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April 30, 2020

Mark Noble, Senior Planner
Members of the City Council & Planning Commission

City of Shakopee
485 Gorman St.
Shakopee, MN 55379

RE: POWERS DEVELOPMENT—Preliminary/ Final Plat & Planned Unit Development Application

Mr. Noble and Members of the City Council/ Planning Commission:

Trident Development, LLC is pleased to present a second application for preliminary/ final plat and a planned unit development for the mixed-use development located near the intersection of Marystown Road (County Rd 15) and 17th Ave (County Rd 16). Generally known as the Powers Development, this approximately 14-acre mixed-use project will include four users/ four lots.

PLANNED UNIT DEVELOPMENT

Summary of PUD land uses below, please see Exhibit A for details.

(#1) Veterans Affairs clinic*	approximately 2.43-acres +/-
(#2) market-rate apartments	approximately 4.0-acres +/-
(#3) medical/ retail/ office building	approximately 2.76-acres +/-
(#4) City of Shakopee Dog Park	approximately 2.90-acres +/-
*0.9 acres of VA site to be dedicated open space	

POWERS SECOND ADDITION PLAT

Trident Development, LLC is seeking a simultaneous preliminary and final plat approval. The name of the plat will be Powers Second Addition. Trident-Shakopee West, LLC will be the owner name on the plat. Plat Notes below:

- Two primary changes from the Powers First Addition Plat, to this Powers Second Addition Plat, include: (1) reconfiguration of Lusitano Street per input from the City and County; and (2) addition of a 2.9-acre City dog park lot.
- The above two changes result in the need to reconfigure the developable lots. The VA lot and the future medical/ retail lot remain the identical size—however, their geographic boundaries have shifted. The apartment's site was also geographically reconfigured and slightly grew (+0.23-acres).

- Dedication of Lusitano ROW will be included within the Powers Second Addition Plat.
- The Powers Second Addition Plat will also result the need to in the need to vacate various city easements and public Right-of-Way. Please see separate Vacation of Easements/ ROW application for details.
- The Powers Second Addition Plat will require subdividing a 3.5-acre portion of the neighboring 26.28-acre ISD 720 property; and incorporating said 3.5-acres into the Powers Second Addition Plat. Please see separate Subdivision Application for details.

ATTACHED

- Civil plan set for entire Powers Development project area
- Preliminary/ Final Plat
- Schematic Architectural Plans for apartment building
(note VA building has already been approved and are not being included)

Your consideration is appreciated. We are available to answer questions. Speaking on behalf of our development team, we are excited partner with this City of Shakopee to bring a high-quality mixed-use development to the community.

Respectfully,



Patrick E. Brama
Trident Development, LLC

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3601 18th Street S., #103, St. Cloud, MN 56301



Exhibit A: Supplemental Details

PUD Requested Land Use Standards

(#1) Veterans Affairs Clinic	• User: Veterans Affairs Clinic • Lot Size: 2.43-acres approximately, Lot 1, Block 1 • Building Size: approximately 14,618 square feet medical/ office • Building Height: 1-story (approximately 20' height) • Parking: 64 surface parking stalls (4 handicap), 68 total • Architectural: see submitted building permit plan set currently under review • Civil: see submitted building permit plan set currently under review
(#2) Market-Rate Apartments	• User: Trident Shakopee West LLC (will form a new single asset LLC with other partners) • Lot Size: 4.0-acres approximately, Lot 2, Block 2 • Building: 4 stories above ground, + 1-story of underground parking • Unit Count: 138-units • Building Height: 62' approximately, max • Parking: 238 total: 138 covered, 110 surface • Civil: please reference civil plan set from Carlson McCain Engineering submitted with this application. • Architectural: please reference schematic architectural plan set from HMA Architects submitted with this application. NOTE: final/ updated color selections will be resubmitted to the city with the building permit application. Color changes may occur.
(#3) Mixed-Use Multi-Tenant Building – <i>Medical, Office, and/or Retail</i>	• Use: Multi-Tenant Mixed-Use Building. Including: medical, office, and/or retail user(s) • Lot Size: 2.76-acres +/- approximately, Lot 1, Block 2 • Building Size: 1-3 story building (10,000-20,000 sf per floor; gross 24,000-60,000 sf) • Building Height: 20'-60' • Drive Thru – Trident Shakopee West LLC is working with a user that would like a drive-thru added to this proposed mixed-used building. • Parking: assumed minimum 1 parking stall per 225 gross square feet required. Currently showing 170 surface, 6 handicapped, 176 total. • Civil: please reference civil plan set from Carlson McCain Engineering submitted with this application. • Architectural: schematic architectural plans to be sent to the city by with a future building permit application.
City Dog Park	• User: City of Shakopee. Dog park and regional ponding. • Lot Size: 2.90-acres approximately, Outlot A • Other: developer to deed city this unimproved outlot lot when the Powers Second Addition Plat is recorded. Developer anticipates receiving credit on park dedication fees for the apartment development; in the amount of the purchase price for Outlot A (\$150,000.00).