

City of Shakopee
Memorandum

TO: Mark Noble, Senior Planner

FROM: Micah Heckman, Project Engineer

SUBJECT: Preliminary Plat and PUD – Windermere South 4th Addition

CASE: SH106990

DATE: May 27, 2021

The staff review indicates a request to review a Preliminary Plat and Planned Unit Development (PUD) application for the Norcor Farms. Norcor Farms is located west of Marystown Road.

This review should be considered preliminary, as more comments will follow with additional submittals. However, the Public Works Department offers the following comments at this time to the applicant and to the planning department:

The following items need to be addressed/completed prior to the Preliminary Plat being approved:

1. The applicant must determine the location of the bluff line using the current city ordinance. The bluff line and bluff setback line must be clearly denoted on the plans.
2. The design of County Road 16 must be well coordinated with Scott County personnel. It is anticipated that right-turn lanes will be required at each of the County Road 16 intersections. In addition, the profile for the county road must be well designed. The current information is lacking key information for tie-in to the existing roadway stub.
3. The technical components of the plans must be revised to meet city design criteria and standard details.
4. Storm water management as currently designed does not follow the planning for this area. Further review and design coordination with city staff must take place.

Recommendation

The Public Works Department recommends the application be tabled until additional information is provided by the applicant.