

**City of Shakopee**  
**Memorandum**

**TO:** Kyle Sobota, Senior Planner

**FROM:** Micah Heckman, Project Engineer

**SUBJECT:** Rezoning of Property from Highway Business (B-1) to Heavy Industrial (I-2)

**CASE:** SH102331

**DATE:** August 27, 2020

The application indicates a request to rezone the property located at 7380 County Road 101 E (PID 279020091) from Highway Business (B-1) to Heavy Industrial (I-2). The property is located to the south of County Road 101 E, between 70<sup>th</sup> Street and Stagecoach Road.

The engineering department has completed its review of the requests and offers the following comments at this time for the applicant and for the planning department:

1. The site must be designed to comply with the maximum impervious surface percentage set forth by City Code for the requested rezoning (85%).
2. Surface water runoff will need to be managed per requirements set forth in the City of Shakopee's Comprehensive Water Resources Management Plan.
3. Access for the site will be from County Road 101 E. Applicant must work with Scott County on an acceptable access.
4. The city is requesting that perimeter drainage and utility easement be dedicated on the property. The requested easement would be 10 ft along the north and south property lines and 5 ft along the east and west property lines. A drainage and utility template will be provided by the Public Works department.
5. Submit a Trip Generation memo documenting the worst-case trip generation for both the existing zoning and the proposed zoning.

**Recommendation**

Should the City of Shakopee recommend approval of the rezoning request, the Public Works department suggests the comments listed above be attached as conditions of the approval.