conditional uses, which require a conditional use permit with a public hearing / notification requirement. Some of the uses that are conditional uses in the B-1 Zone are gas stations, vehicle repair operations / body shops, childcare centers, pet daycares, daycare centers, which are noted as a "C" in the table. The other use listed in the table is "P*", which is a permitted use with special qualifications. For instance, a drive-thru window is a use that is permitted with qualifications. We require that there is enough space for 6 vehicles in line, and adequate circulation on the site in order for a drive-thru to be allowed. Last, accessory uses are noted as an "A", which is a use that is allowed attached to a primary use, a fence or a detached garage is an accessory use to your house.

Beacon is going through the Planned Unit Development process as a mechanism that allows for public comment, and they had hoped to have more dialogue with neighborhood. As part of the PUD review, they need to meet the PUD criteria and exceed design requirements (in their case it is by exceeding minimum exterior building materials requirements and the Energy Code). A PUD allows for Beacon to have a design concession, in their case it is on the required amount of parking between the proposed church and apartment building. Between the two uses of the site they are currently short 10 parking spaces. If the number of the seats in the church went down, or the number of apartment units went down slightly, or a combination of both, Prairie Pointe could

become a permitted use, they would just need to meet all the other design requirements of City Code. If the request is approved, the PUD process allows for Beacon to have a design concession on the required amount of parking, but requires them to comply with all the conditions of the PUD. For a PUD, the City Council may choose to add additional conditions like, requiring additional landscaping or changes in building materials / design. In the case this PUD is denied, their design could be altered to meet all City Code requirements and then it could begin construction.

If you have any questions, please feel free to contact me.



Kyle Sobota

Senior Planner, City of Shakopee

485 Gorman Street, Shakopee MN 55379

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Good morning!

I know you must be very busy today but I'd like to know if you can get me a link at your earliest convenience? I have been unsuccessful in finding the requirements for a PUD online that would speak to the density requirements vs what is proposed of Prairie Pointe, what the screening requirements are and specifically how far from a property line that they can build. Can you please help direct me to where I'd find that online?

Will you be in attendance tonight? And lastly, can one of us from the Prairie Bend neighborhood stay in the room and take notes? (socially distancing of course).

Thanks for all you're doing for the city.

Melanie

From: Kyle Sobota <KSobota@ShakopeeMN.gov>

Sent: Monday, May 4, 2020 10:29 AM

To: Mel Made It Jewelry

Subject: RE: KC Hall property

Hi Melanie---

Yes, the meeting will be open for public comment at City Hall on Thursday night. We will be requesting that people leave the meeting once their items are complete. We will be requesting that people practice social distancing in the lobby and while seated in the chambers. We have a monitor in the lobby, so people will be able to tell what item is up on the agenda, so they may enter the chambers to view the presentation / discussion and provide comments.



Kyle Sobota

Senior Planner, City of Shakopee

485 Gorman Street, Shakopee MN 55379

952-233-9349 | www.ShakopeeMN.gov

From: Mel Made It Jewelry

Sent: Monday, May 4, 2020 9:58 AM

To: Kyle Sobota <KSobota@ShakopeeMN.gov>

Subject: Re: KC Hall property

Thank you for the information. My main concern is how high the building is, the impact it'll have on the neighborhood and community and the fact that the property isn't zoned for high density housing. I have a few questions. In your email Friday you said we'd be able to make comments in person at the Planning Commission meeting on Thursday, can you confirm that?

What steps will be taken for the community to be able to be fully involved in the meeting while still practicing social distancing?

Thank you for all your doing for the project. My hope is that we can work together to make both sides happy.

Melanie

From: Kyle Sobota <KSobota@ShakopeeMN.gov>

Sent: Friday, May 1, 2020 3:29 PM

To: Mel Made It Jewelry

Subject: RE: KC Hall property

Hi Melanie—

The full staff report will be published on the website later this afternoon at:

<https://www.shakopeemn.gov/government/mayor-city-council/agendas-minutes> . Informational materials / plans on the project are currently available at:

<https://www.shakopeemn.gov/home/showdocument?id=4748> . Public comments may be entered at

<https://www.shakopeemn.gov/Home/Components/FormBuilder/FormBuilder/15ba334ce7794214a96b480aae2f262c/644> .

The public hearing notice for this application was actually sent at the same time as we send other public hearing notices for developments. I have received telephone calls from older residents to the west of this site so far. One gentleman was actually calling from his residence in Arizona and plans to speak with City Council members. We still plan to accept public comments in person at the meeting on May 7th during the public hearing.

Beacon had planned to have informal meetings with the neighborhood members, but the timeline they had planned on was unfortunately after the beginning of the Stay at Home Order / social distancing guidelines being established. The staff of Beacon have asked that they be given their contact information for questions on this development. They would be able to share information with you about their other developments. Their contact information is:

Chris Dettling
Director of Housing Development
612-432-5820
CDettling@beaconinterfaith.org

Matt Soucek
Senior Project Manager
651-789-6260, ext 239
MSoucek@beaconinterfaith.org

If you have other questions, please feel free to contact me.



