

PUBLIC HEARING: Planned Unit Development and Preliminary Plat of Summerland Place

Planning Commission

May 7, 2020



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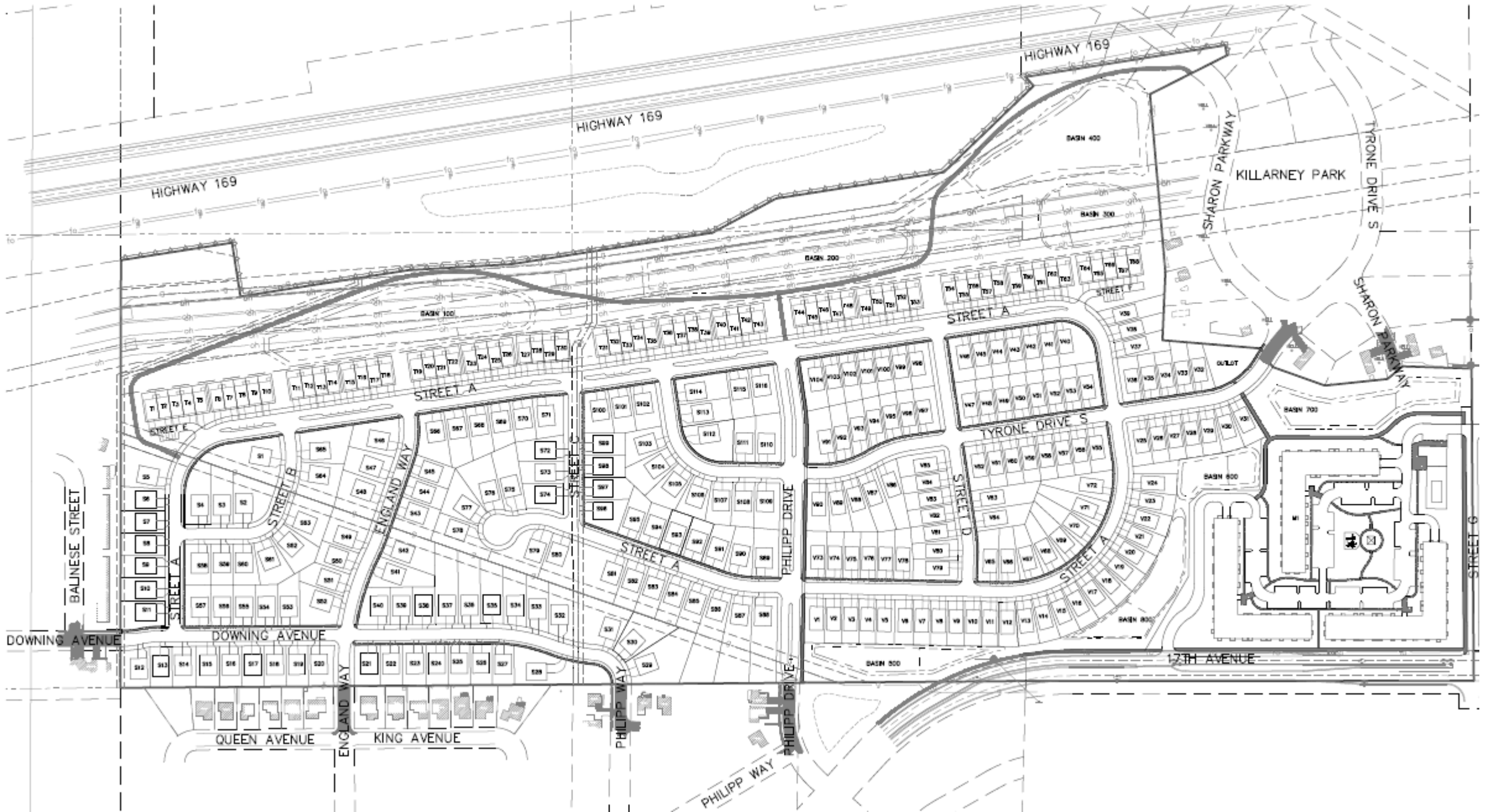
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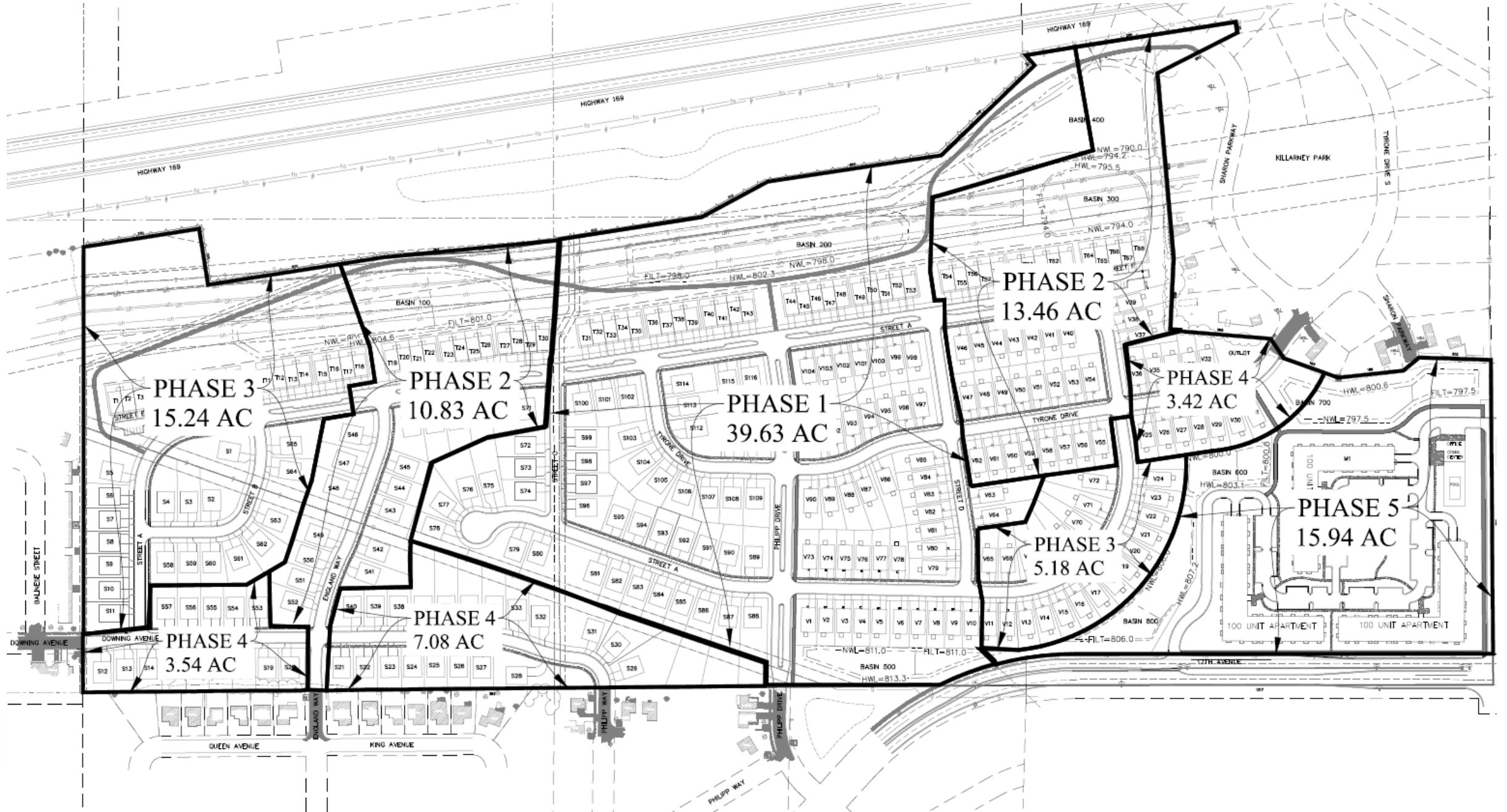
Site Aerial



