

RESOLUTION NO. R2020-097
A RESOLUTION OF THE CITY OF SHAKOPEE, MINNESOTA, APPROVING AN
AMENDMENT TO THE PLANNED UNIT
DEVELOPMENT OF SOUTHBRIDGE CROSSINGS EAST PUD AND THE
PRELIMINARY AND FINAL PLAT OF SOUTHBRIDGE CROSSINGS EAST 6TH
ADDITION

WHEREAS, Megan Sand Carr, applicant, and Shakopee Crossings Limited Partnership, 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:

Outlot A, Southbridge Crossings East 5th 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, the Planning Commission of the City of Shakopee did review the amendment to the Planned Unit Development on August 6, 2020; 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 18, 2020 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, the proposed uses all comply with the Mixed-Use Center designation and the B-1, Highway Business zone.

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 proposed deviations relating to side yard setbacks and building height are compatible with the surrounding land uses.

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. The amount of vehicle trips generated by residential development are anticipated to be lower than if this site were developed as solely commercial space.

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, the proposed residential density is at the low end of the allowed density by the comprehensive plan, and the amount of impervious surface is within the allowed range for the B-1, Highway Business zone.

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 proposed development is adjacent to existing townhomes, a Home Depot store, a theater, and restaurant.

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 additional transit use and helps support existing businesses in the PUD. The proposed PUD also allows for adequate pedestrian circulation to connect the proposed residential area to the commercial areas and transit station.

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. One additional freestanding sign of a monument design is permitted in this development.
2. The applicant must work with City staff to find an appropriate location for a freestanding sign that meets setback requirements and does not interfere with existing or future utilities.

3. The retail building and grocery building must be separated to allow for pedestrian access for residents of the apartment building.
4. A screening wall that matches the exterior building materials of the grocery building must be provided between the loading dock and Crossings Blvd.
5. Additional parking lot islands must be provided in the parking area of the retail buildings and grocery store to meet City Code. Locations are provided on electronic plan review notes.
6. Redline comments on the submitted electronic plans must be complied with.
7. Additional landscape islands must be provided in the parking areas to meet City Code requirements of 1 island per 10 spaces. Required locations are shown on submitted plans.
8. The design and exterior materials of the apartment building must match the comments submitted to the applicant, including:
 - Adding an additional parapet in the center of the building
 - Adding additional dark burnished block accents at the parking garage level to match the intervals of the other dark block accents.
 - Increasing the height of the burnished block to the 3rd level on the four building corners.
 - Adding additional treatment to the top of the four corner parapets.
 - The applicant must work with planning staff to revise the main entrance features of the building.
9. Internal pedestrian connections must be provided to allow for pedestrian movement between all the buildings within the development.
10. The proposed playground area must be fenced on the south, east, and north sides of the playground. Black vinyl coated chain link is an acceptable material. Fence height must not exceed 4'.
11. Development of each site must comply with the bicycle parking requirements in City Code.
12. At least 104 parking spaces must be provided on the apartment lot. Shared parking with the retail development is permitted to be used for residential purposes by City Code.
13. The height of the residential building must match submitted plans and not exceed 58' at the parapets.
14. A sidewalk must be provided on the northernmost landscaping island to connect the theater / grocery to the freestanding retail building.

The following relates to the proposed Preliminary and Final Plat of Southbridge Crossings East 6th Addition

WHEREAS, the Planning Commission of the City of Shakopee did review proposed the preliminary plat of Southbridge Crossings East 6th Addition on August 6, 2020

WHEREAS, all required public notices regarding the public hearing for the Preliminary Plat of Southbridge Crossings East 6th Addition were duly sent and posted and all persons appearing at the hearing have been given an opportunity to be heard thereon; and

WHEREAS, the Planning Commission has recommended to the City Council that the Preliminary Plat be adopted as proposed; and

WHEREAS, the subject property is legally described as:

Outlot A, Southbridge Crossings East 5th Addition, Scott County; and

WHEREAS, the City Council reviewed the preliminary and final plat on August 18, 2020.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Shakopee, Minnesota that the preliminary and final plat of Southbridge Crossings East 6th Addition is hereby approved subject to the following conditions:

I) The following procedural actions must be completed prior to the recording of the Final Plat:

1. The applicant must comply with the Engineering Department Memorandum and comments made on submitted plans dated July 29, 2020.
2. The applicant must comply with Shakopee Public Utilities Memorandum dated July 29, 2020.
3. If the trash enclosure location is adjusted, the lot lines on the final plat must be adjusted.

The following items need to be addressed / completed prior to approval of a grading permit and/or a building permit.

4. Park dedication fees must be paid for the apartment building at the time of building permit.
5. Park dedication fees for remaining lots are due at the time of recording of the subsequent final plats.

Adopted in _____ session of the City Council of the City of Shakopee, Minnesota, held on the ____ day of _____, 2020.

Mayor of the City of Shakopee

ATTEST:

Lori Hensen, City Clerk

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