



AGENDA
CHASKA PLANNING COMMISSION
CHASKA CITY HALL - COUNCIL CHAMBERS & ZOOM
Wednesday, August 12, 2026
7:00 PM

1. Call to Order
2. Roll Call
3. Adopt Agenda
4. Visitor Presentation
5. Approve Previous Meeting Minutes
 - 5.A. Approve the July 8, 2026 Meeting Minutes
6. Consent Items
7. Action Items
 - 7.A. PUBLIC HEARING: Recommend Approval of Rezoning SW Chaska Park parcels to P1, Open Space/ City of Chaska/ PC #2026-13
 - 7.B. Recommend Approval of the Concept Plan for Scandvik Nordic Spa/ Scandvik/ PC #2026-17
8. Other Business
9. Adjourn

CHASKA PLANNING COMMISSION MINUTES JULY 8, 2026

1. Call to Order

Chairperson Urbanski called the meeting to order at 7 pm.

2. Roll Call

Roll call was taken. Members present: Commissioners Aasen, Campbell, Sailer, Michaletz, and Chairperson Urbanski.

Members absent: Commissioner Baswa, Purdy, Rydberg, and Rostad

Also present: Nate Kabat, Community Development Director; Ashley Cauley, City Planner; and Liz Hanson, City Planner.

3. Adopt the Agenda

Motion by Commissioner Aasen, second by Commissioner Michaletz, to adopt the agenda as presented.

Motion carried.

4. Visitor Presentation

No one appeared under Visitor Presentation.

5. Approve Previous Meeting Minutes

- a. Approve the June 10, 2026, Meeting Minutes

Motion by Commissioner Campbell, second by Commissioner Aasen, to approve the minutes of the June 10, 2026, Planning Commission meeting.

Motion carried.

6. Consent Agenda

7. Action Items

- a. PUBLIC HEARING: Recommend Approval of the Conditional Use Permit (CUP) for outdoor storage at 3700 Chaska Blvd/Precision Yard Services/PC #2026-14

City Planner Hanson presented the item to the Commission.

Commissioner Aasen noted that he thought this looked like a great use of the property.

Commissioner Campbell asked if there had been any discussion related to security or high-intensity lighting for the lots.

City Planner Hanson stated that this was discussed with the applicant and noted that this site lends itself to be more secure due to its topography. She stated that the applicant intends to install security cameras, so they will also have visual surveillance of the site.

Chairperson Urbanski asked about the height and size of the black hill spruce trees.

City Planner Hanson stated that, at a minimum, they would need to be six feet tall.

Chairperson Urbanski opened the public hearing at 7:20 p.m.

Alex Young, MSP Commercial, representing the applicant, explained that they had no issues with the conditions of approval recommended by staff. He noted that they have been working with staff on these plans for a while and were on board with the long-range plan of high-density residential, and this was an interim step to getting there.

Commissioner Campbell stated that his biggest concern was with the potential for high-intensity lighting.

Mr. Young stated that they had been concerned about that when they leased the property to Schram. He noted that they had security cameras and the new tenant would also have security cameras, but clarified that there were no issues when Schram was the tenant. He stated that the only time they have had issues has been when the building was vacant, so they were happy the tenant had plans to move into the space in July. He explained that he thinks one of the things that helps with this is that there is only one access in and out.

Commissioner Campbell asked if there would be a maintenance garage for the trucks.

Mr. Young explained that they would be focused on light landscaping, such as maintenance activities like mowing and snow plowing. He noted that it would be much lighter than it was when the County was using the building.

Chair Urbanski closed the public hearing at 7:23 p.m.

Motion by Commissioner Aasen, second by Commissioner Sailer, to recommend to the City Council approval of the Conditional Use Permit (CUP) for open storage exceeding a 2:1 building-to-land ratio and totaling 75,000 square feet at 3700 Chaska Boulevard, (PC #2026-14), subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Project Narrative (pgs. 1-4), prepared by MSP Commercial, dated June 24, 2026
 - b. Site Location (pgs. 1-2), prepared by MSP Commercial, dated June 2, 2026
 - c. Parcel Dimensions, prepared by MSP Commercial, dated June 2, 2026
 - d. Historic Aerials, prepared by MSP Commercial, dated June 2, 2026
 - e. Viewshed Analysis (pgs. 1-2), prepared by MSP Commercial, dated June 2, 2026
 - f. Landscape Plan, prepared by MSP Commercial, dated June 2, 2026
 - g. Elevations, prepared by MSP Commercial, dated June 2, 2026
 - h. Aerial with Topography, prepared by MSP Commercial, dated June 2, 2026

- i. Proposed Site Usage Square Feet, prepared by MSP Commercial, dated June 2, 2026
- j. Proposed Site Usage, prepared by MSP Commercial, dated June 2, 2026
- k. Existing Park Plan, prepared by MSP Commercial, dated June 2, 2026
- 2. Provision of any new exterior lighting to be reviewed and approved by the Planning Department prior to installation.
- 3. Parking lot to be striped in accordance with the parking plan and to be completed prior to the certificate of occupancy.
- 4. Provision of 8-10 black hill spruce to be installed on the northeast edge of the site adjacent to the proposed 'truck and trailer' open storage.
- 5. Compliance with 14.7.4 'Standards for Granting Conditional Use Permits' of the Zoning Ordinance.
- 6. Provision of proposed signage to meet Section 15.32.080 of the zoning code.
- 7. Compliance with Section 15.28 (Special Regulations) of the Zoning Ordinance.
- 8. The applicant shall obtain a building permit prior to the commencement of any building alterations.

Motion carried.

- b. Recommend Approval of the Concept Plan for Vista Ridge/Johnson Reiland Homes/PC #2026-12

City Planner Cauley presented the item to the Commission.