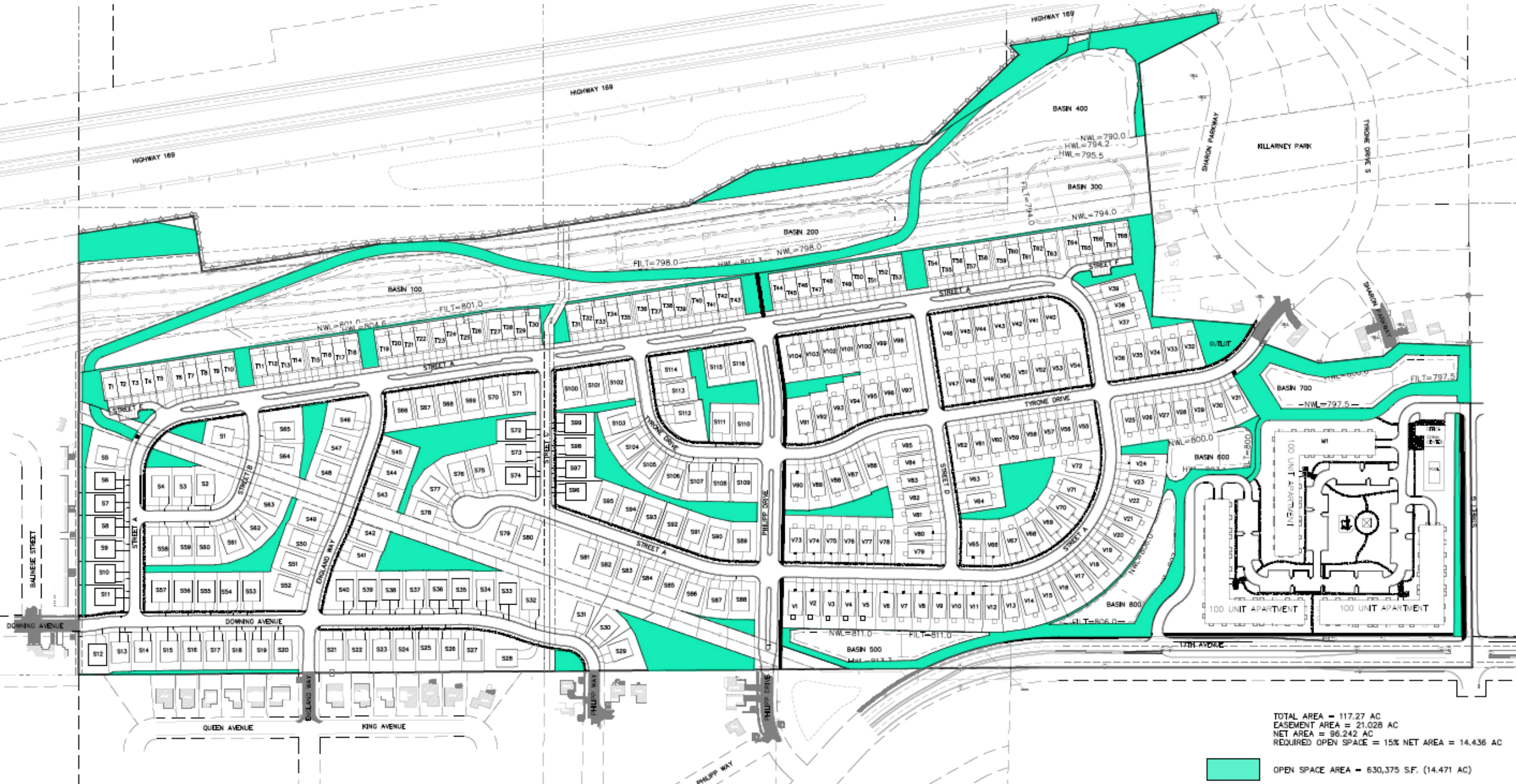
Preliminary Plat



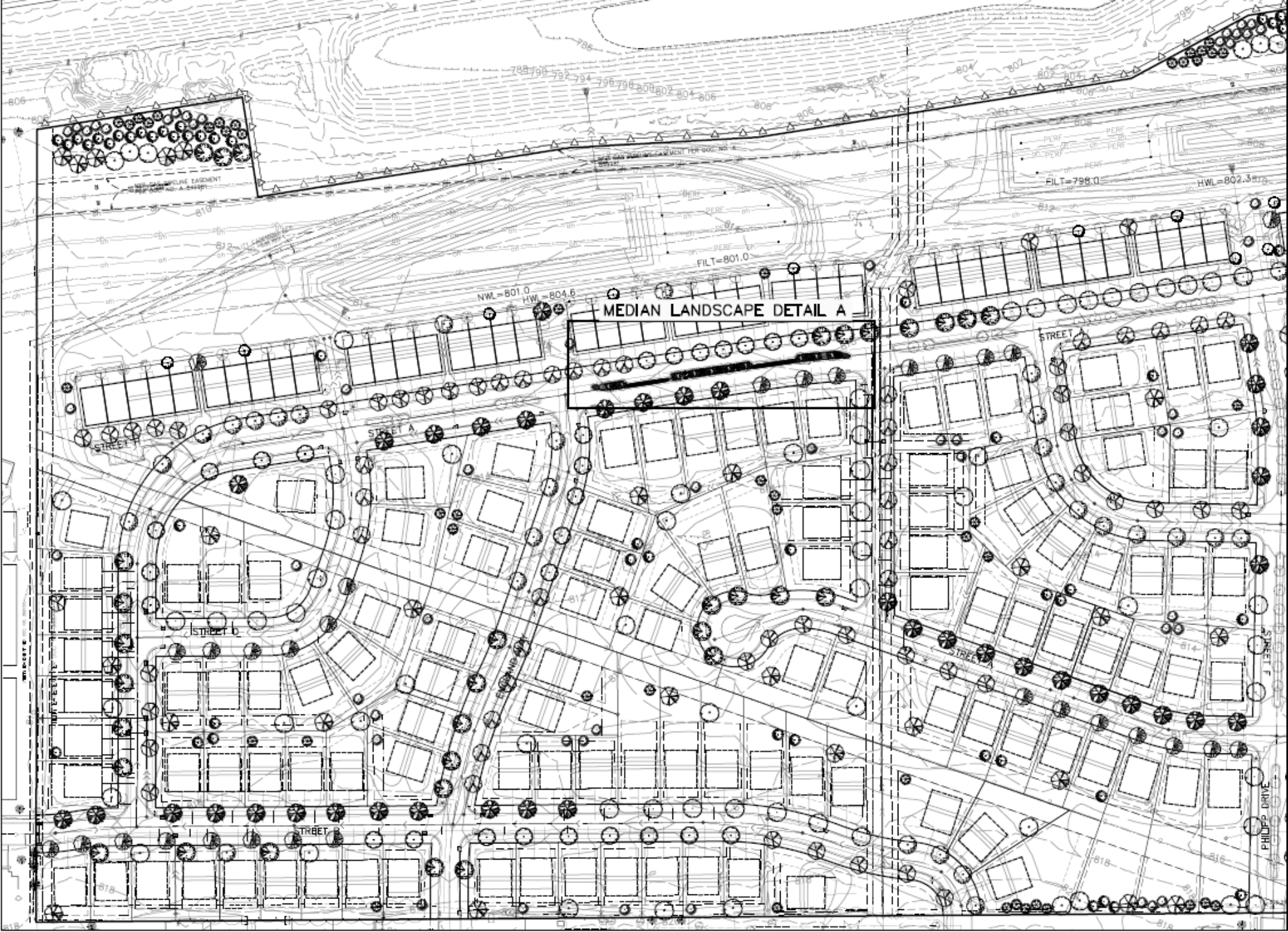
Phasing Plan



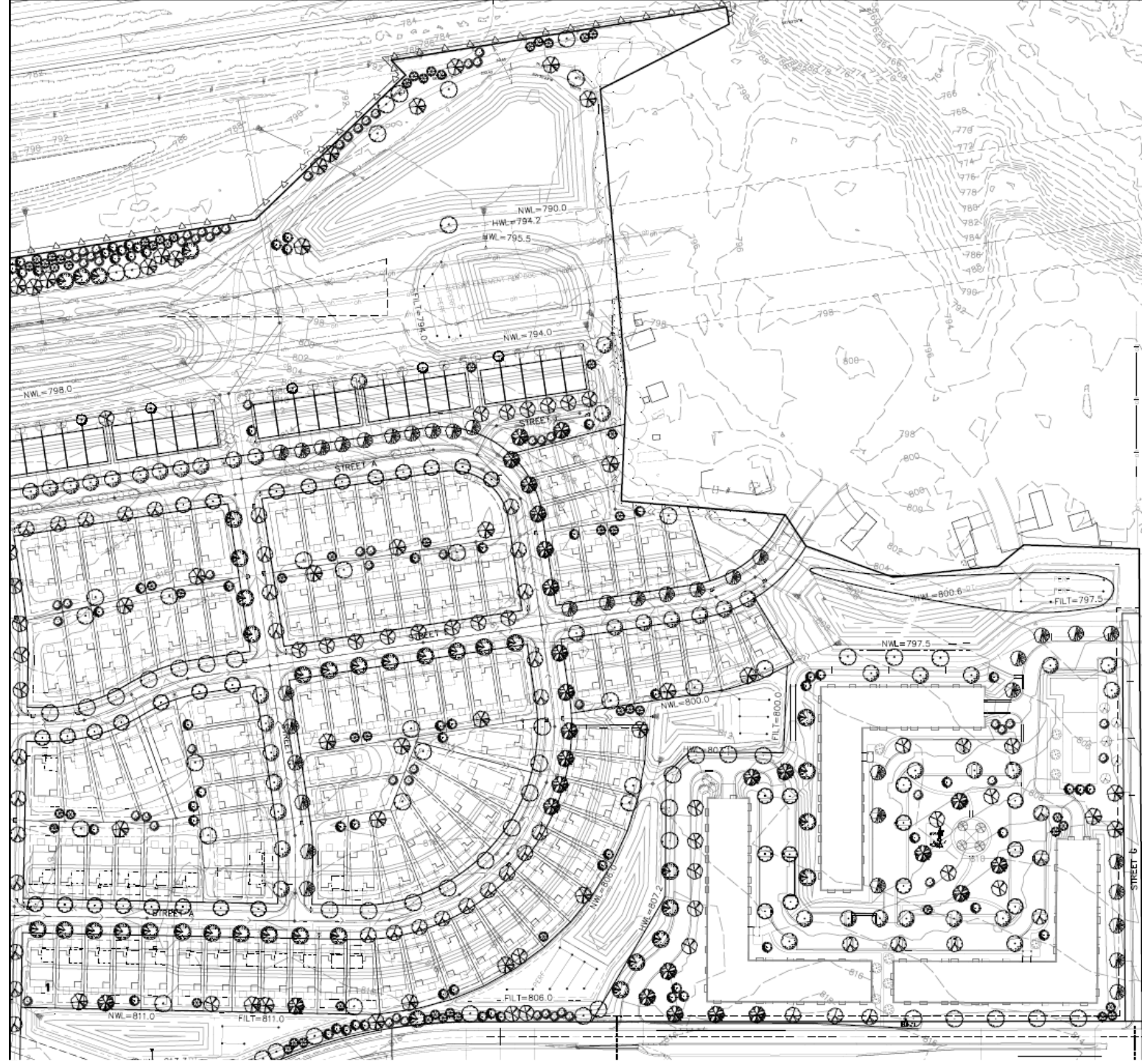
Open Space Plan



Landscape Plan – Western Area



Landscape Plan – Eastern Area

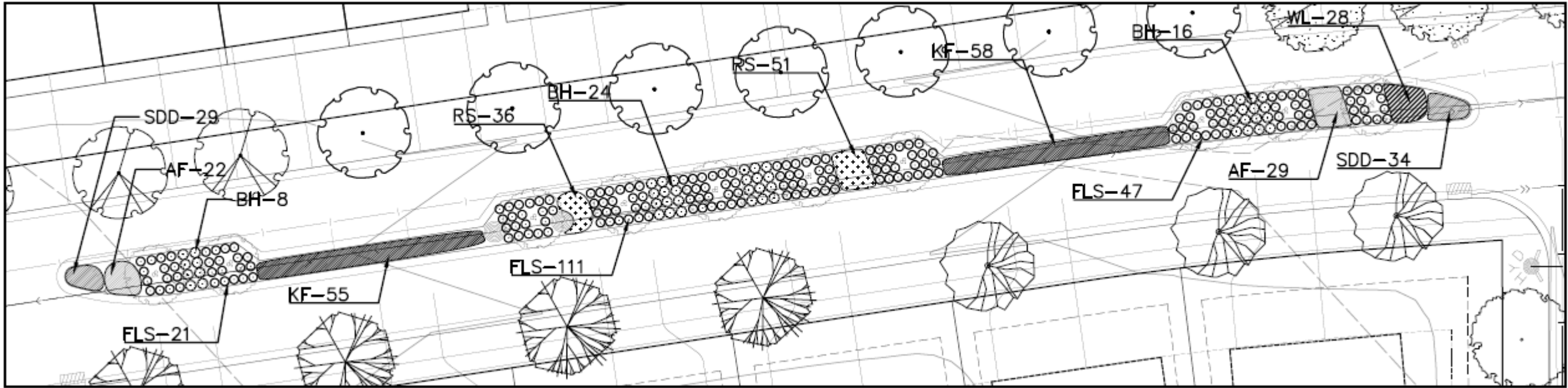


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Landscape Plan – Median Areas (Typical)



