

**ORDINANCE NO. O2019-017**

**AN ORDINANCE OF THE CITY OF SHAKOPEE, MINNESOTA,  
APPROVING A PLANNED UNIT DEVELOPMENT (PUD) AMENDMENT FOR PROPERTY  
LOCATED WITHIN THE CANTERBURY PARK PUD DISTRICT FOR PROPERTIES LOCATED  
AT 830, 840 & 850 SHENANDOAH DRIVE IN THE MAJOR RECREATION (MR) ZONE**

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**WHEREAS**, Doran Canterbury II, LLC, applicant, and Canterbury Development LLC, property owner, have applied for a Planned Unit Development (PUD) Amendment; and

**WHEREAS**, the properties are legally described as:

*Lot 1, Block 2, and Outlot D, Canterbury Park Seventh Addition, Scott County, Minnesota; and*

**WHEREAS**, notices were duly sent and posted, and a public hearing was held before the Planning Commission on December 5, 2019, at which time all persons present were given an opportunity to be heard; and

**WHEREAS**, the Planning Commission has recommended to the City Council that the Planned Unit Development Amendment be adopted as proposed; and

**WHEREAS**, the City Council heard the matter at its meeting on December 17, 2019; and

**NOW, THEREFORE BE IT ORDAINED**, that the City Council of the City of Shakopee hereby adopts the following findings of facts relative to the above-named request:

***Criteria #1: Is the proposed development consistent in all respects with the comprehensive plan?***

Finding #1: The proposed development complies with the current guiding for the site.

***Criteria #2: Is the proposed development, including deviations from design standards compatible with surrounding land uses?***

Finding #2: The proposed development is generally compatible with surrounding land uses. The multi-family structure to the north was approved by the City in 2018 and this structure is generally consistent with design and density with that structure. Commercial uses will be located to the east, and lower density multi-family is located to the west, with this structure appearing to be a compatible fit for this neighborhood.

***Criteria #3: Does the proposed development provide adequate open space, circulation, pedestrian orientation, parking, recreation, screening, and landscaping?***

Finding #3: The developer has proposed a significant amount of open space and active areas for the tenants who will be living at this complex. There is an overall network of trails, extensive landscaping, and parking that will meet the demand of the tenants.

***Criteria #4. If the primary function of the PUD is to encourage development which will preserve and enhance worthwhile natural terrain characteristics, it should 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 #4: The plans submitted by the developer identify extensive landscaping, trail network, and open space/amenities that will utilize the adjacent trail network and natural resources, in addition to creating a development that will not feel like an overly dense environment.

***Criteria #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; and/or***

Finding #5: The developer has proposed a project that the supports and adds to the mixed use community being built out in the Canterbury Commons area.

***Criteria #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 #6: The proposed project would bring a unique residential opportunity that currently is underserved in Shakopee.

**BE IT FURTHER ORDAINED**, that the PUD Amendment for properties at 830, 840 & 850 Shenandoah Drive is hereby approved subject to the following conditions:

1. The multi-family residential structure proposed must be generally consistent in style, size, and appearance to the plans and photographs provided.
2. Landscaping and site design and performance standards (including open space and trail construction) shall be provided consistent with City Code requirements, except for the max. building height and unit/parking space density, which is allowed consistent with submitted plans.
3. Approval of a Final Plat consistent with submitted plans shall occur prior to issuance of any building permit.

*Passed in regular session of the City Council of the City of Shakopee, Minnesota held on the \_\_\_\_\_ day of \_\_\_\_\_, 2019.*

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Mayor of the City of Shakopee

Attest:

\_\_\_\_\_  
Lori Hensen, City Clerk

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