Kyle Sobota
Senior Planner, City of Shakopee
485 Gorman Street, Shakopee MN 55379
952-233-9349 | www.ShakopeeMN.gov

From: Mel Made It Jewelry
Sent: Friday, May 1, 2020 3:04 PM
To: Kyle Sobota <KSobota@ShakopeeMN.gov>
Subject: KC Hall property

I haven't had time to gather my thoughts to write an email or call the Council members yet and thought before I do anyway, I should be asking you for more information. I'm very deeply disappointed that this letter sent to me approximately 25 days before the meeting is the first time my neighborhood is being given a chance to have input into this property and the plans for it. I feel like when I State was requesting a Conditional Use permit for the property further down 4th Ave, that the neighborhood was involved at a much earlier stage. I'd love to have more time to research other complexes that are similar that they've built to see how they'd fit into our neighborhood. I've also talked to several people that live near the property over the past several days and many feel being able to be at the meeting would be better than to send in an email or post a public response on the City website. Also, many of the residents most impacted by this development, the seniors in the townhomes across the street, don't have access to the internet to post a response or send emails. The ones I spoke with would feel more comfortable coming to a meeting in person. So for these 2 reasons I'd like to request that the topic of their Conditional Use permits be moved to a time when neighbors can come to the meeting in person.

In the meantime can you send me the application, preliminary plans and staff report for the land ? If possible, if you could get it to me at your earliest convenience so I could maybe have the weekend to share it with my neighbors. I would greatly appreciate it but understand if you're not able to considering I'm sending this email so late in the day.

Thanks so much for your time.

Melanie Gezel-Rangel

Hello, My name is Yvonne Farish and I am a resident on Greenway Avenue, very close proximity to where this proposal is being made. While I am a person of faith I have questions and reservations about what is being proposed in our backyard. I am a special education teacher and unfortunately with recent pandemic changes to education I haven't been able to research and look into your proposal as much as I would like. I'm concerned with the increased traffic to this squeezed in area. There is already an apartment complex on Sarazin street that creates multiple cars and trucks consistently parked along the street. Our small residential area is squeezed in between these. In looking at the plans briefly it appears the apartments are being fit "up close and personal" alongside Greenway housing's backyards. This seems like a lot to be fitting two different parcels on this area. I am also concerned with the effect this may have on the value of my house. While I am open to finding affordable and welcoming housing for those in need I question what other options and locations have been explored that may be a win-win for all parties involved.

Yvonne Farish
1984 Greenway Ave

Dear Ladies and Gentlemen:

I currently reside in Canterbury Pointe Condominiums on Sarazin Street in Shakopee, directly across the street from the prior KC Hall. I purchased my home here in March 2018, due in large part to it being a very peaceful neighborhood and nice surrounding neighborhood (Prairie Bend). I, along with my neighbors, were very distressed to learn of this proposed apartment complex which will interfere with the peace and quiet of our neighborhoods, and likely dropping our property values as well. There have to be other better options in Shakopee for this complex rather than putting it in the middle of a quiet and peaceful residential community. Therefore, I beg you, PLEASE, PLEASE, PLEASE do not let them build this complex at the proposed site of 4th Avenue and Sarazin Street!

Thank you very much for considering my concerns. I will not be attending the meeting tonight due to social distancing.

Patty Voss

Good Afternoon,

I am sending this email to you all to express my concern over the proposed Beacon Housing Prairie Pointe project. I have been a resident of the Prairie Bend neighborhood since its origin in 1996. As an original resident here I have witnessed all of the changes that the city of Shakopee has made directly around my neighborhood. I recognize the growth of our community and the need to bring industry in to support the city. Until now, I have accepted these changes, although undesirable, without complaint. This is primarily because none of the rezoning and construction projects actually entered the neighborhood. This project is different.

This project enters the neighborhood, a neighborhood that is already saturated with too many multi unit residences and not enough green space and resources to support them. To the west, we have the new Canterbury Commons apartments. To the southwest off of Alysheba Rd, we have the Addison Apartments with 290 units along Jeffery Allen Dr. Also off of Alysheba Rd, there are many units of townhomes along Swaps Dr., Ferdinand Dr., Gannon Dr., Flamingo Dr., Affirmed Dr., and Cascade Dr. with no single family units mixed in. To the south along Eastway Ave, Parkway Ave, and Sarazin we have several units of Eagle Creek Townhomes. On the other side of Sarazin, we have Eagle Creek Apartments. One street further east, Roundhouse St, runs between Eagle Creek Blvd and 4th Ave. This road is entirely housed with townhomes and apartments with no single family homes mixed in. To complete our circle, on the north side of Prairie Bend, we have some townhomes on the other side of 4th Ave. This brings us to the intersection of 4th Ave and Sarazin, the proposed site for the Beacon Housing project, where you want to build a church and a 3 story transitional housing unit on a parcel of land that isn't large enough to support the buildings, parking and green space. This 3 story building will also butt right up to the back yards of 3 families. Would you want this apartment building just feet from the end of YOUR yard? Not only would it impact your quality of life from noise, eyesore and landscape, but it would also impact you economically. How would you feel about the impact that would have on your homes worth?

If this project goes through, it will not only depreciate our homes value. My primary concerns are for increased traffic, increased noise and the potential for an increase in crime. An increase in these makes for a less safe environment for the families who live here. These are not the conditions we signed on for when we purchased our homes here.