PLANT SCHEDULE FOR MEDIAN DETAIL A

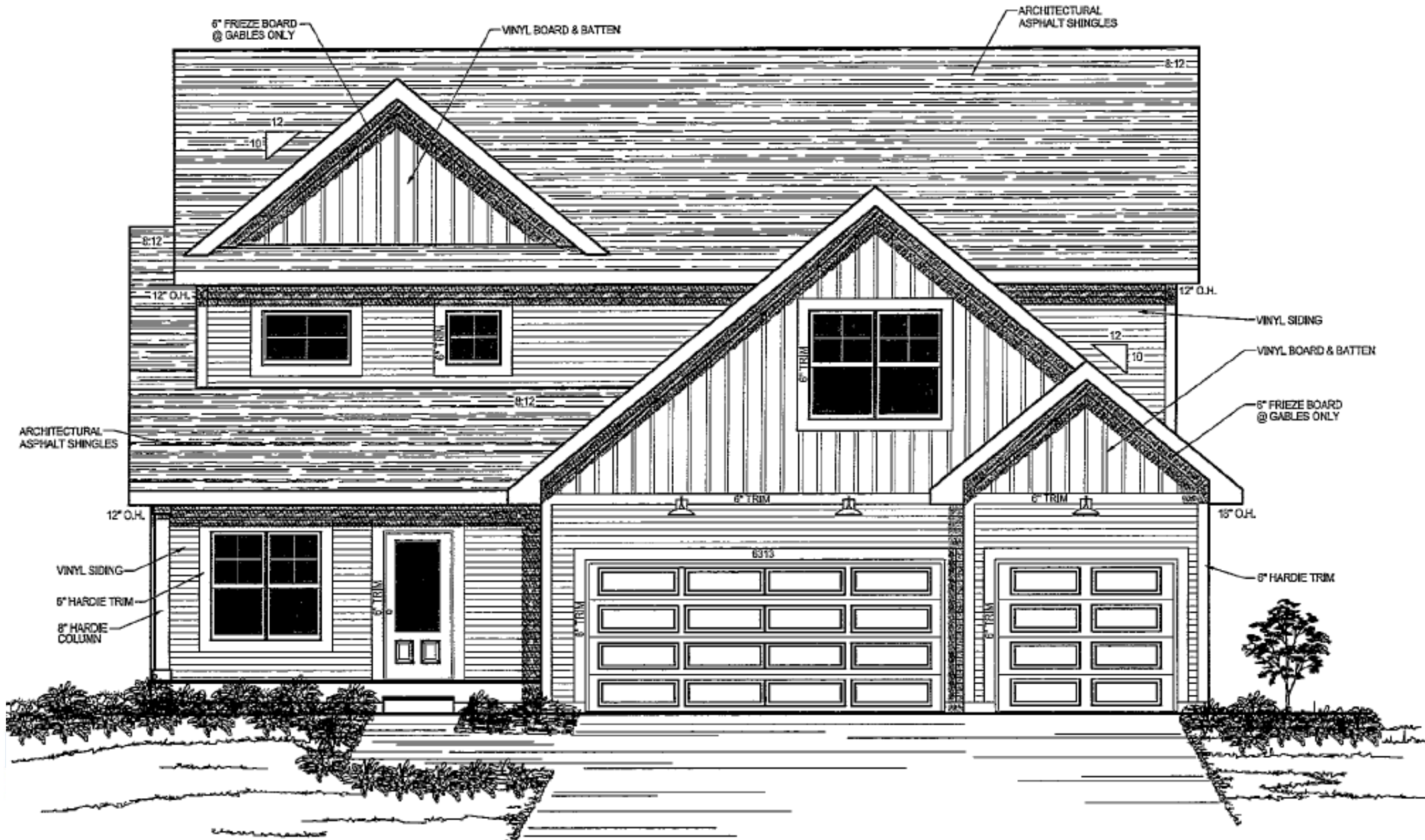
KEY	COMMON NAME/Scientific name	ROOT	QUANTITY
MEDIAN PLANTINGS			
BH	BUSH HONEYSUCKLE/DIERVILLA LONICERA	#3 POT	48
NFS	FIRE LIGHT SPIREA/SPIRAEA JAPONICA 'FIRELIGHT'	#3 POT	179
AF	AUTUMN FIRE SEDUM/SEDUMN 'AUTUMN FIRE'	#3 POT	51
SDD	STELLA D'ORO DAYLILY/HEMORCALLUS 'STELLA D'ORO'	#1 POT	63
KFG	KARL FOERSTER REED GRASS/CALAMAGROSTIS X ACUTIFLORA	#1 POT	113
RS	LITTLE SPIRE RUSSIAN SAGE/PEROVSKIA ATRIPLICIFOLIA 'L.S.'	#1 POT	87
WL	WALKERS LOW CATMINT/NEPETA WALKERS LOW	#1 POT	28



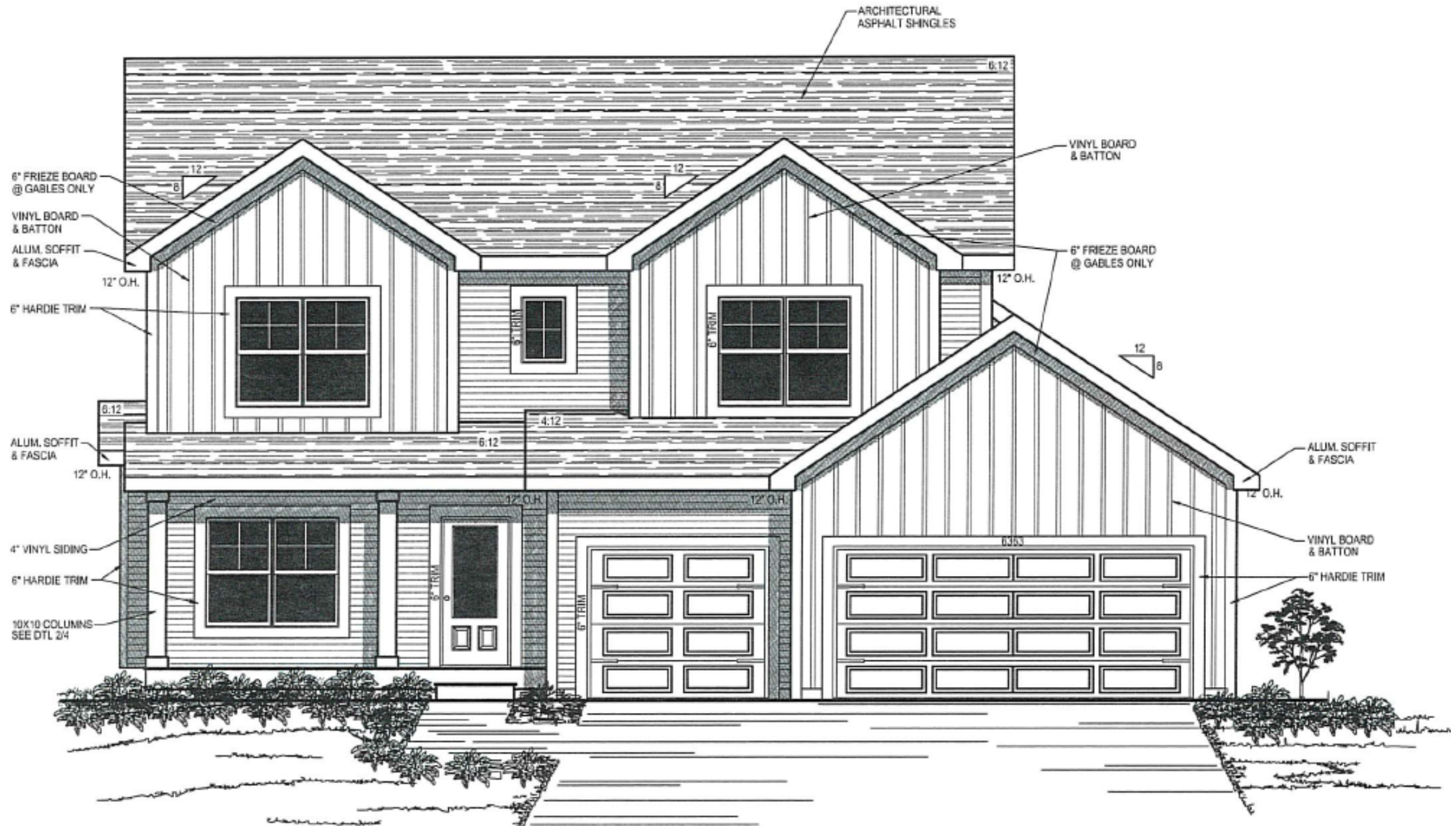
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Single Family Model #1: Michael Lee Homes (2400 sq. ft. above ground)

