



May 11, 2017

Mark Noble
Senior Planner
City of Shakopee
129 Holmes Street South
Shakopee, MN 55379

Re: Canterbury Residential Municipal Approvals

Dear Mr. Noble,

Doran Development is seeking Concept Plan approval for up to 625 units of market rate apartments and over 16,600 square feet of associated amenity spaces. Doran is also seeking Development Plan approval for the first phase of this project, which includes 304 units of housing in Building 1, the initial amenity building, and entrance gatehouse. In addition, we are seeking Preliminary and Final Plat approval of the entire residential parcel. This Plat will create a lot for each phase of residential, vacation of the previous right of way of Shenandoah Drive and a new dedicated right of way for the realigned Shenandoah Drive.

Concept Plan and Residential Development Plan Approval for Phase I

This development includes two phases of high density residential structures within a gated community. The promenade established at the eastern node of the development will terminate at the leasing offices and first phase clubhouse. This clubhouse will serve as the amenity package for the residential development. The initial amenity building will be approximately 9,000 square feet and contain several amenities, including:

- Outdoor pools;
- Locker room facilities;
- An outdoor spa;
- Exercise rooms;
- A Kids' Zone;
- Group exercise rooms;
- Golf simulators;
- Private dining rooms;
- A business center;
- Grilling stations;
- Bocce ball courts;
- Putting green;
- Outdoor fire pits;

The second phase clubhouse will include:

- Indoor pool;
- Indoor spa;
- Expanded exercise facility;
- Game room;
- Outdoor playground area;
- Dog park

The clubhouse will also connect to future phases through at grade links. There will also be a half-mile walking path around the development within the fenced area.

The proposed residential development will have two points of ingress and egress to help traffic movement within the site. The main access point will be at the realigned Shenandoah Drive with a gate house and controlled bypass lane for residents; this will keep traffic flowing while providing a secure entry. The secondary access will be off Eagle Creek Parkway and will also be a controlled entry for residents and visitors.

The initial residential building will be approximately 304 units on a 13.18-acre parcel. Building 1 will have a 3-level enclosed parking garage with 315 heated parking spaces in addition to 194 surface parking stalls. This equates to 1.65 stalls per unit, well above the current market demand of 1.3-1.4 stalls per unit. Three stories of wood frame housing will “wrap” the parking garage keeping it hidden from view.

These spacious and unique apartment homes will be offered in one-, two- and three-bedroom units. Many of the ground-floor units will have extended patio areas. The materials on the building will consist of a combination of masonry and cement board siding, with metal accents. The interior of the residential units will showcase granite countertops, stainless steel appliances, full size washers and dryers, large closets, and private balconies. As with all Doran developments, this project will provide a safe and secure environment, with high-resolution security cameras providing 24/7 monitoring of the entire site.

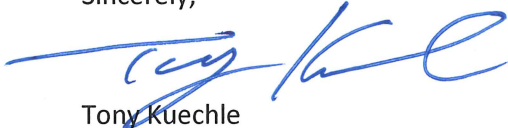
The second phase of development will be situated to the North of Building 1 and will incorporate the second phase clubhouse. The buildings have a meandering three story design to provide visual interest throughout the site. The entire development will include extensive landscaping throughout and will accent the walking trail, the perimeter of the site will have an undulating fence for added security.

This project will provide a suburban retreat with an unparalleled quality of life. The superior quality of construction, unique design criteria, and unmatched level of amenities will generate a draw throughout the southwestern suburbs of the Twin Cities.

Preliminary and Final Plat

We are proposing a 7th Addition of the Canterbury Park Plat that will create public right-of-way for the new alignment of Shenandoah Drive, create a Lot for Phase I of Canterbury Residential PUD, and create several Outlots for future development. We are also petitioning the City to vacate the existing right-of-way for Shenandoah Drive along with two Drainage & Utility Easements and two Storm Sewer Easements. The Canterbury Park 7th Addition plat will create new Drainage and Utility Easements as necessary for the existing and proposed public utilities.

Sincerely,



Tony Kuechle
Senior Vice President of Development
Doran Development, LLC