If you want to truly respect the residents of Prairie Bend neighborhood, I challenge you to do the math. What is the ratio of multi unit homes to single family? What are the ratios of the other neighborhoods in Shakopee? How many children live in this neighborhood? What is the ratio of access to playgrounds/green space for these kids versus kids in other neighborhoods? How many conditional use permits, variances, and rezonings has the city of Shakopee approved surrounding this neighborhood? How does that number compare with other neighborhoods in Shakopee? Is this equitable, honorable? And finally, how are the residents of Shakopee to trust you when purchasing a home? I researched the zoning prior to purchasing this home and it was my

expectation for the city to honor the information available to me at the time. That has not been the case to this point. I am asking you to honor it now and NOT approve this project.

Sincerely,
Stefanie Pavlicek

The property in the name of Shakopee Council 1685, current address, 1760 4th Ave E, Shakopee MN, parcel #27-905-018-0 has a property value of \$1,200,000 for tax year 2020. The proposed market value for 2021 is \$1,230,000. The taxes for 2020 are \$39,718. Why would you remove this property from the tax rolls when there are other properties more suited for this type of housing. How much will BEACON be paying in taxes? How much will the church be paying in taxes? What benefit is this to the City of Shakopee and to Scott County?

Gene Steinhaus
2374 Pinewood Dr

I am not in favor of changing zoning for parcel. I also am not in favor of removing this parcel from tax rolls. this proposal will increase use of school, city , and police services with little tax support it will also affect my property value.

robert foster
2284 pinewood drv

We think that rezoning the area by 4th and Sarazin should NOT happen.
We live across the street in the 55+ community. We moved here for the quiet, and safe area. We are afraid that putting a 50 unit building here for homeless and low income will change all that. Our property value will go down.
There will be much more noise. traffic, kids running through yards. Possibly crime.
What happens if the church decides to sell the church or tear it down and put up ANOTHER low income building! Rezoning allows this to happen!! double trouble!! how can we be assured this wont happen? we cant!! the space is very small. not much parking. No street parking..
If you need to put up more living spaces for low income please look elsewhere!
Why not put up 55+ plus areas? As the world is aging we need more places for us to live.
Its very hard to find places like we have, they sell almost before they are for sale.
Please reconsider and dont put this through without the community behind you.
People that live around here should be given the opportunity to express their feelings about this. No information was given to area residents until a sign went up a week or so ago with no information what was happening.
Please do not REZONE for this 50 low income housing!

Thank you
Deb Pudell

Good Morning Michael,

I write to you this morning as I have also wrote to our mayor and city council members to express my concern with the propose development on Fourth and Sarazin. The city of Shakopee already has many subsidize housing options for families and has done its part. I live on Greenway Ave. and have three kids and my boys bike/walk by the KC hall all the time. I would not have peace of mind knowing that potentially there could be families living there that are not in the best position. Why aren't cities like Chaska approving these types of developments? I moved here from Minneapolis in 7th grade and my mom hope moved us to this City where we can experience growth and away from gangs, drugs, poverty mindset to strive and live a better life. Our government needs a better system to help these families not continue to enable them to get comfortable. I ask that you please evaluate this situation and remember that there's families that will be affected that actually work hard each day to pay for \$300K plus homes, pay \$4,000 plus in taxes and contribute to the economy.

I know this may sound harsh and I am not trying to be but it is frustrating that something like this could happen. Everyone deserves a chance to get back on their feet, but we know that hasn't been the case in many of these subsidize homes.

Thank you,
Mariely

I live in Canterbury Point, a senior community , Due to the Virus issues my neighbors and I would like to attend this meeting but are scared of the spread.

So we would like to ask if this meeting could be rescheduled at a later date. We as a neighborhood are against this project.

Thank you.
Mark

I'm writing to express my concern over the potential sale of the KC Hall property located at 1760 4th Ave E. I have been following the updates in the media, scarce as they are, and appreciate a moment of your time to reflect on a few things. First off, I support public housing initiatives and public assistance programs. I have been a police officer for 12 years, and I am well aware of the positives and negatives of similar housing sites. I know that the positive does outweigh the negative, and I know that what we typically see is only the negative. Nobody will notice the individual or family doing their best to stay on their feet, but the outliers and the problems will

be evident. I'm not focusing this email on the potential negative impacts this facility will have on the immediate area, I'll save that for others who likely have voiced those concerns. Below are a few other thoughts I would like to express.

Zoning: I understand this location is currently zoned as commercial. To the north of this property is also zoned as commercial, stretching to the east to Canterbury road and beyond. Placement of this facility in the commercial zone makes no sense. It does not fit with the surrounding properties, which in turn do not fit with an adjacent multi-family housing complex. Businesses on 4th Ave E do not support local individual needs, such as food, shopping, gas, or other convenience locations. I anticipate that a percentage of the residents of the proposed project may rely on public transportation or other non vehicle transportation. This immediate area does not support foot/bike traffic relating to essential living. The area is mostly residential or commercial (non-customer forward business).