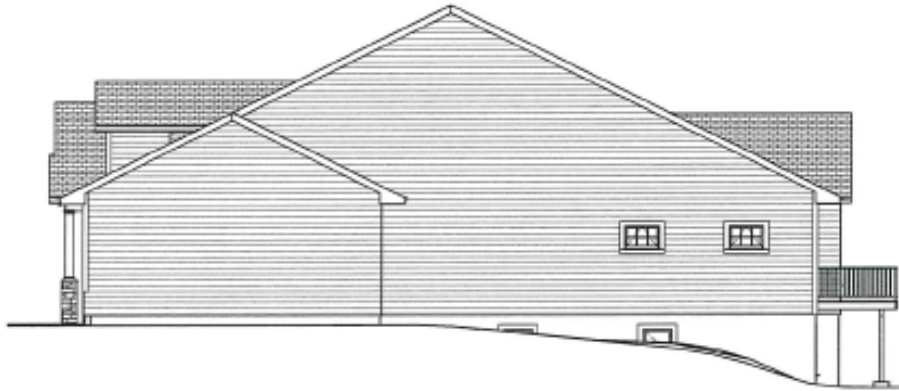


Single Family Model #2: Michael Lee Homes (2385 sq. ft. above ground)



Proposed Villa Style Housing (Option #1)