Commissioner Campbell asked if there was a requirement for new neighborhood developments to incorporate a play area.

City Planner Cauley stated that there was a park dedication requirement and noted that there are times when the City may take a fee in lieu of parkland dedication, if it was within a certain distance of an existing park. She stated that in this case, that would be something to take a look at as the development moves forward through the City's process. She explained that because of its proximity to the Southwest Chaska Park, she did not believe that staff would advocate for a specific park for the neighborhood.

Commissioner Campbell stated that he liked that staff reviewed the 2040 bicycle and pedestrian plans and incorporated the 8-foot path through this instead of just a 5-foot walkway.

Commissioner Sailer stated that he also appreciated staff's review of the road options. He noted that it was sad and disappointing to see the extent of the tree removal that is proposed for this development.

Chairperson Urbanski noted that it was a challenging site due to grade changes, steep slopes, and the last remnants of the big woods, which come together next to a gravel pit. He stated that the one thing that concerned him about this project was the steepness of the road coming down to Chaska Boulevard without having a second entrance into the development. He stated that if there were ever an issue with the steep slope, they may not be able to get emergency vehicles to the other side, which could be a problem. He stated that the road gets a little slick in the winter at the bottom of Big Woods Boulevard and suggested that they try to flatten that

out as much as possible so they have a bit of a cushion. He asked what the maximum grade would be.

City Planner Cauley stated that the developer was proposing 14%, and the City's maximum standard for local streets was 8%.

Commissioner Michaletz stated that City Planner Cauley had indicated that the County had evaluated the intersection and asked if they were planning a signalized intersection.

City Planner Cauley stated that the study showed that they would be full intersections, but doesn't believe it got to the level of detail of determining whether or not they would be signalized.

Chairperson Urbanski stated that he would recommend that the City also make sure that there is a possibility for a road connection going into the gravel pit at some point in the future. He noted that overall, he likes the plan, but does feel it is a bit of a square box, round hole kind of situation.

Commissioner Campbell noted that he felt it fit in well with the housing concept in the area and would be a beautiful addition.

Matt Reiland stated that they were really excited to move forward with what they consider the third phase of what they have already done in the area. He explained that they see it as a continuation of what they have done, which was consistent, and would look very similar to the other neighborhoods they have done.

A representative for the applicant briefly highlighted portions of their presentation. He explained that he looks at this less granularly and referenced an aerial view of the entire area, and noted that he felt this showed that the neighborhood was not isolated and would be connected with the other neighborhoods in the area.

Motion by Commissioner Aasen, second by Commissioner Campbell, to recommend to the City Council approval of the Concept Plan for 27 single/dwelling units on the site east of Carlson Bluffs, encompassing Outlot A, Carlson Bluffs, Outlot H, Ensconced Woods, 3700 Chaska Blvd, and the adjacent, unaddressed parcel east of Carlson Bluffs, subject to the following conditions:

1. Approvals shall be based on the following plans and exhibits unless modified by the conditions below:
 - a. Narrative and building concept plans received June 23, 2026
 - b. Exhibit A: Concept Plan, received June 24, 2026
 - c. Exhibit B: Location Map, received June 24, 2026
 - d. Exhibit C: Drainage Map, received June 24, 2026
 - e. Exhibit D: Existing Viewshed, received June 24, 2026
 - f. Exhibit E: Existing Conditions, received June 24, 2026
 - g. Exhibit F: Adjacent Property, received June 24, 2026
 - h. Exhibit G: Street Profile, received June 24, 2026
 - i. Exhibit G-1: Brewery entrance and retaining wall, received June 24, 2026

- j. Exhibit H: Utility Concept Plan, received June 24, 2026
- 2. Continue coordination with:
 - a. City Engineer regarding roadway design and access, trail connections, utilities, grading, steep slope impacts, drainage, easement, stormwater management, and access.
 - b. Fire Marshall regarding access and turnaround requirements.
 - c. Carver County regarding access to CR 61.
 - d. Electric Department
 - e. Minnesota State Historic Preservation Office (SHPO) regarding the historical marker site west of the site access.
- 3. In addition to plans to illustrate compliance with City Code Sec. 15.28 (Special Regulations), the following is required for a preliminary plat application to be considered complete:
 - a. Application signed by the applicant/developer and property owners of all impacted properties;
 - b. Survey;
 - c. Grading plan for the entire development site and impacted areas. In addition, the plan should identify any lots with full, look-out, or walk-out basements;
 - d. Sidewalk and trail plan. This plan must include Five-foot sidewalks on both sides of Soaring Eagle Court;
 - i. 1 5-foot on the north side of Soaring Eagle Parkway
 - ii. A shared-use trail along the south side of Soaring Eagle Parkway; and
 - iii. A shared-use trail through the development consistent with the 2040 Comprehensive Plan and the 2040 Pedestrian and Bicycle Master Plan to eventually connect Percheron Blvd and Savanna Way (west) to Big Woods Blvd. (east)
 - e. Utility plan and profiles;
 - f. Stormwater management plan meeting City and Carver County WMO requirements.
 - g. Tree inventory and tree preservation plan. In addition, this plan must:
 - i. Identify existing trees on the development site and impacted areas.
 - ii. Identify trees to be removed and protect significant trees.
 - iii. Identify preservation limits and construction protection methods.
 - iv. Be overlaid on a grading plan to illustrate the relationship between grading activities and tree removals/preservation;
 - v. Identify crucial root zone impacts of 30 percent or greater.
 - h. Landscaping plans in conformance with City Code Sec. 15.28.070.
 - i. Architectural elevations, exterior materials, building height information, and representative floor plans.
 - j. Any additional engineering information necessary to evaluate the feasibility of the proposed street and utility alignments, confirm adequate maintenance access, and to ensure compliance with City engineering standards.
- 4. The following plan changes are required:
 - a. All topography and elevations must be legible.
 - b. All plans must include the entire development site. This includes properties impacted by the development.
 - c. All plans must include property lines and easements.