Multi-Housing and population density: The immediate area surrounding 1760 4th Ave E already supports many families, specifically-east of Marschall Road, South of 4th Ave E, and North of Eagle Creek. This area holds some of the largest (if not the largest) apartment buildings in town. Additionally, townhouse developments spread across and between all commercial and residential neighborhoods. The immediate area will be seeing a huge population boom with the addition of Canterbury Commons (thats for a different email). I'm concerned over the addition of another multi-family residential building being pushed into an already bursting neighborhood. It takes a few minutes on google earth to see this.

Current Facilities and amenities: This area is also mostly commercial and residential. Currently, shopping and service businesses are non existent in the area. The right commercial space catering to the needs of the many residents in the area could be very successful in supporting the community aligning with Shakopee's vision.

Shakopee vision and Memorial Park: I am following the proposed improvements and direction of Memorial park with a ton of excitement. The new pathway connecting the residential neighborhoods to Memorial Park (tunnel under 101) is fantastic. This safe pathway links the park to the entire residential area to the south. I know about it because I enjoy running and biking, but based on the foot traffic I've observed I suspect many others in the area are unfamiliar with how easy it is to get to the park. I assume it is because of the commercial business gauntlet that subjectively blocks the way. Adding a homeless facility will aid in the mental roadblock, connecting the many families to the park. I feel that continued proper redevelopment and landscaping can finish the connection.

Case studies and research: I ask you all this. Have you done thorough research into facilities supported by Beacon that have been in operation for 1 year, 3 years, and 5 years? If not, I ask that this be a part of the decision making process. Have you discussed any community impacts with the leaders in cities with similar facilities? Please do so if you have not.

Timing of the meeting and lack of transparency: I have seen nothing and heard nothing of this project over the past few months. Media has obviously been dominated with covid related news, but this proposed project has been very under the radar since December 2019. That concerns me. Also, due to covid-19 restrictions community members are unable to attend a meeting to voice these concerns. Business needs to continue with the City, however this topic being discussed and possibly approved without the openness of a public council meeting is bad practice and against local government standards.

In summary, I understand this need for affordable housing has been identified. I fully believe that 1760 4th Ave E is not the right place. Beacon has done a good job at identifying and targeting the area due to a motivated seller, and low cost. Win for them, but in the big picture this is the wrong idea for the property. The surrounding amenities will not compliment and sustain such a facility and its needs. The population density is growing in the immediate area, and proper balance is critical to create a safe and enjoyable community.

Thank you for your consideration.

Mike TenEyck
2067 Greenway Ave
Shakopee, MN 55379

We are homeowners in the Prairie Bend neighborhood and are writing to express our concern with the rezoning of the land at Fourth Avenue and Sarazin Street. We are concerned about the size of the proposed apartment building and the detrimental effect it may have on our neighborhood's safety and property value. The Prairie Bend neighborhood is already surrounded by several multi-family housing units (Eagle Creek Townhomes, Prairie Bend Townhomes, Canterbury Apartments, 55+ townhomes, to name a few). With this high density housing and recent business developments such as MyPillow and Amazon, there is already a lot of traffic for a residential area. The intersection of Fourth Avenue and Sarazin Street is dangerous. We are concerned that an influx of traffic from a 50 unit apartment complex will only make it worse. An apartment complex (low income or not) is a threat to our neighborhood's privacy, peace and property value. Over the past three and a half years that we have lived in our home, the green space around our neighborhood has been purged by new developments. We hope this is one that will be stopped. Please take our neighborhood's best interest into consideration and vote "no" to the rezoning. Sincerely, Hayden and Jami Tanner

Jami Tanner
1726 Parkway Ave

Dear Mr. Sobota,

We are homeowners in the Prairie Bend neighborhood and are writing to express our concern with the rezoning of the land at Fourth Avenue and Sarazin Street. We are concerned about the size of the proposed apartment building and the detrimental effect it may have on our neighborhood's safety and property value. The Prairie Bend neighborhood is already surrounded by several multi-family housing units (Eagle Creek Townhomes, Prairie Bend Townhomes, Canterbury Apartments, 55+ townhomes, to name a few). With this high density housing and recent business developments such as MyPillow and Amazon, there is already a lot of traffic for a residential area. The intersection of Fourth Avenue and Sarazin Street is dangerous. We are concerned that an influx of traffic from a 50 unit apartment complex will only make it worse. An apartment complex (low income or not) is a threat to our neighborhood's privacy, peace and property value. Over the past three and a half years that we have lived in our home, the green space around our neighborhood has been purged by new developments. We hope this is one that will be stopped.

Please take our neighborhood's best interest into consideration and vote "no" to the rezoning.

Sincerely,

Hayden and Jami Tanner

Dear Shakopee Officials,

As a tax-paying, property owning resident of Shakopee I wish to make you aware of my concerns in regard to changing the zoning on the property on 4th and Sarazin St. My concerns are:

- The neighbors were not notified of the proposed change in zoning. There was no neighborhood meeting held to inform the neighbors. It was blamed on covid-19 but everything else is able to function and meet via online technology This is not an excuse. I don't understand how property can be rezoned without making adjacent property owners aware of the rezoning?
- The neighbors have many concerns of how the rezoning will effect the value of their property, lifestyles, and well-being. They have not had a voice in this proposal.
- The proposed apartment building plan is flawed:
 - there is no transition space between the proposed building the neighbors property; is too close to the neighbors property line
 - there simply is not enough parking, especially for the church which now can fill the West Junior High parking lot on Sundays. o lack of open space for kids to be outside and play and not good access to the community playground
- Resonate Church members have not approved the purchase of the KC building. They have not even seen or heard of a proposal. According to the congregation's constitution the church body needs to vote on this.

