City of Shakopee
Memorandum

TO: Mark Noble, Senior Planner

FROM: Micah Heckman, Project Engineer

SUBJECT: Rezoning of Property from Urban Expansion Reserve (UER) to Urban Residential Zone (R-1B)

CASE: SH107020

DATE: May 25, 2021

The application indicates a request to rezone the property located at 920 128th Street (PIDs 06-913010-2, 06-913010-3 and 06-913010-4) from Urban Expansion Reserve (UER) to Urban Residential Zone (R-1B). The property is located east of County Road 15 (Marystown Road) and north of 128th Street.

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.
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 128th Street to the south and Pinia Street to the north.
4. Per Scott County access spacing guidelines, a commercial driveway is not permitted onto Marystown Road. The County may require the adjacent commercial business to remove their existing access onto Marystown Road and take access through this development.

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.