- d. Stream corridors and all required stream buffer areas shall be accurately delineated and shown on all future grading and site plans.
 - e. Clarify and accurately depict the development boundary. This includes the northern boundary as it relates to the existing Outlot H, Ensconced Woods.
 - f. Rear lot lines adjacent to the wooded steep slope shall be revised to the required 30-foot no-grade/no-mow setback.
 - g. The maximum street grades shall not exceed eight percent.
 - h. Evaluate the impacts and resulting lot configuration and property lines of the former Schram Haus brewery property.
5. Adherence to the City Engineer memo and Carver County Public Works memos when available.
6. All encroachments and impacts to the wooded steep slope require additional justification and City approval.
7. Compliance with City Ordinance, including:
 - a. Sec. 15.28.290, Anti-monotony and Design requirements: including LP Smartside on front elevations and 4-inch window trim on all windows.
 - b. Sec. 15.28.100, Setback from Steep Slopes: including 50 feet from the edge of the 18-percent slope and 30-foot “no grade/now” zone adjacent to the 18-percent slope for purposes of erosion control.
 - c. Sec. 15-28-080, Subdivision Design Standards: including streets, right-of-way, street trees, and sidewalk design.
8. Setbacks are as follows:
 - a. Front yard setback: 23 feet
 - b. Side yard setbacks:
 - i. Interior: 5 feet
 - ii. Corner: 15 feet
 - c. Rear yard setbacks: 25 feet
 - d. Wooded steep slopes: 50-foot building setback and 30 feet no grade/no mow setback
 - e. County Road 61: 150 feet from centerline
9. Prior to final plat approval:
 - a. The developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs, including but not limited to park dedication fees.
10. Prior to the release of the final plat for recording:
 - a. Applicable easements, as identified by the Engineering Department, for the extension of City utilities are secured prior to final plat recording.
11. Prior to the start of any construction, grading, or site work:
 - a. Tree protection measures shall be installed;
 - b. A construction management plan must be submitted. This plan must address work hours, construction access and parking, haul routes, and overall compliance with site maintenance.
12. The applicant/developer is responsible for:
 - a. Obtaining an access permit or necessary approvals from Carver County
 - b. Obtaining any necessary permits or approvals from SHPO, if applicable.
 - c. Obtaining permissions and any legal instruments necessary from affected property owners for any off-site impacts.

Motion carried.

8. Other Business

10. Adjourn

Motion by Commissioner Campbell, second by Commissioner Sailer, to adjourn the meeting at 8:01 pm.

Motion carried.

REQUEST FOR ACTION CHASKA PLANNING COMMISSION 8/12/2026

Subject: SW Chaska Park – Rezoning

Applicant: City of Chaska

Location: Seven properties west of Percheron Blvd, south of Founders Path and east of the future Savanna Way

Case No.: P.C. No. 2026-13

Synopsis: The applicant is requesting approval of Rezoning for the SW Chaska Park properties

Prepared By: Ashley Cauley

Staff Recommendation: Motion to recommend approval

Introduction/ Background

For nearly 25 years, Chaska has envisioned a new large community park¹ and preservation of the Big Woods² in southwest Chaska through comprehensive plans³.

The following is intended to summarize the site's history:

- 2001 – The 2020 Comprehensive Plan was adopted and generally identified two potential areas for a community park in SW Chaska and emphasized the importance of Big Woods Protection. The site and surrounding area were part of Chaska Township and not yet annexed into the City limits. (See Fig. 1).

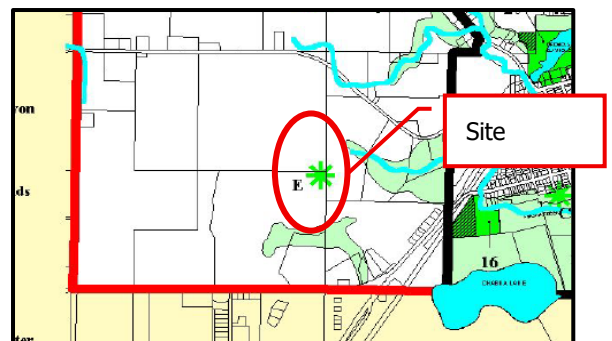


Figure 1: 2020 Comp Plan - Parks Recreation Open Space Plan

¹ By the 2040 Comprehensive Plan, community parks have attractive natural qualities, such as a lake, bluff, or wooded area, and have the capacity to serve in both passive and active recreational roles. Chaska's community parks are typically located adjacent to major natural features and distributed throughout the community and include the following parks: (1) Fireman's Park; (2) Veterans Park; (3) Chaska Community Center; (4) McKnight Park.

² "Big Woods" refers to the historic temperate hardwood forest that was once covered approximately 5,000 square miles across south-central Minnesota and western Wisconsin. Today, only small remnants remain due to agricultural and urban development. A sizable remnant of Big Woods' oak savanna exists in southwest Chaska. Preserving and providing public access to the Big Woods has been a long-standing City goal.

³ Comprehensive plans serve as a community's long-term vision for growth, recreation, and the protection of natural resources.

- 2004 and 2005 – The site and the remainder of Chaska Township were annexed into the City and zoned O, Open Development District.
- 2011 – The 2030 Comprehensive Plan was adopted and generally identified the site as the area for the future community park. (See Fig. 2).
- 2013 - The [Southwest Chaska Plan](#) was adopted to guide development in southwest Chaska. It further refined the 50-acre site as the preferred park location, with a play field and connections to the Big Woods.
- 2017 – Land was acquired for Savanna Way, the community park, and the future school site.
- 2019 – The 2040 Comprehensive Plan formally identified the site as a future community park, with potential amenities such as ballfields, a miracle field, mountain bike trails, and event facilities. (See Fig. 3).
- 2024 – The preliminary plat and rezoning to PRD-86 were approved for Highpoint Vistas. (See. Fig. 4).
- 2025 – The Highpoint Vistas final plat was approved. The city acquired two properties to preserve Big Woods:

1. Outlot G – Parkland Dedication
2. Outlot H – Minnesota Department of Natural Resources (DNR)'s Natural and Scenic Grant funding.