I hope you will listen to the concerns of the neighbors. The way this has been managed has not been ethical and simply not fair or in the best interest of the community. Hopefully, another location for the much needed apartment building can be found soon.

Thank you for your service to the city of Shakopee.

Kind Regards,
Diane Haugen
4100 Jarmann Lane

I am not fan of this project. It's to small of a parcel for a 50 unit multifamily/church complex. There is already to much traffic on 4th and Sarazin, adding a church and apartments is way to much. I'm retired and on a fixed income, my property value will go down and I'm sure my property taxes will continue to go up. Did I mention I'm retired, To much noise {cars, kids} Trash, Canterbury Pointe is a retirement community, Quiet and peaceful. Due to the virus you should reschedule this meeting for a later date so more of us seniors could attend and not feel threatened.

Mark Coghill
414 sarazin st

May 6, 2020
1884 Greenway Avenue
Shakopee, MN. 55379

Dear Mr. Kerski,

I am a resident of Prairie Bend Subdivision. I have spoken to many residents in my neighborhood who are wanting to attend the public hearing about rezoning the KC Hall property tomorrow but don't feel safe Socially distancing themselves in the City Hall Building where you can't control the number of people showing up for support and to voice their concerns. Since the State of MN is still under the Stay At Home Order for COVID would it be a wise decision to reschedule the hearing or come up with some other resolution so that residents of Shakopee can physically in person show their support in numbers in order to voice their concerns? I appreciate your attention in this matter and am eagerly awaiting your response to this request. Thank you for all that you do in serving the city of Shakopee

Sincerely yours,

Sharon DuLaney

I wish to express my concerns of the proposed development of Prairie Pointe. As the owner of one of the properties that directly borders the proposed development, I do not believe this is an appropriate use of the space.

Also, according to section 151.048 of city Municipal Code Planned Unit Development District I believe this application is invalid/incomplete due to the following sections.

A. Purpose and Intent

9. Ensure the establishment of appropriate transitions between differing land uses.

** There is NO transition whatsoever in the 20 feet between the actual building itself and the border of my property which is zoned R1-B.

C. Design Standards.

1b. The applicant shall be required to submit along with the PUD site plan, an open space plan illustrating the use and/or function of the open space area or areas. The open space plan shall include any proposed improvements and/or design of the open space area.

** After reviewing the application, I have found no open space design included. Although from my estimates it does meet the 15% open space requirement, there are no proposed uses of the open space area. It is mentioned that there is a park 800 feet from the proposed development, but no proposed use of the open space for the children on site.

Although this development falls under the goals of our city's comprehensive plan, and I agree there is a shortage of affordable housing in our city, I believe this application for PUD zoning is purely is to avoid the requirements for R4 zoning for which it would not qualify.

In reviewing the zoning map of Shakopee I could find only one place in which an R-4 zone immediately abuts a R1-B zone being the Sexton Apartments next to Hy-Vee. In this case there is ample transition between the different zones and the building itself is on the opposite side of the property from the residential area. Please see photo below which shows the transition space. In my case a three-story apartment building 20 feet from my property line will greatly reduce my property value. Although there are mature trees on my property line, they will not provide ample privacy from a three-story building only 20 feet away (and no privacy whatsoever in the winter). In addition, I am concerned about security. I only have a four foot chain link fence on my property and I do not believe this will be a deterrent from keeping children from "cutting" through my property to get to the park. Nor do I believe they will stay on the sidewalk once they reach the end of my fence and will kitty corner across my front yard to expedite their walk to the park and/or use my yard as a playground.

I'm also concerned about traffic and parking on Sundays. Currently there is no parking on the east side of Sarazin, only the west side. That parking lot WILL fill up on Sundays (because the goal of any church is to grow their flock), and I have a concern for the pedestrians that will have to cross an already busy thoroughfare to get to church. Also, if it overflows to my street (Greenway Avenue), there will be an issue with traffic flowage through the neighborhood as Greenway is so narrow that two cars cannot pass if cars are parked on both sides of the street.



I look forward to seeing you at the meeting on May 7, 2020 as this is just a fraction of my concerns regarding this matter.

Sincerely,
Daniel Arbuckle

I believe this will decrease the value of the houses in the neighborhood as well as increase crime rates in the area. Too much congestion in that small corner as well as increased noise. We already have multiple unit housing with rental townhomes, apartments and all the activity from Canterbury. It would be especially disturbing to the houses right behind the area. We've already lost green space and trees where Amazon, My Pillow etc was built so we are surrounded by big business as well, with increased traffic on 4th.

Pam/Gary Savage
1925 Eastway Ave.

