

ORDINANCE NO. O2020-013

**AN ORDINANCE OF THE CITY OF SHAKOPEE, MINNESOTA,
CREATING THE PLANNED UNIT DEVELOPMENT DISTRICT DEVELOPMENT #6 IN THE
ZONING ORDINANCE FOR THE PROPERTY LOCATED AT 1050 SCHENIAN STREET**

WHEREAS, Pulte Homes and Lifestyle Communities, applicants, and Canterbury Development LLC, property owner, have applied to create the Canterbury Crossing Planned Unit Development; and

WHEREAS, the property is legally described as:

Outlot A, Canterbury Crossing (Proposed)
and
Outlot B, Canterbury Crossing (Proposed)
and
Lot 1, Block 1, Canterbury Crossing, Scott County, MN (Proposed)
and
Lots 1-6, Block 2
Lots 1-4, Block 3,
Lots 1-5, Block 4
Lots 1-4, Block 5
Lots 1-6, Block 6
Lots 1-5, Block 7
Lots 1-6, Block 8
Lots 1-6, Block 9
Lots 1-5, Block 10
Lots 1-5, Block 11
Lots 1-6, Block 12
Lots 1-5, Block 13
All in Canterbury Crossings (Proposed), Scott County, MN ; and

WHEREAS, notices were duly sent and posted, and a public hearing was held before the Planning Commission on October 8, 2020 and November 5, 2020, at which time all persons present were given an opportunity to be heard; and

WHEREAS, the Planning Commission has recommended to the City Council that the subject property be adopted as Planned Unit Development District #6 as stated; and

WHEREAS, the City Council heard the matter at its meeting on November 17, 2020; and

NOW, THEREFORE BE IT ORDAINED, that the City Council of the City of Shakopee hereby adopts the following findings of facts relative to the above-named request:

Criteria #1: Is the proposed development consistent in all respects with the comprehensive plan?

Finding #1: The proposed development complies with the current guiding for the site as Entertainment. The Entertainment classification allows for residential uses.

Criteria #2: Is the proposed development, including deviations from design standards compatible with surrounding land uses?

Finding #2: The proposed development involves the construction of townhouse units and a senior co-op building. The proposed development is adjacent to multi-family residential development and future commercial development.

Criteria #3: Does the proposed development provide adequate open space, circulation, pedestrian orientation, parking, recreation, screening, and landscaping?

Finding #3: The applicant is proposing adequate pedestrian and vehicular connectivity and open space, along with evergreen trees for screening of adjacent properties.

Criteria #4: If the primary function of the PUD is to encourage development which will preserve and enhance worthwhile natural terrain characteristics, it should not force intense development to utilize all portions of a given site in order to arrive at the maximum density allowed.

Finding #4: The proposed development plan does not reach the maximum density of the Major Recreation district (previous zoning classification).

Criteria #5: Does the PUD provide an overall compatibility of land uses and overall appearance and compatibility of individual buildings to other site elements or to surrounding development. The architectural style of buildings shall not solely be a basis for denial or approval of a plan.

Finding #5: The site is located adjacent to several different land uses, including multiple family residential development and future commercial and entertainment uses.

Criteria #6: Whether the proposed PUD plan would offer a greater general public benefit than would be realized under the underlying zoning district and/or general zoning provisions.

Finding #6: The proposed PUD has a greater public benefit by allowing a mix of housing types that are not currently represented in Shakopee. This proposed development would be the first senior housing co-op in the City of Shakopee.

BE IT FURTHER ORDAINED, that the property described above located at 1050 Schenian Street is hereby approved for PUD District #6 in the Zoning Ordinance subject to the following conditions:

1. Development of the site, including driveways, sidewalks, parking areas and land uses must be consistent with the submitted PUD site plan and review comments received.
2. Building materials and elevations must meet City Code and match the plans approved by the City Council, which includes the addition of stone on the front façade of the walk-up townhouse units facing Shenandoah Drive and Schenian Street.
3. Private amenities, such as the playground and firepit area are required to be maintained by the future Homeowner's Association.

4. Private driveways, parking areas, sidewalks and trails in this development are required to be maintained by the future Homeowner's Association, including snow removal on sidewalks and trails.
5. Four additional boulevard trees are required adjacent to the public cul-de-sac in locations to be approved by planning and engineering staff.
6. The townhouse units must meet the 30' rear setback to the HWL of basins. The side of the townhouse units must meet a setback of 25' from the HWL of basins.
7. The proposed monument signs, including a sign adjacent to Hauer Trail and the blade style wall sign on the senior co-op building are approved. Separate sign permits are required for each sign. Locations of the monument signs must meet City Code requirements.
8. Landscaping on the site must comply with City Code. Financial security for plantings must be provided consistent with City Code requirements.
9. The applicant must comply with the stormwater review memo dated October 5, 2020.
10. The applicant must comply with the Engineering Department memorandum dated October 30, 2020.

Passed in regular session of the City Council of the City of Shakopee, Minnesota held on the _____ day of _____, 2020.

Attest:

Mayor of the City of Shakopee

Lori Hensen, City Clerk

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PREPARED BY:
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