These properties will remain zoned PRD-86 but will be incorporated into the park.

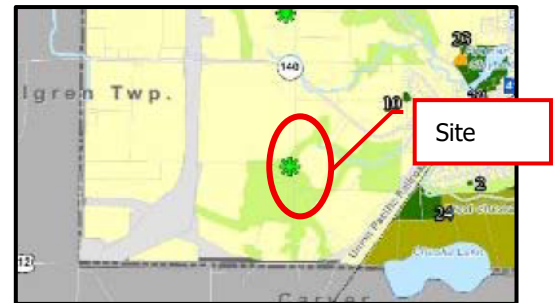


Figure 2: 2030 Comp Plan - Parks, Recreation and Open Space Plan

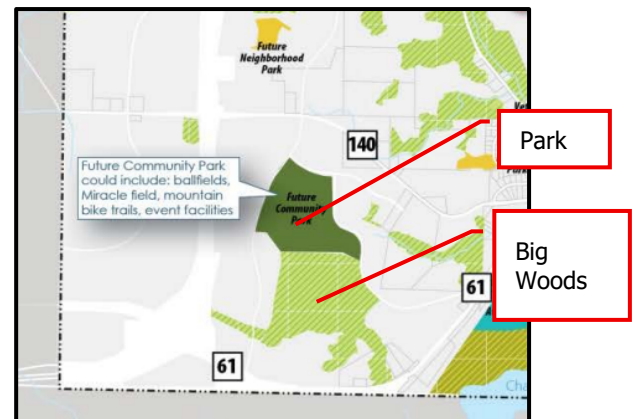


Figure 3: 2040 Comp Plan - Parks and Open Space Map

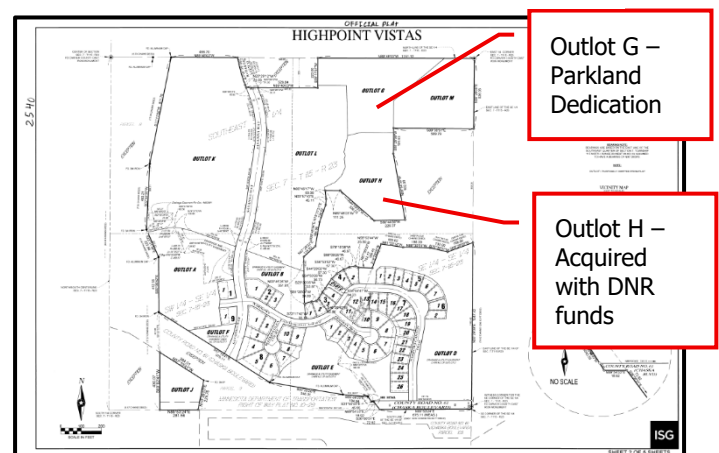


Figure 4: Highpoint Vistas Final Plat

Current Proposal

The City has been working with [Confluence](#), a landscape architecture and urban design consultant, to develop plans for SW Chaska Park. The current plan includes a variety of recreational and community-oriented amenities. Final review and approval of the park concept by the Parks and Recreation Commission and City Council is anticipated in Sept. 2026.

The five main park parcels (See Fig. 5 on the following page) are zoned O, Open Development, which is a holding district intended for land waiting for development and future rezoning to an

appropriate zoning classification.

The current request is to rezone the five parcels from O, Open Development to P1, Open Space to accommodate the park. The following uses are permitted within the P1 District per [CZO 15.12.170](#):

1. Public parks and recreation areas except for high intensity use facilities such as hockey arenas;
2. Agriculture except for potentially offensive uses such as hog and cattle feeding lots.

Staff Analysis

Staff supports the request, as:

- ✓ The properties are currently O, Open Development. The intent of this district is to serve as a “holding zone” until a site redevelops.
- ✓ Chaska has envisioned a park in this area for nearly 25 years.
- ✓ The park use would be a permitted use within the P1, Open Space zoning district.
- ✓ The park is anticipated to start construction in 2027.
- ✓ The proposed rezoning would align the zoning and the 2040 Comprehensive Plan guidance for the park. (See Fig. 6).

Deadline for Agency Decisions

Application Received	60-day review *	120 – day **
7/7/2026	9/5/2026	11/4/2026

* MN State Statutes require the City to act on the request within 60-days.

** If additional review is needed, the City may extend the review period by an additional 60 days by providing written notice to the applicant.