To whom it may concern, I am a Shakopee resident that lives near Sarazin and Greenway Ave. It has recently been brought to my attention that there will be a vote taking place this week to approve the sale of the KC Hall at 4th and Sarazin to Beacon, who is planning to tear down the existing building and replace it with low-income housing. I would like to express that I am

FIRMLY against the approval of this sale and Beacon's plans to build a low-income housing community in the neighborhood that I reside. Prior to living in Shakopee, I lived in the Phillips neighborhood in S. Minneapolis. The Phillips neighborhood is no stranger to homelessness, section 8 housing and all that comes along with it. Pan-handlers at every corner. Strangers sleeping on your front step. Needles and bottles tossed to the curb, littering the streets. All of this even with homeless shelters and other resources available to folks. I understand the need for assistance to those who don't have a home. But from my personal experience, many of these folks can be unstable and difficult to deal with. I imagine the question here is: Where should Low-income housing be located? Maybe East of Canterbury Rd for easy access to a variety of jobs for those able to work? Based on my past experiences, I don't feel comfortable living near low-income housing or raising our future family near one. I moved to Shakopee to live with my now fiancé. Living here I've come to know people here are kind, the neighborhoods are safe and its a family friendly town. Please don't take that away. Thank you for your time and your consideration.

Sincerely, Ashley Ellinghuysen

Ashley Ellinghuysen
2004 Greenway Ave

I would like to raise my objection to the proposed rezoning of the KC Hall property. I believe a better use of the property can be found that would be a better fit for the neighborhood. I am against the proposed building of more multi family housing or townhomes on that piece of property. I have no issues with the building being used as a church as long as appropriate measures are taken to keep the neighborhood peaceful and quiet. I believe current zoning allows for commercial uses such as retail/service businesses, offices, etc. These types of single story buildings would be a better use of the property.

As currently proposed with the apartment complex and church the parking requirements will be maxed out and unable to allow for any growth for church parking. This will force people to park in the adjoining neighborhood. To many assumptions are being made that this won't happen. There will also be additional traffic from the residents in addition to the already significant traffic increase caused by Amazon, My Pillow and all the other businesses in that area. I think this neighborhood has accepted enough of the progress that has occurred in Shakopee.

I empathize with the people whose homes back up to this proposed building. I don't think anyone with a single family home would want a 3 story building towering over their homes and backyards. Surely property values will be affected negatively. I also empathize with the struggle of low-income people looking for affordable housing. This is just not the right location for that building.

I live 1 block away from the KC Hall. Does the city or planning commission notify the residents who live near areas that would be affected by these changes? I have not received any information and heard it from a friend.

I will be unable to attend the meeting on 5/7/20 as I will be out of town. Count me as a citizen who is against this proposed use change.

My phone number is 763-772-2046 if you would like to discuss.

Michael Betsinger

Dear City Administrator Reynolds,

We are writing with regard to the proposed Prairie Pointe development at 1760 4th Avenue East. This property is located directly behind our house and is proposed to be built 20 feet from our property line.

As homeowners, we are opposed to any multi-housing being built there. We purchased our property knowing that the property was zoned for business, not multi-housing residential. The proposed 3-story building will give its renters a birds-eye view into our backyard and inside our house. We have placed trees and landscaping that acts as a buffer, but in the fall and winter months it will be anything but private. We can't imagine that you would be in favor of such a property being built in such close proximity to your home. We are quite frustrated that the Shakopee Planning Commission would not think about the homeowner in this regard.

I understand that the property is going to serve low-income families and those experiencing homelessness. We are well aware of these programs and believe in their mission, however, even if it were a market rate property we would be opposed to this type of use for the land. I don't believe any homeowner wants a 3-story apartment community as their neighbor. This will negatively affect our home value, our privacy, not to mention increased traffic on an already busy street.

If you look in a two-mile radius you will see that we have plenty of multi-housing units. There are better options than to abut apartments next to single-family homes.

We respectfully ask that you vote no to rezoning the property and its use for multi-housing. We know our neighbors are writing you as well and have similar concerns. I ask you as an elected official to represent us as residents.

We sympathize with the need to help the less fortunate, but feel it's the Planning Commission and City Council's responsibility to find win-win solutions in this regard. This is a win-lose for the homeowners in our neighborhood. We understand that we are asking you to make a less than popular choice. It is hard to say wait to an organization wanting to do something good, but we ask that you find a better land solution and maintain the zoning as business.

Sincerely,

Neal & Connie Hildebrandt
1827 Greenway Avenue
Shakopee, MN 55379

Good Morning,

I am writing to voice opposition against the proposed housing facility on the KC Hall site.

The area is not zoned for a housing development for a reason, altering this should not be permitted. With a young child and more planned in the future we are against what this development will bring largely due to the continuous noise and traffic.

When we purchased our home we loved the neighborhood. It was a quiet, single family area. We understood the area around us was zoned for business and since we have lived here we have seen tremendous business growth with the addition of amazon, my pillow, etc. Traffic for these businesses stick largely to 101 and have not interferes with our neighborhood. The development at the KC Hall site would.

Please consider the neighbors and do not permit this development to move forward.

Respectfully,
Heather

We do not want high density apartment buildings in our small residential neighborhood. Please don't do this.

Jessica Skow
1843 Parkway Ave

It's wrong to change the ZONING of the property at 4th Ave and Sarazin St from business (the KC Hall) to PUD (planned unit development). They want to build a 3 story/50 unit APARTMENT building 20 ft from someone's backyard.