Stone & LP Siding on Front, Vinyl Siding on Sides/Rear

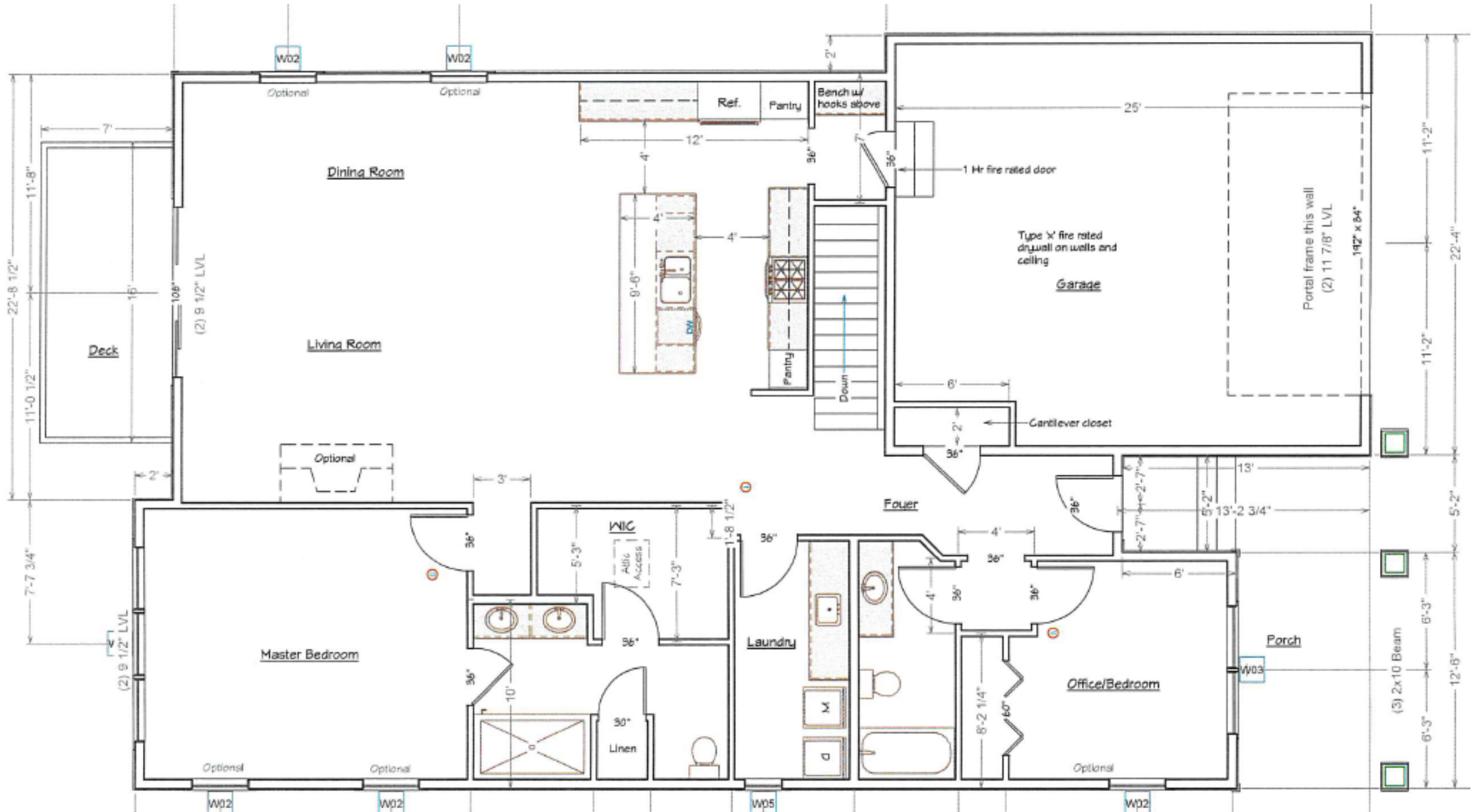


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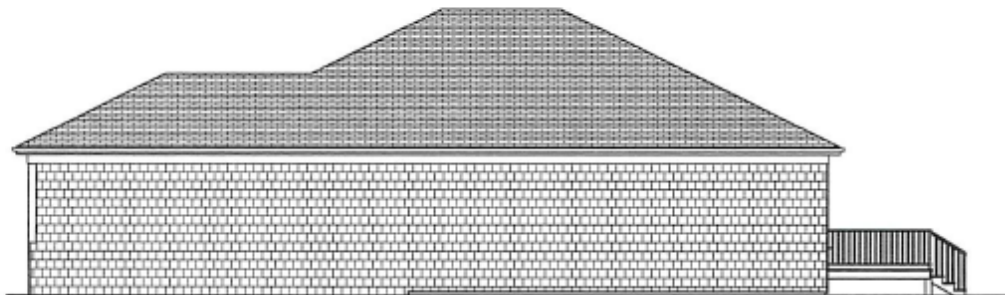
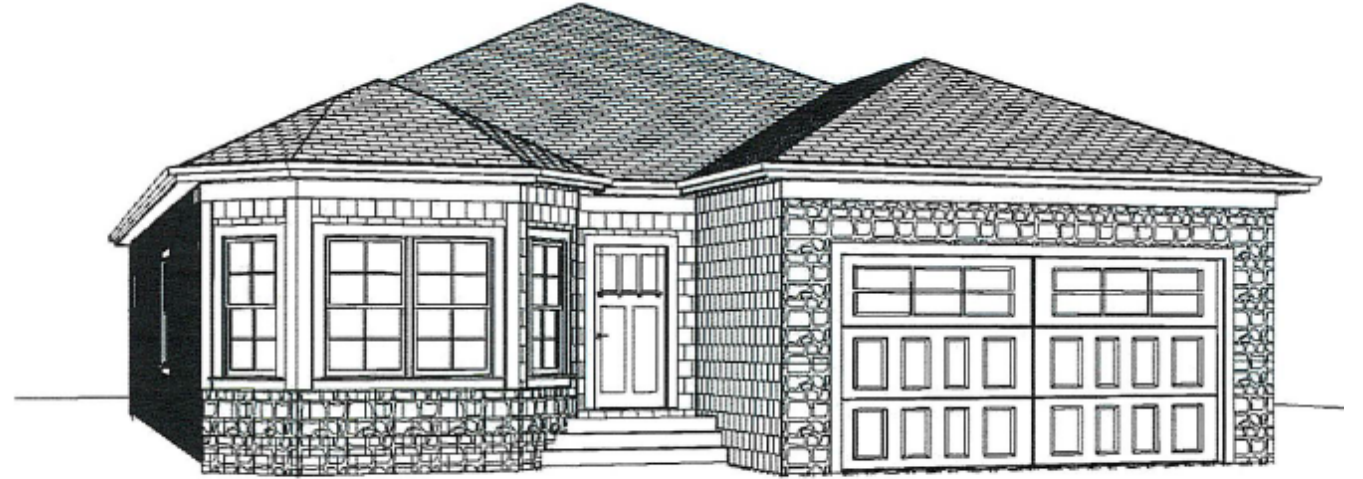
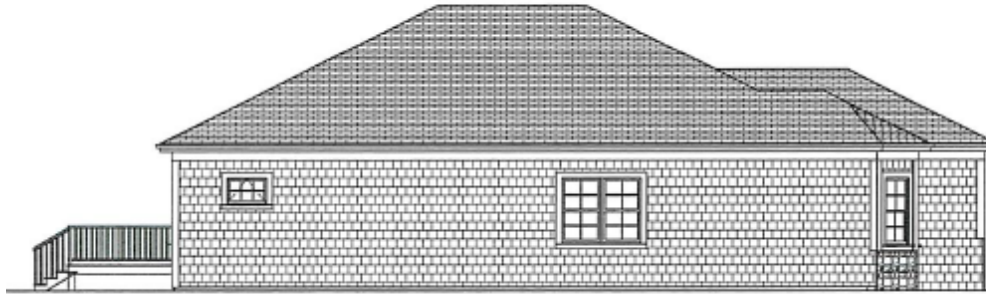