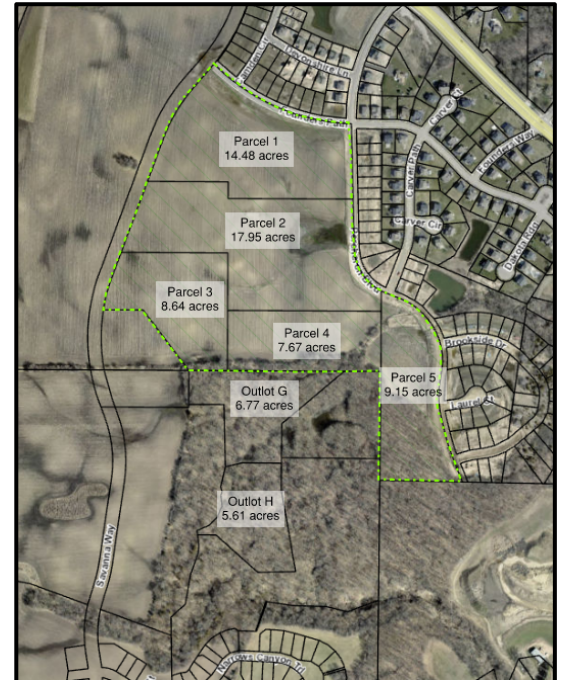


Figure 5: Park Site

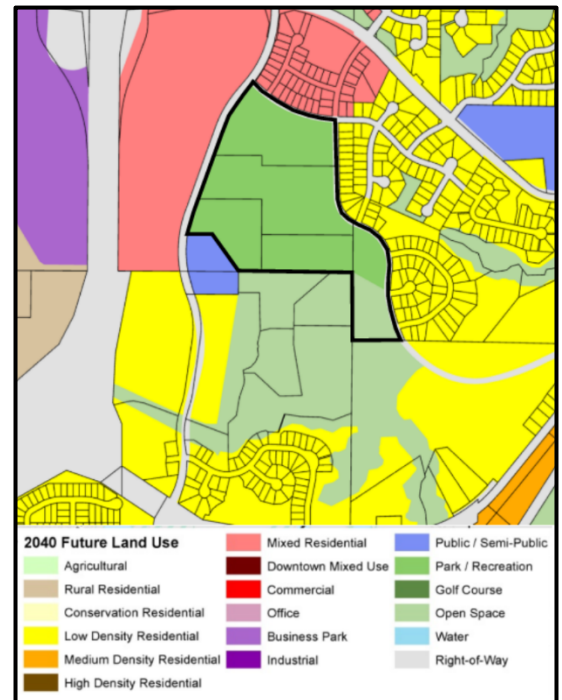


Figure 6: 2040 Comprehensive Plan - Land Use

Planning Commission Action Requested:

Motion to recommend the City Council approve the rezoning of five parcels from O, Open Development to P1, Open Space for the Southwest Chaska Park.

CITY OF CHASKA

ORDINANCE NO. XX

MOTION BY COUNCILMEMBER _____, SECOND BY COUNCILMEMBER _____

**AN ORDINANCE REZONING CERTAIN REAL ESTATE WITHIN THE CITY OF
CHASKA FOR THE SOUTHWEST CHASKA PARK**

THE CITY COUNCIL OF THE CITY OF CHASKA DO ORDAIN:

Section I. Rezoning. The boundaries of the Zoning District as established by Ordinance No. 229 and as shown on the Zoning Map of Chaska, Minnesota are hereby amended as follows:

The following described real estate is hereby removed from the O, Open Development district and rezoned to P1, Open Space.

The five parcels are generally located south of Founders Path, west of Percheron Blvd, and east of Savanna Way:

Parcel One:

PID: 300070125

Legally described on Exhibit A and depicted on Exhibit B

Parcel Two:

PID: 300070121

Legally described on Exhibit A and depicted on Exhibit B

Parcel Three:

PID: 300070140

Legally described on Exhibit A and depicted on Exhibit B

Parcel Four:

PID: 300070150

Legally described on Exhibit A and depicted on Exhibit B

Parcel Five:

PID: 302020370

Legally described on Exhibit A and depicted on Exhibit B

Section II. Effective Date. This Ordinance shall be in full force and effect from and after its date of passage, adoption, and publication according to law.

Passed and adopted by the City Council of the City of Chaska, Minnesota this 31st day of August.

Taylor Hubbard, Mayor

Attest: _____
Deputy Clerk

Exhibit A – Legal Descriptions

Parcel One:

That part of the Northeast Quarter of Section 7, Township 115, Range 23, Carver County, Minnesota, described as follows:

Beginning at the northwest corner of the South 1037.00 feet of the East 920.00 feet of said Northeast Quarter; thence North 00 degrees 10 minutes 04 seconds East assumed bearing along west line of said East 920.00 feet of the Northeast Quarter, 100.00 feet to the north line of the South 1137.00 feet of said Northeast Quarter; thence North 89 degrees 48 minutes 03 seconds West along said north line of the South 1137.00 feet of the Northeast Quarter, 484.65 feet to a line hereinafter referred to as LINE A; thence North 20 degrees 06 minutes 37 seconds East along said LINE A, 264.50 feet; thence northeasterly 386.63 feet along said LINE A and along a tangential curve concave to the southeast having a radius of 1060.00 feet and central angle of 20 degrees 53 minutes 53 seconds; thence North 41 degrees 00 minute 30 seconds East along said LINE A, tangent to last described curve 75.14 feet; thence northeasterly 95.35 feet along said LINE A and along a tangential curve concave to the northwest having a radius of 1140.00 feet and central angle of 04 degrees 47 minutes 31 seconds; thence South 46 degrees 24 minutes 01 seconds East, not tangent to last described curve, a distance of 43.15 feet; thence southeasterly 880.67 feet along a tangential curve concave to the northeast having a radius of 1200.00 feet, and central angle of 42 degrees 02 minutes 56 seconds; thence South 01 degrees 25 minutes 56 seconds East not tangent to last describe curve, 454.76 feet to the north line of said South 1037.00 feet of the Northeast Quarter; thence North 89 degrees 48 minutes 03 seconds West along said north line of the South 1037.00 feet of the Northeast Quarter, a distance of 748.54 feet to the point of beginning.