The people who live in that area probably don't want other people spying on them there homes above which yes of course its gonna happen. Thatd also a terrible place to put apartments. Also not thinking about the people who love there is extremely heartless. There opinion should matter since its going to disrupt there lives. Please try and find a different place to build the apartments.

Thank you.
Vanessa Lawton

This is to make it known we are in strong disagreement to the proposed rezoning of the property at the corner of 4th and Sarazin. The Knights of Columbus currently stands in this location. ReZoning this to build another high density housing unit is not in the best interest of this neighborhood. The building will be too close to existing properties as well as create another eyesore for current residents and create a difficult environment in which to sell our homes in the future. We are not pleased with this proposal.

Thank you,
Brian and Ramona Fennern

Hello,
I live on Parkway Ave, about 2 blocks from where the new proposed apartment homes are planning on being put it. This is a quiet, low traffic neighborhood where the kids play in the nearby park and bike in the street. We do not need a large brand new apartment complex put in right next to all of our single family homes! The parking alone is currently infeasible. If we need a new complex, put it along Marshall Rd or Eagle Creek where all of the other apartments are.

I also protest re-zoning the building to allow for yet another church in Shakopee. We already have 24+ churches! This facility surely could be used for something that is more of a benefit to the surrounding community.

Thank you for your consideration,

Jessica Skow

Please do not build this property. It is meant for business development not a residential building.
Jessica Merriam , 2103 Ormond Dr

I object to the proposed replatting and PUD Development in our area at 1760 4th Avenue E. based on population density in the area with 50 new units plus all the other apartments presently located here. Traffic will become a problem. Our property valuations will decrease. Could use better building materials, like brick exterior. Just not good location for this type of project. Maybe it should be built in the Canterbury Commons large area. Please give this as much consideration as you would desire for yourself and the abutting senior development/community.
David Mack

From: Mariely Lopez
Date: May 7, 2020 at 10:47:27 PM CDT
To: Mariely Lopez
Cc: Michael Kerski <MKerski@shakopeemn.gov>
Subject: Re: Development on Fourth and Sarazin - CONCERNS

After listening to today's meeting I want to update that I see this from my neighbors perspective as well as Beacon. If this is Gods plans it will work and if not it just won't.

Thank you.

Mariely

Sent from my iPhone
Dear Shakopee city officials,

This letter is in regards to the lot Located at 1760 4th Ave E, Shakopee, MN 55379. There are many concerned neighbors that do NOT feel the need for another large apartment in our neighborhood. Please respect the taxpayer living in Shakopee and ask yourself, would you like to live next to another apartment complex? There are plenty of places for people to live especially after the new complex will be finished at Canterbury park. Just having one new building by Canterbury I have noticed a huge increase in traffic. That is only one of the concern in the neighborhood. Please do what you can to stop the building of the apartment complex at: 1760 4th Ave E, Shakopee, MN 55379.

Thank you for taking the time to read this email

Sincerely,

Dan Masica

compromised immune system. I am writing to strongly oppose the Knights of Columbus property.

Since I moved in three years ago we have gone through a huge negative change. Giant Amazon complex, two massive warehouses, and a construction company replaced woods and corn fields. We get the train horn echo off of the giant warehouse. Large increase in traffic at start and quitting time at Amazon, and Semi traffic on 4th who go down to Marshall and cant make the turn onto Marshall.

We've suffered enough for the good of this city. Putting low income housing across from vulnerable seniors effective keeping from a walk on Sarazin without fear and locked in their

homes because people and kids are cutting through our property to get to McDonalds. If you want to isolate us even further you couldn't have found a better way.

I would suggest putting this project near HyVee where they have access to groceries, Liquor Store, Pharmacy, and bank plus a gas station. I will organize my fellow residents to vote directly on whether this project is forced upon us. We have suffered enough. DO NOT rezone to allow this project

Steven E Eklund

1512 4th Ave East

55379

Sent from [Mail](#) for Windows 10

Please share your comments and questions about this application:

I have to voice my concerns. My husband and I went searching for a home a year ago to move our family out of a lower income neighborhood. We specifically chose to not live near an apartment building. We chose a home in a lovely neighborhood. I also want to add...when I was quite young, my mother became a widow. We lived in a dilapidated trailer for many years. I understand the need for this housing. I do not understand why this particular location has been chosen. This is right down the street from our new home. My concern is placement of an apartment building in this lovely neighborhood. Will it bring property values down? Will we be paying less in taxes because this will change the surrounding neighborhoods to low-income? What will happen when traffic picks up? Another stop sign placement right outside our backdoor, with that much more noise from accelerating vehicles on 4th?

Rebekah Lano

422 Spruce Street

Please share your comments and questions about this application:

Please do not rezone this area to allow a three story apartment complex to be built. There is already significant traffic through that area due to my pillow and amazon. This includes trucks. In addition, the natural view from neighboring houses that border the property will be disrupted. The previous greenery was ripped out when the my pillow and other industrial buildings were constructed. Has any thought been given to the influx of students into the area schools that will result from this change? 50 units with the possibility of 1 to 2 kids per unit. This will directly impact the existing schools and school transportation. The school district is already operating in a deficit. Has any thought been given to the city turning the unused property into a park or play ground? The city needs more greenery not less.

