ORDINANCE O2026-015

AN ORDINANCE OF THE CITY OF SHAKOPEE, MINNESOTA OF PLANNED UNIT DEVELOPMENT DISTRICT #16 IN THE ZONING ORDINANCE FOR PROPERTY LOCATED AT 1300 CROSSINGS BOULEVARD

WHEREAS, Mark Anderson, applicant, and Shakopee Crossings LTD Partnership, property owner, have applied to amend Planned Unit Development District #16, Southbridge Crossings East PUD; and

WHEREAS, the property is legally described as:

Outlot B, Southbridge Crossings East Third Addition
And
Outlot D Southbridge Crossings East Second Addition; and

WHEREAS, notices were duly sent and posted, and a public hearing was held before the Planning Commission on June 4 and July 9, 2026, 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 subject property be adopted as Planned Unit Development District #16 as stated; and

WHEREAS, the City Council heard the matter at its meeting on July 21, 2026; 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, Mixed Use Commercial Center

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

Finding #2: The proposed amendment is compatible with the surrounding land uses.

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

Finding #3: The applicant is proposing connections to the surrounding roadways, sidewalks, and trails and the development of regional stormwater pond facilities.

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.

Finding #4: The proposed development plan is consistent with the surrounding commercial developments and the applicant will be required to provide mitigation for the trees removed from the site consistent with City Code requirements.

Criteria #5: Does the PUD provide an overall compatibility of land uses and overall appearance and compatibility of individual buildings to other site elements or to surrounding development. The architectural style of buildings shall not solely be a basis for denial or approval of a plan.

The proposed PUD is compatible with the surrounding land uses. Building elevations and site plans of the individual users will be reviewed for City Code compliance and compliance with this PUD plan with subsequent amendments.

Criteria #6. Whether the proposed PUD plan would offer a greater general public benefit than would be realized under the underlying zoning district and/or general zoning provisions.

The applicant is proposing the development of a commercial development that aligns with the goals of the 2040 Comprehensive Plan.

BE IT FURTHER ORDAINED, that the proposed amendment to PUD District #16, the Southbridge Crossings East PUD for the development of property at 1300 Crossings Boulevard is hereby approved, subject to the following conditions:

1. The applicant must comply with the Engineering Department comment memo dated May 22, 2026.
2. The development of the site, including the site plan, private drive layout, and building / parking setbacks / site configuration must be consistent with the submitted and approved plans and review comments. The development of each individual site is subject to future PUD Amendment applications, a future preliminary plat, and subsequent final plats.
3. A shared parking agreement / Reciprocal Easement Agreement regarding maintenance of the private drives and allowing ingress / egress between all three lots must be provided.
4. Bicycle parking must be provided on the building sites in accordance with City Code requirements.
5. Payment for tree removal mitigation or required landscaping that does not fit on the sites due to impervious surfaces or utilities is due at the time of issuance of a Grading Permit or Building Permit in accordance with City Code and the current adopted fee schedule. Funds collected from this development are to be used for the planting of boulevard trees along Southbridge Parkway, within Southbridge Community Park, or for boulevard trees along Crossings Boulevard.
6. Drive-through windows at the two retail buildings must comply with City Code requirements for vehicle queuing / stacking.
7. A total of three monument signs that comply with City Code requirements for sign area, height, and location are permitted in the development. Placement of signs within the Xcel Energy transmission easement requires written approval from Xcel Energy.
8. Wall signage for the garden center / green house is permitted to have a total area of 180 square-feet combined on the south building elevation.
9. Fencing for the garden center yard area must be an ornamental design and is not to exceed 6’6” in height.
10. Sidewalk connections must be provided between each building in the development and along the west / north side of the main private drive that connects Hansen Ave and Crossings Blvd.
11. The sidewalk in front of landscape yard area must extend to westernmost parking stall.
12. Sidewalks directly adjacent to parking stalls must be at least 7’ in width to allow for walking and maneuvering around vehicles that are backed into parking stalls.
13. The total amount of impervious surface allowed for the entire development is 75%.

a. Elevations above the NWL of stormwater ponds and infiltration basins are considered pervious areas.
b. The pervious paver areas on the garden center site count as 25 percent pervious for purposes of impervious surface calculations.

14. An acceptable maintenance agreement / maintenance plan for the pervious paver areas on the garden center parking lot and landscape yard area must be provided to the Engineering Department.
15. The proposed Wetland Replacement Plan must be based on the approved Planned Unit Development plan, review comments, and conditions of approval.
16. A Stormwater Management Plan needs to be approved prior to Grading Permit and/or Building Permit approval.
17. The developer shall pay SPU Trunk Water Invoice and SPU Plan Review Inspection Fee Invoice prior to utility construction. The developer may only construct utilities with signed plans from SPU. SPU will not sign plans until invoices are paid. All water utility plans must have had all comments addressed prior to construction.

Passed in regular session of the City Council of the City of Shakopee, Minnesota held on the 21st day of July 2026.

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Mayor of the City of Shakopee

Attest:

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Richard Parsons, City Clerk

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