Aforementioned LINE A is described as follows:

Commencing at the East quarter corner of said Section 7; thence North 89 degrees 48 minutes 03 seconds West assumed bearing along the south line of said Northeast Quarter, a distance of 1151.12 feet; thence South 00 degrees 11 minutes 57 seconds West, perpendicular to said south line of the Northeast Quarter, a distance of 233.00 feet to the south line of the North 233.00 feet of the Southeast Quarter of said Section 7; thence North 89 degrees 48 minutes 03 seconds West along said south line of the North 233.00 feet, a distance of 441.32 feet; thence South 20 degrees 29 minutes 12 seconds East, 96.03 feet to the point of beginning; thence North 20 degrees 29 minutes 12 seconds West, 147.34 feet; thence northwesterly, northerly, and northeasterly 804.24 feet along a tangential curve concave to the east having a radius of 1060.00 feet and central angle of 43 degrees 28 minutes 17 seconds; thence North 20 degrees 06 minutes 37 seconds East tangent to last described curve 825.06 feet; thence northeasterly 386.63 feet along a tangential curve concave to the southeast having a radius of 1060.00 feet and central angle of 20 degrees 53 minutes 53 seconds; thence North 41 degrees 00 minute 30 seconds East tangent to last described curve 75.14 feet; thence northeasterly and northerly 824.67 feet along a tangential curve concave to the northwest having a radius of 1140.00 feet and central angle of 41 degrees 26 minutes 51 seconds; thence North 00 degrees 26 minutes 21 seconds West

tangent to last described curve 82.60 feet to the southerly right of way of County Road 140 and said line there terminating.

Parcel Two:

That part of the Northeast Quarter of Section 7, Township 115, Range 23, Carver County, Minnesota, described as follows:

Commencing at the East quarter corner of said Section 7; thence North 00 degrees 10 minutes 04 seconds East, assumed bearing along the east line of said Northeast Quarter, 363.00 feet to the north line of the South 363.00 feet of said Northeast Quarter and the point of beginning; thence North 89 degrees 48 minutes 03 seconds West along said north line of the South 363.00 feet, a distance of 920.00 feet to the west line of the East 920.00 feet of said Northeast Quarter; thence North 00 degrees 10 minutes 04 seconds East along said west line of the East 920.00 feet of the Northeast Quarter, 346.00 feet to the north line of the South 709.00 feet of said Northeast Quarter; thence North 89 degrees 48 minutes 03 seconds West along said North line of the South 709.00 feet of the Northeast Quarter, a distance of 639.91 feet to a line hereinafter referred to as LINE A; thence northeasterly along said LINE A, a distance of 455.21 feet to the North line of the South 1137.00 feet of said Northeast Quarter; thence South 89 degrees 48 minutes 03 seconds East along said North line of the South 1137.00 feet, thereof, a distance of 484.65 feet to said west line of the East 920.00 feet of the Northeast Quarter; thence South 00 degrees 10 minutes 04 seconds West along said west line of the East 920.00 feet of the Northeast Quarter, a distance of 100.00 feet to the North line of the South 1037.00 feet of said Northeast Quarter, thereof; thence South 89 degrees 48 minutes 03 seconds East along said north line of the South 1037.00 feet, a distance of 748.54 feet; thence South 01 degrees 25 minutes 56 seconds East, 293.82 feet; thence southeasterly 321.00 feet along a tangential curve concave to the northeast having a radius of 300.00 feet and central angle of 61 degrees 18 minutes 25 seconds to said east line of the Northeast Quarter; thence South 00 degrees 10 minutes 04 seconds West along said east line, a distance of 121.68 feet to the point of beginning.

Aforementioned LINE A is described as follows:

Commencing at the East quarter corner of said Section 7; thence North 89 degrees 48 minutes 03 seconds West assumed bearing along the south line of said Northeast Quarter, a distance of 1151.12 feet; thence South 00 degrees 11 minutes 57 seconds West, perpendicular to said south line of the Northeast Quarter, a distance of 233.00 feet to the south line of the North 233.00 feet of the Southeast Quarter of said Section 7; thence North 89 degrees 48 minutes 03 seconds West along said south line of the North 233.00 feet, a distance of 441.32 feet; thence South 20 degrees 29 minutes 12 seconds East, 96.03 feet to the point of beginning; thence North 20 degrees 29 minutes 12 seconds West, 147.34 feet; thence northwesterly, northerly, and northeasterly 804.24 feet along a tangential curve concave to the east having a radius of 1060.00 feet and central angle of 43 degrees 28 minutes 17 seconds; thence North 20 degrees 06 minutes 37 seconds East tangent to last described curve 825.06 feet; thence northeasterly 386.63 feet along a tangential curve concave to the southeast having a radius of 1060.00 feet and central angle of 20 degrees 53 minutes 53 seconds; thence North 41 degrees 00 minute 30 seconds East tangent to last described curve 75.14 feet; thence northeasterly and northerly 824.67 feet along a tangential curve concave to the

northwest having a radius of 1140.00 feet and central angle of 41 degrees 26 minutes 51 seconds; thence North 00 degrees 26 minutes 21 seconds West tangent to last described curve 82.60 feet to the southerly right of way of County Road 140 and said line there terminating.

Parcel Three:

That part of the Northeast Quarter of Section 7, Township 115, Range 23, Carver County, Minnesota described as follows:

Commencing at the East quarter corner of said Section 7; thence North 89 degrees 48 minutes 03 seconds West assumed bearing along the south line of said Northeast Quarter, a distance of 1151.12 feet to the point of beginning; thence continuing North 89 degrees 48 minutes 03 seconds West along said south line of the Northeast Quarter 508.85 feet to a point of intersection with a line hereinafter referred to as LINE A; thence northwesterly, northerly, and northeasterly 727.51 feet along said LINE A to the north line of the South 709.00 feet of said Northeast Quarter; thence South 89 degrees 48 minutes 03 seconds East along said north line of the South 709.00 feet of the Northeast Quarter, a distance of 639.91 feet to the west line of the East 920.00 feet of said Northeast Quarter; thence South 00 degrees 10 minutes 04 seconds West along said west line of the East 920.00 feet to said south line of the Northeast Quarter; thence North 89 degrees 48 minutes 03 seconds West along said south line, 231.12 feet to the point of beginning.