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Villa Floor Plans (Option #1)

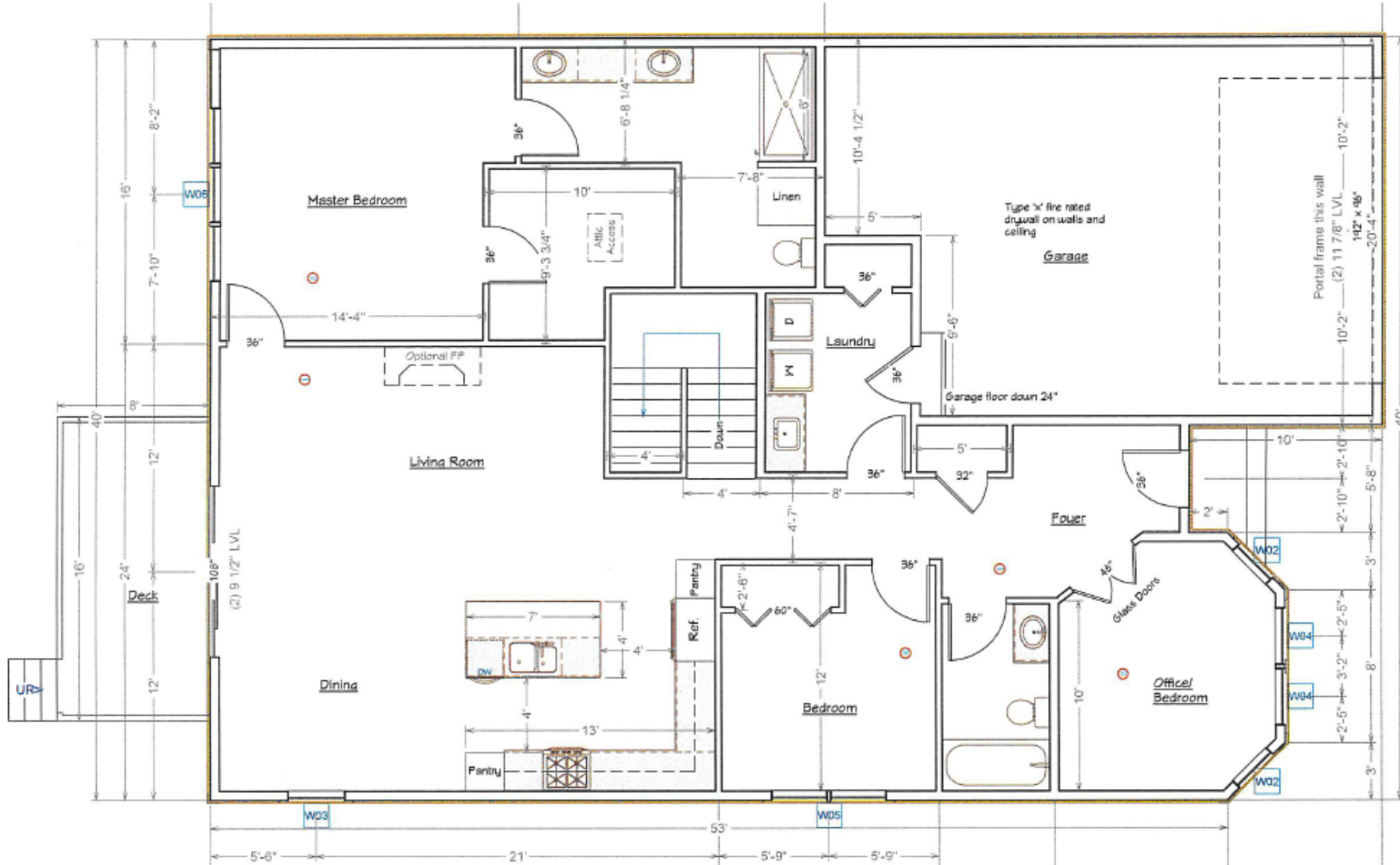


Proposed Villa Style Housing (Option #2)

Brick and LP Siding on Front, Vinyl Siding on Sides/Rear

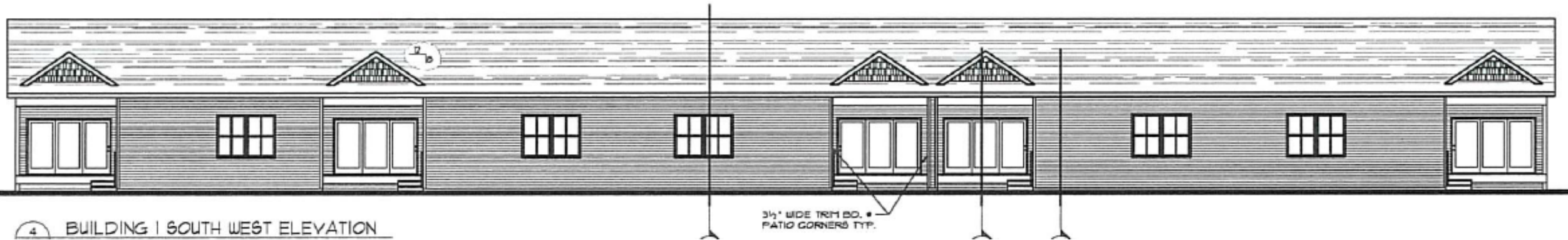
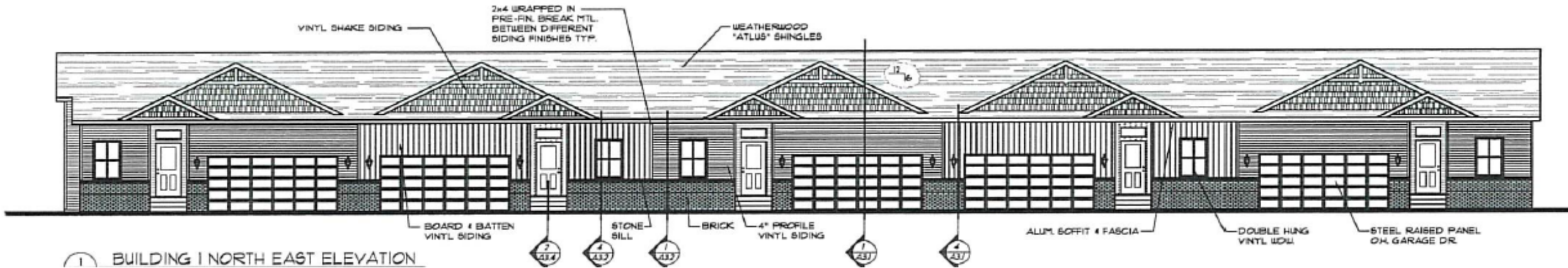