Jim DuLaney

1884 greenway ave

Please share your comments and questions about this application:

Our family has lived at 1804 Greenway Ave. for nearly 30 years. Our home is 1/2 block south of the Knights of Columbus Hall. As Shakopee residents living in close proximity, we ADAMANTLY OPPOSE the application and proposed use of the property located at 1760 4th Ave E. for a Multifamily Residential Apartment. We are opposed to this proposed project for several reasons: * The number of units are too dense for a property of this size. Increased vehicular traffic and lack of green space for children to play are just a couple of our density-related concerns. * Our single-family residential neighborhood already has a high density of multi-family dwellings nearby. Eagle Creek Townhomes, Canterbury Apartments, 55-senior townhomes, and more. Adding another multi-family complex further diminishes the value of our homes and single-family neighborhood quality of living. Our family asks the Shakopee Board of Adjustment and Appeals to deny the application for Conditional Use Permit, or any other allowance to use the property located at 1760 4th Ave E. for the use of a Multifamily Residential Apartment. As long-time, tax-paying Shakopee residents, we hope our voices will be heard by members of the Shakopee Board of Adjustment and Appeals, City Council, Mayor, and City Administrator. Thank You. Respectfully, Gordy Pehrson Debi Windschitl-Pehrson
Gordon (Gordy) and Deborah (Debi) Pehrson
1804 Greenway Avenue

Please share your comments and questions about this application:

Please dont put low income housing in our neighborhood! We have too many surroundings in our resident neighborhood that is bring high traffic to our streets that are brought by Amazon, Canterbury, townhomes, senior housing, rental townhomes.... and now you're looking at low income housing?? Our neighborhood has no consistency to it all mix matched hodge podge.. and our kids cant even ride bikes crossing roads because they may get hit by all the traffic on these roads in the three block radius. Please entertain low income housing in an area of our city that is either not as developed or or already has low income housing on site. I really want to keep my neighborhood and house value attractive.
Stacia Almendarez
1803 Parkway Avenue

Please share your comments and questions about this permit application:

There is too much traffic in our neighborhood with the newer warehouses that have been built on 4th Avenue. When I moved into our neighborhood it was quite you could cross the street with your child on a bike and not worry about getting hit by a driver and now there is so much traffic I feel many times I am crossing Eagle Creek or Marshall Road. When is enough commercial bldgs in residential neighborhoods? I understand there is a commercial bldg there currently but it was used very little and it really never seemed to cause many traffic issues. Please think of the neighborhood.... amazon brought a lot of traffic to our area and your adding more.
Stacia Almendarez
1803 Parkway Avenue

Good Afternoon,

Our family has lived at 1804 Greenway Ave. for nearly 30 years. Our home is 1/2 block south of the Knights of Columbus Hall.

As Shakopee residents living in close proximity to the Knights of Columbus Hall, we **ADAMANTLY OPPOSE** the application and proposed use of the property located at 1760 4th Ave E. for a Multifamily Residential Apartment, especially if said property will be used as a homeless shelter.

Homeless shelters better serve the needs of the community when located near commercial establishments.

They do not belong in residential neighborhoods.

Homeless shelters cause property crimes, such as theft and vandalism, to **increase by 56%** for **residences** located within 100 yards of a shelter.

Conversely, **commercial establishments** have shown a **34% decrease** in breaking and entering when within 100 yards of a shelter.

Our home is within 100 yards of the proposed shelter.

Our family asks the Shakopee Board of Adjustment and Appeals to deny the application for Conditional Use Permit, or any other allowance to use the property located at 1760 4th Ave E. for the use of a Multifamily Residential Apartment.

As long-time, tax-paying Shakopee residents, we hope our voices will be heard by members of the Shakopee Board of Adjustment and Appeals, City Council, Mayor, and City Administrator.

Thank You

Respectfully,

Gordy Pehrson

Debi Windschitl-Pehrson

1804 Greenway Ave.

Planning Staff Response:

Hi Gordy—

Here is the link to view information on the current projects proposed in Shakopee. If you have further questions, feel free to contact me. There is also an area to provide comments on the proposed projects.

<https://www.shakopeemn.gov/government/mayor-city-council/agendas-minutes/public-comment>

Kyle Sobota

Thanks Kyle. This information corrects some of the misinformation we received and is very useful, however, we are still opposed to this proposed project for several reasons.

1. A multifamily residential apartment building that houses only long-term homeless is similar to prison living, with residents sharing common histories, problems, and values. It would be better to house individuals with various socio-economic situations. Some would pay the market-rental-rate, some would pay a little less with subsidies from HUD or another source, and some long-term homeless.
2. 50 units is too dense for a property of this size. Increased vehicular traffic, lack of greenspace for children to play, are just a couple issues we are concerned with.
3. Our single-family residential neighborhood already has a high density of multi-family dwellings nearby. Eagle Creek Townhomes, Canterbury Apartments, 55-senior

townhomes, and more. Adding another multi-family complex further diminishes the value of our homes and single-family neighborhood quality of living.

As long-time, tax-paying Shakopee residents, we hope our voices IN OPPOSITION TO THIS PROPOSED PROPERTY USE will be heard by members of the Shakopee Board of Adjustment and Appeals, City Council, Mayor, and City Administrator.

Thank You

Respectfully,

Gordy Pehrson. Debi Windschitl-Pehrson