

RESOLUTION NO. R2021-_____
A RESOLUTION OF THE CITY OF SHAKOPEE, MINNESOTA, APPROVING AN
AMENDMENT TO THE PLANNED UNIT
DEVELOPMENT OF SOUTHBRIDGE CROSSINGS EAST PUD

WHEREAS, Stephanie Schultz, applicant, and McDonald's USA LLC, property owner, has made application for an amendment to the Planned Unit Development of Southbridge Crossings East; and

WHEREAS, the property upon which the request is being made is legally described as:
Lot 1, Block 1, Southbridge Crossings East 2nd Addition, and

WHEREAS, on March 18, 2003, the City Council of the City of Shakopee approved Resolution No. 5858, approving the Planned Unit Development of Southbridge Crossings East; and

WHEREAS, on June 16, 2015, the City Council of the City of Shakopee approved Resolution No. 7588, approving the Planned Unit Development Amendment to the Southbridge Crossings East PUD.

WHEREAS, the Planning Commission of the City of Shakopee reviewed the proposed amendment to the Planned Unit Development on August 5, 2021; and

WHEREAS, all required public notices regarding the public hearing for the Planned Unit Development Amendment were duly sent and posted and all persons appearing at the hearing have been given an opportunity to be heard thereon; and

WHEREAS, the City Council of the City of Shakopee did review the amendment to the Planned Unit Development on August 17, 2021 and adopted the following findings:

Criteria No. 1: Whether the proposed development is consistent in all respect with the comprehensive plan and with this section.

Finding No.1: The comprehensive plan guides the area for Mixed Use Center Development, which includes, offices and medical / dental clinics.

Criteria No. 2: Whether the proposed development, including deviations from design standards of the underlying zones, is compatible with surrounding land uses.

Finding No. 2: The applicant is not requesting any deviations from design standards, such as setbacks or building heights.

Criteria No. 3: Whether the proposed development, including deviations from development standards of the underlying zone, provides adequate open space, circulation, parking, recreation, screening, and landscaping.

Finding No. 3: No changes are proposed in regard to landscaping, open space, or screening.

Criteria No. 4: Whether the primary function of the PUD is to encourage development which will preserve and enhance the worthwhile, natural terrain characteristics and not force intense development to utilize all portions of a given site in order to arrive at the maximum density allowed. In evaluating each individual proposal, the recognition of this objective will be a basic consideration in granting approval or denial.

Finding No. 4: This proposal does not affect the overall density of the development of the site. Impervious surface percentages are not proposed to be increased.

Criteria No. 5: Whether there exists an overall compatibility of land uses and overall appearance and compatibility of individual buildings to other site elements or to surrounding development. However, the architectural style of buildings shall not solely be a basis for denial or approval of a plan.

Finding No. 5: The ultimate development of the PUD will provide for overall compatibility of land uses, buildings, and other site elements to the surrounding development. The applicant is proposing to connect to existing vehicle and pedestrian connections within the development.

Criteria No. 6: Whether the proposed PUD plan would afford a greater general public benefit than would be realized under the underlying zoning district and/or general zoning provisions.

Finding No. 6: The proposed PUD amendment allows for the flexibility to develop a creative site plan for commercial and entertainment uses that complement each other.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHAKOPEE, MINNESOTA, AS FOLLOWS:

That the Planned Unit Development Southbridge Crossings East is hereby amended to allow the development Southbridge Crossings East PUD in the following manner:

1. A sidewalk connection from the dental office must be provided to the existing sidewalk near the northeast corner of the adjacent Caribou Coffee building.
2. Striped crosswalks on the site must be painted perpendicular to drive aisles.
3. The trash enclosure location must be revised to a location / angle to be approved by City Engineering and City Planning Staff and be surrounded by curbing on three sides.
4. The applicant must receive approval of a Stormwater Management Plan prior to issuance of a Building Permit. The regional basin north of the site does not include volume management, therefore that must be accomplished on-site, if feasible.

5. The applicant must revise the exterior building materials to meet City Code requirements, specifically remove Dryvit / Synthetic Stucco from areas below 12' above grade and meet standards on window coverage for the B-1 zone.
6. APBP certified bike racks must be provided in accordance with City Code requirements for bike parking.
7. The applicant must pay the Trunk Stormwater Charge, Trunk Sanitary Sewer Charge and Stormwater Management Plan review fees at the time of Building Permit.
8. The applicant must provide a minimum of a 5' drainage and utility easement along the east and south property lines.
9. The applicant must submit turning movement diagrams showing fire trucks and garbage truck movements through the site.
10. The applicant must submit a maintenance agreement for shared spaces, including parking lots, drive aisles, landscaping, sidewalks, etc.
11. The applicant must enter into a Utility Facilities Easement Agreement with the City. The document must be recorded at Scott County.
12. The applicant's contractor must submit a Construction Management Plan to the City prior to any land disturbing activities.
13. Rooftop and ground mounted mechanical equipment must be screened in accordance with City Code.
14. The proposed Colorado Blue Spruce trees must be replaced by another acceptable evergreen species.

**Adopted in _____ session of the City Council of the City of Shakopee, Minnesota,
held on the ____ day of _____, 2021.**

Mayor of the City of Shakopee

ATTEST:

Lori Hensen, City Clerk

PREPARED BY:
City of Shakopee
485 Gorman Street
Shakopee, MN 55379