Villa Floor Plans (Option #2)

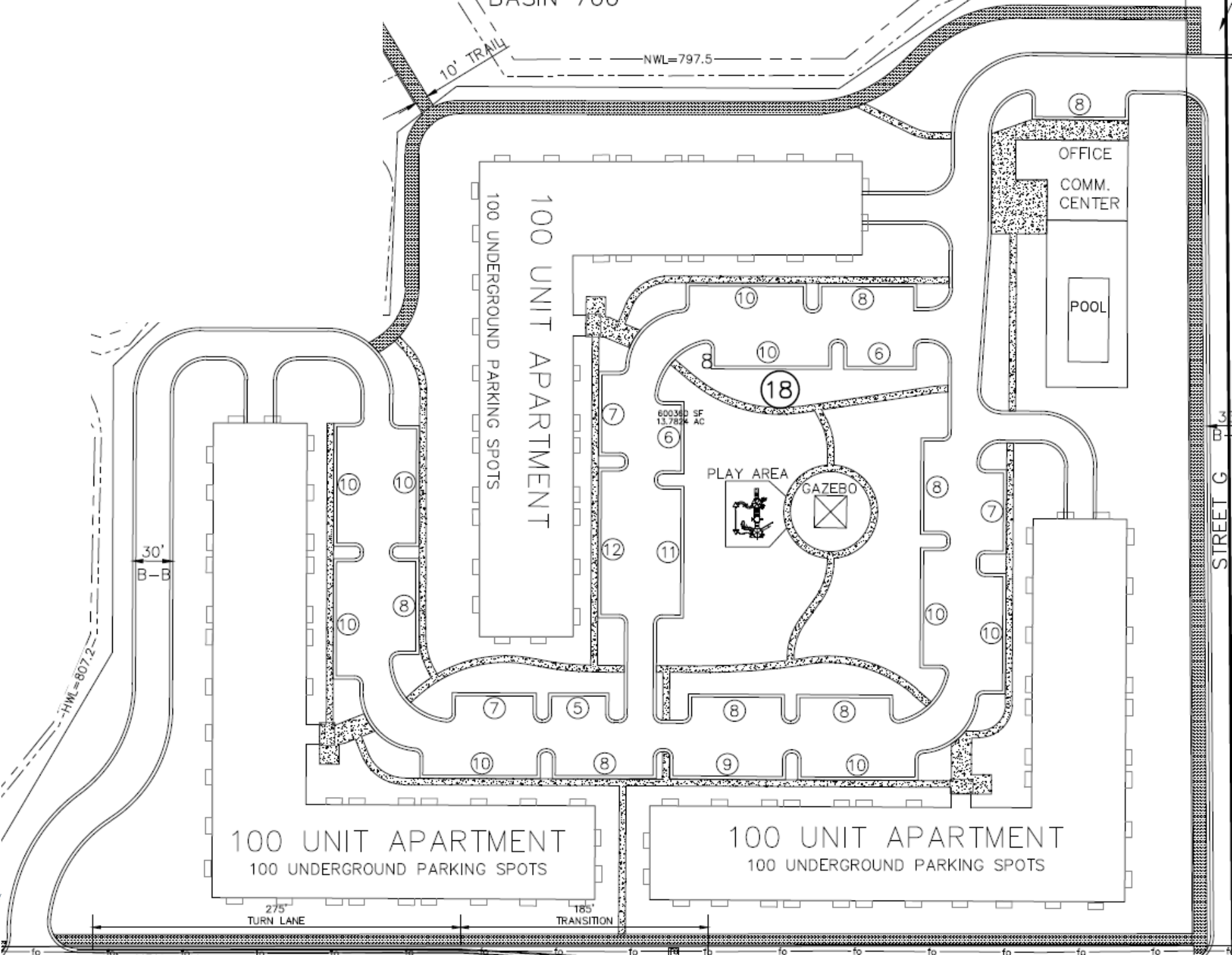


Town House Elevations

Brick & LP Siding on Front, Vinyl Siding on Sides and Rear



Apartment Site Plan



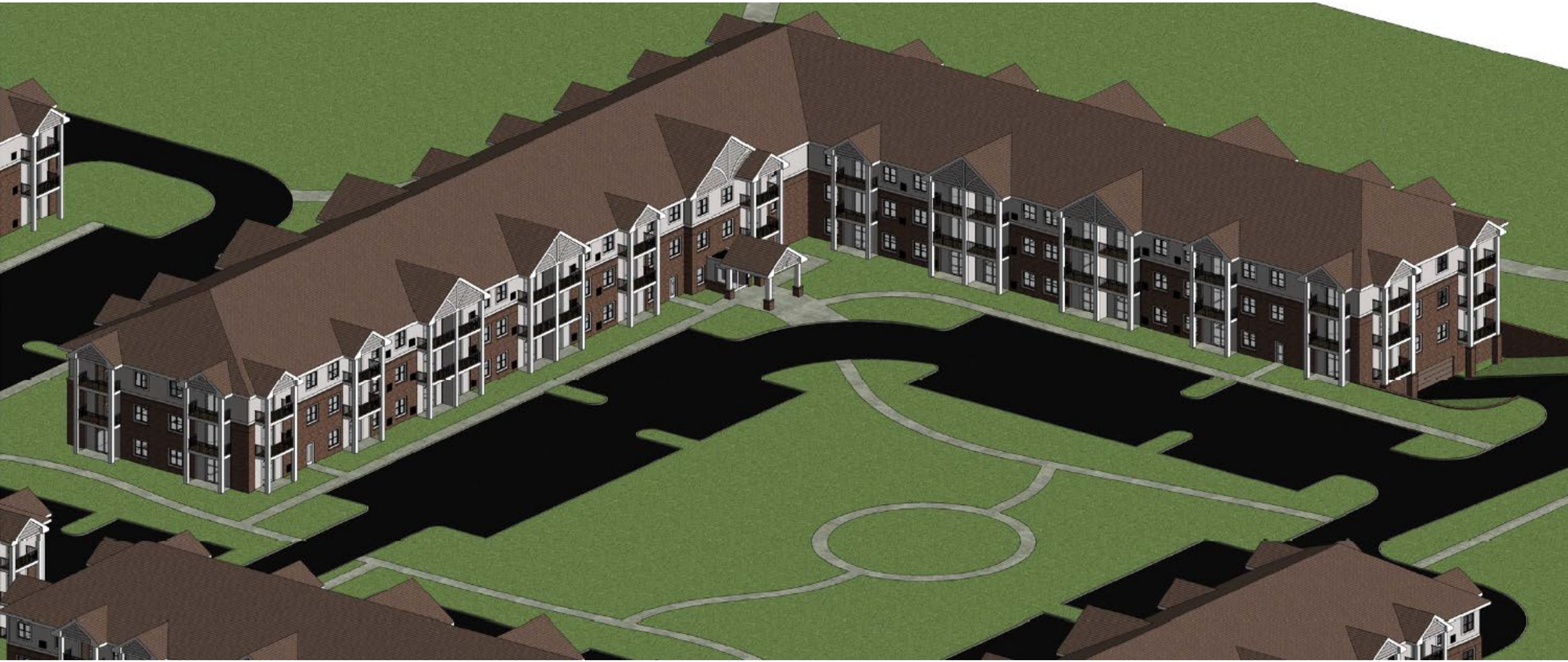
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Apartment Complex - Birdseye



Apartment Complex - Perspective



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Apartments – Elevation (Typical)



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Project Narrative:

Existing Land Use

Suburban Residential on the west portion of the site

3-6 Dwelling Units an Acre

1-3 Stories

25' Setbacks

Floor Area Ratio 0.2-0.5

Primarily for Single Family Residential

Secondary Use Attached Single Family

Mixed Residential on the Old Killarney Hills lots on the east side.

6-30 Dwelling Units an Acre

1-4 Stories

10-30' Setbacks

Floor Area Ratio 0.2-1.4

Primarily for Attached Single family, Townhomes and Multifamily Residential

Secondary Use Retail, Senior Living



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R-2 West Portion of the Site

Density 5.01-8 Dwelling Units per Acre

Site Overall Density

Gross Area = 117.27 acres

Northern Easements = 21.6 acres

Onsite Street ROW = 19.32

Net Area = $117.27 - 21.6 - 19.32 = 76.35$

Total Dwelling Units = 588

Net Overall Density = 7.70 units per Dwelling Unit

Provide Transition from Single family uses to other uses.

Maximum Impervious Coverage 60%

Lot Specifications

Lot Width	60 Single family
	70 Two Family
	100 Multi family
Lot Depth	100
Front Yard	35
Side Yard	10
Max Height	35

R-1A East Portion of Site

Previously Platted as Outlot of Killarney Hills (a large lot subdivision from 1971)

This zoning is no longer in compliance with the Land Use Plan – requires mandatory rezoning to be in compliance with Land Use Plan – R-2 or R-3 would meet the guidance of the Mixed Residential Land Use.



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There are few deviations from the underlying R-2 zoning. The following tables show the compatibility with the zoning and where a request has been made to deviate from R-2:

Single Family Product

	Existing Zoning R-2	Proposed Single Family	Comparable to <u>R-1B</u> Standards
Lot Width	60	60	60
Lot Width (Corner)	NA	75	60
Lot Depth	100	100	100
Front Yard	35	25	25
Side Yard	10	7.5' 10' to ROW	7.5
Rear Yard	NA	25	30

	Meets the R-2 Zoning – requesting reduction from the R-1B Standards for greater flexibility in buildings.
	Dimensional standards adjusted to allow for greater flexibility in house designs – Meets R-1B Standards

Single Family Standards are consistent with the neighboring properties to the south and consistent with the more traditional single family zoning of R-1B.

Villa Product

	Existing Zoning R-2	Proposed Villas	Comparable to R-1B Standards
Lot Width	60	50	60
Lot Width (Corner)	NA	60	60
Lot Depth	100	100	100
Front Yard	35	25	25
Side Yard	10	5' 10' to ROW	7.5
Rear Yard	NA	25	30

	Reduced Standards to match villa products produced by national builders in the metro area.
	Meets the R-2 Zoning – requesting reduction from the R-1B Standards for greater flexibility in buildings.



Townhome Product

	Existing Zoning R-2	Proposed Townhomes
Lot Width	100	104
Lot Width (Corner)	NA	NA
Lot Depth	100	100
Front Yard	35	25
Side Yard	10	15' Between Buildings
Rear Yard	NA	NA

Dimensional standards adjusted to allow for greater flexibility in house designs – reduces impervious coverage



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Apartment Product

	Existing Zoning 1-A	Proposed Apartment	Comparable to R-3 Standards
Lot Width	95	900	150
Lot area	12,800sf	13 acres	1 Acre
Lot Depth	NA	900	200
Front Yard	35	50	50
Side Yard	15	50' Between Buildings	15
Rear Yard	40	NA	40

The apartment site will provide 1.75 parking stalls per dwelling unit.



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PUD – Entire Site

The mixed use of housing styles; traditional single family, detached villas, townhomes and apartment complex, was the driving factor in electing to pursue a PUD Zoning Designation.

To qualify for a PUD Zoning the site needs to include most of the following 8 purposes and intents of the PUD as set forth in Section 151.48 in the Zoning Code:

1. *Provide for the establishment of planned unit development (PUD) zoning districts in appropriate settings and situations to create or maintain a development pattern that is consistent with the city's comprehensive plan;*

The proposed development contains the two Land Uses as set forth in the City 2040 Comprehensive plan. With Suburban residential Density's on the western portion of the site and higher density (Apartment) on the east.

2. *Promote a more creative and efficient approach to land use within the city, while at the same time protecting and promoting the health, safety, comfort, aesthetics, economic viability and general welfare of the city;*

The proposed developments use of 4 separate building styles integrated into one development provide for a dynamic cohesive neighborhood that connects vital public utilities and streets.

3. *Provide for variations to the strict application of the land use regulations in order to improve site design and operation, while at the same time incorporate design elements that exceed the city's standards to offset the effect of any variations. Desired design elements may include: sustainable design, integration of public art or design elements, greater utilization of new technologies in building design, special construction materials, additional landscaping, creative parking and pedestrian connections, specialty lighting, stormwater management, pedestrian-oriented design or transition to residential neighborhoods, parks or other sensitive uses;*

The site is requesting few revisions to the underlying R-2 zoning standards. In exchange for the softening of those standards the site is providing a central landscaped parkway, enhanced landscaping along STH 169, a trail system connecting to the existing Killarney.

4. *Ensure high quality of design and design compatible with surrounding land uses, including both existing and planned;*

The site matches the existing single-family development to the south and transitions internally to the east towards higher densities. Large Buffers are provided to the existing lots in the Killarney neighborhood. Attached are plans to demonstrate the proposed housing styles and the materials usage on the front elevations of the homes.

5. *Maintain or improve the efficiency of public streets and utilities;*

The site connects and completes Phillips Way, England Way and Downing Avenue

6. *Preserve and enhance site characteristics, including natural features, wetland protection, trees, open space, scenic views and screening;*

The site has no significant existing natural features. The proposed development will provide over 20 acres of landscaped open space with trails and water features. Heavy Landscaping, where allowed, along STH 169 provided some screening from the highway.

7. *Allow for mixing of land uses within a development;*

Four separate product types will be constructed on the site.

8. *Encourage a variety of housing types, including affordable housing; and*

Each of the 4 Housing types will have numerous options to provide a diverse neighborhood.

9. *Ensure the establishment of appropriate transitions between differing landuses*

Each of the 4 neighborhoods are connected and at the same time are kept apart. The apartment area is surrounded by ponds. The villas are separated from the single family by a parkway. The townhomes are on a street with a central island that separates them from the villas and the single family homes. This island also provides for separate guest parking for the townhomes.



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