EXCEPTING that part of the Northeast Quarter of Section 7 Township 115, Range 23, Carver County Minnesota, described as follows:

Commencing at the East quarter corner of said Section 7; thence North 89 degrees 48 minutes 03 seconds West assumed bearing along the south line of said Northeast Quarter, a distance of 1151.12 feet to the point of beginning; thence continuing North 89 degrees 48 minutes 03 seconds West along said south line of the Northeast Quarter 508.85 feet to a point of intersection with LINE A; thence northwesterly, northerly, and northeasterly 364.85 feet along said LINE A to the north line of the South 363.00 feet of said Northeast Quarter; thence South 89 degrees 48 minutes 03 seconds East along said north line of the South 363.00 feet of the Northeast Quarter, 237.59 feet; thence South 37 degrees 11 minutes 49 seconds East, 456.92 feet to the point of beginning.

Aforementioned LINE A is described as follows:

Commencing at the East quarter corner of said Section 7; thence North 89 degrees 48 minutes 03 seconds West assumed bearing along the south line of said Northeast Quarter, a distance of 1151.12 feet; thence South 00 degrees 11 minutes 57 seconds West, perpendicular to said south line of the Northeast Quarter, a distance of 233.00 feet to the south line of the North 233.00 feet of the Southeast Quarter of said Section 7; thence North 89 degrees 48 minutes 03 seconds West along said south line of the North 233.00 feet, a distance of 441.32 feet; thence South 20 degrees 29 minutes 12 seconds East, 96.03 feet to the point of beginning; thence North 20 degrees 29 minutes 12 seconds West, 147.34 feet; thence northwesterly, northerly, and northeasterly 804.24 feet along a tangential curve concave to the east having a radius of 1060.00 feet and central angle of 43 degrees 28 minutes 17 seconds; thence North 20 degrees 06 minutes 37 seconds East tangent to last described curve 825.06 feet; thence

northeasterly 386.63 feet along a tangential curve concave to the southeast having a radius of 1060.00 feet and central angle of 20 degrees 53 minutes 53 seconds; thence North 41 degrees 00 minute 30 seconds East tangent to last described curve 75.14 feet; thence northeasterly and northerly 824.67 feet along a tangential curve concave to the northwest having a radius of 1140.00 feet and central angle of 41 degrees 26 minutes 51 seconds; thence North 00 degrees 26 minutes 21 seconds West tangent to last described curve 82.60 feet to the southerly right of way of County Road 140 and said line there terminating.

Parcel Four:

The South 363.00 feet of the East 920.00 feet of the Northeast Quarter of Section 7, Township 115, Range 23, Carver County, Minnesota.

Parcel Five:

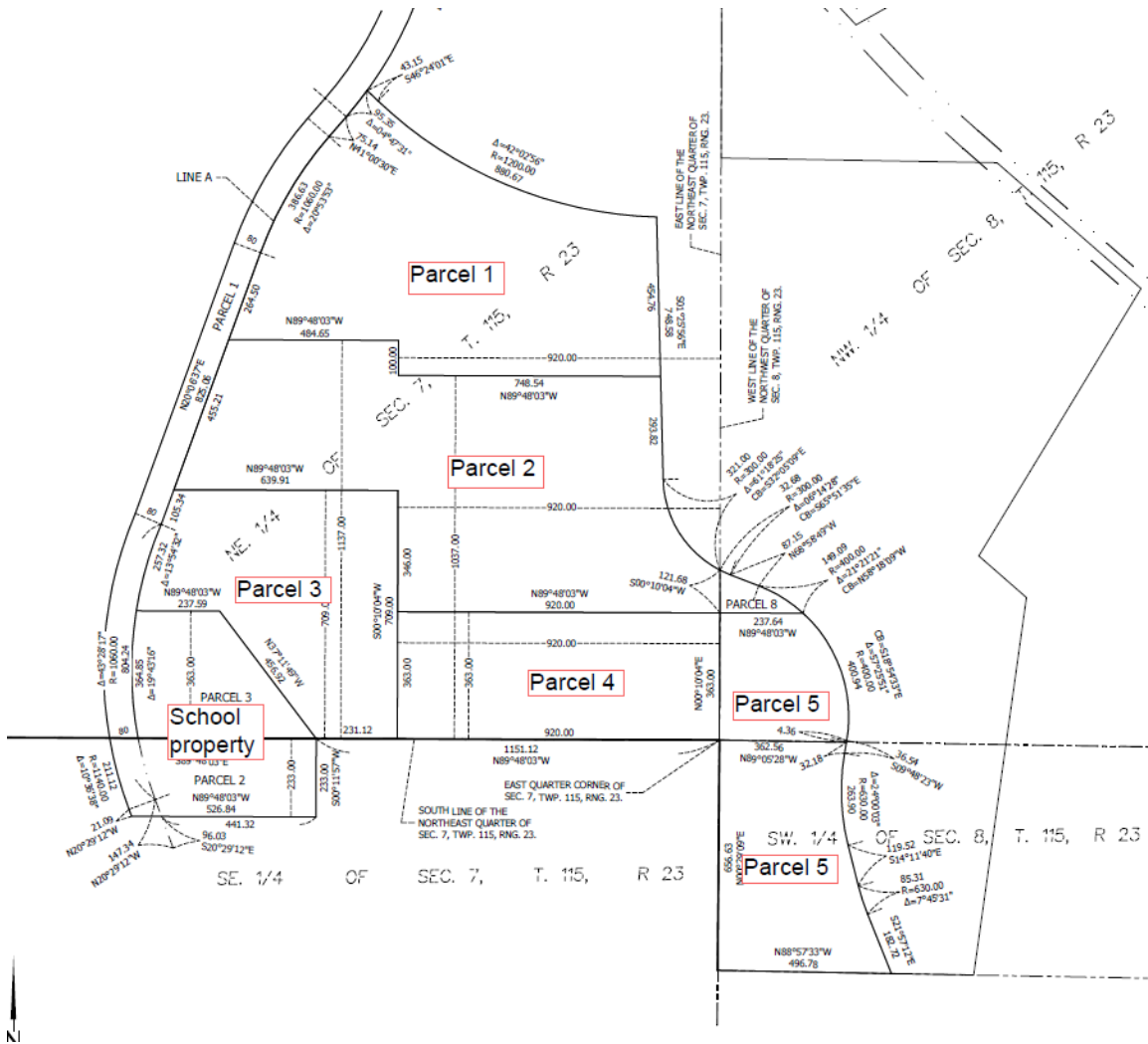
That part of the Northwest Quarter of Section 8, Township 115, Range 23, Carver County, Minnesota, described as follows:

Beginning at the West quarter corner of said Section 8; thence North 00 degrees 10 minutes 04 seconds East, assumed bearing along the west line of said Northwest Quarter, a distance of 363.00 feet; thence South 89 degrees 48 minutes 03 seconds East, 237.64 feet; thence southeasterly 400.94 feet along a non-tangential curve concave to the southwest having a radius of 400.00 feet, central angle of 57 degrees 25 minutes 51 seconds and having a chord bearing of South 18 degrees 54 minutes 33 seconds East; thence South 09 degrees 48 minutes 23 seconds West tangent to last described curve, 4.36 feet to the south line of said Northwest Quarter; thence North 89 degrees 05 minutes 28 seconds West along said south line, 362.56 feet to the point of beginning.

- and -

That part of the North half of the Northwest Quarter of the Southwest Quarter of Section 8, Township 115, Range 23, Carver County, Minnesota described as follows: Beginning at the West quarter corner of said Section 8; thence South 89 degrees 05 minutes 28 seconds East, assumed bearing along the north line of said Southwest Quarter, a distance of 362.56 feet; thence South 09 degrees 48 minutes 23 seconds West, 32.18 feet; thence southerly 263.90 feet along a tangential curve concave to the east having a radius of 630.00 feet and central angle of 24 degrees 00 minutes 03 seconds; thence South 14 degrees 11 minutes 40 seconds East tangent to last described curve, 119.52 feet; thence southeasterly 85.31 feet along a tangential curve concave to the northeast having a radius of 630.00 feet and central angle of 07 degrees 45 minutes 31 seconds; thence South 21 degrees 57 minutes 12 seconds East tangent to last described curve, 182.72 feet to the south line of said north half of the Northwest Quarter of the Southwest Quarter; thence North 88 degrees 57 minutes 33 seconds West along said south line of the North half of the Northwest Quarter of the Southwest Quarter, 496.78 feet to the west line of said North half of the Northwest Quarter of the Southwest Quarter; thence North 00 degrees 29 minutes 09 seconds East along said west line, 656.63 feet to the point of beginning.

Exhibit B





City of Chaska

One City Hall Plaza, Chaska, MN 55318
952-448-9200 □ chaskamn.gov

For nearly 25 years, the City of Chaska has envisioned a new large community park and preservation of Big Woods in southwest Chaska through comprehensive plans. The Southwest Chaska Plan was adopted in 2013 to guide development across the 1,800 acres in southwest Chaska. The plan further refined the 50-acre site as the preferred park location and identified playfields and connections to the Big Woods.

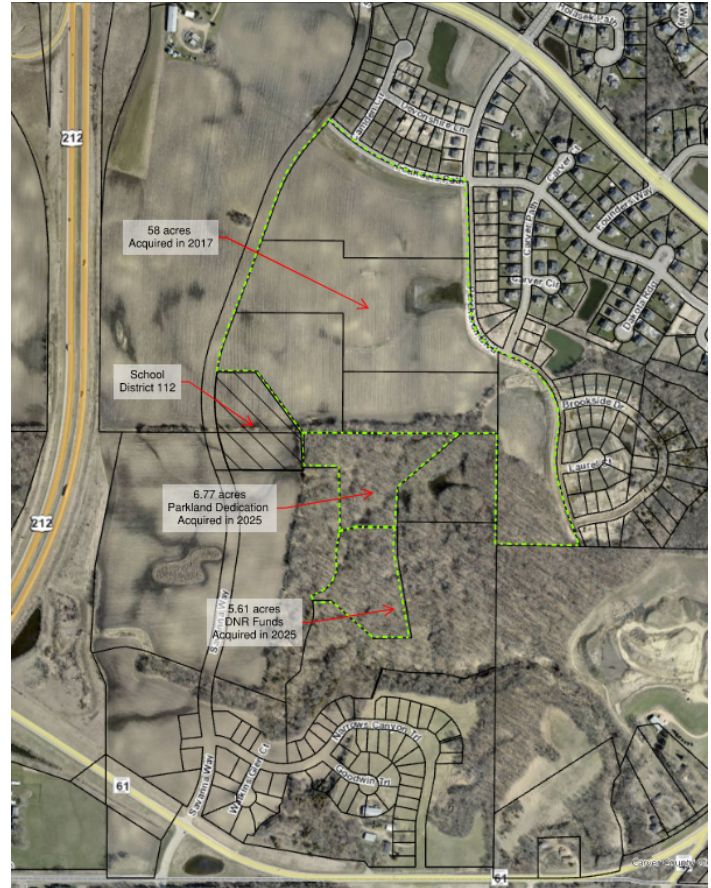
Several properties, including the five northern properties, were acquired in 2017 for Savanna Way, the community park, and the future school site.

The City acquired the two southernmost properties through parkland dedication and DNR funds in 2025.

The properties are currently zoned O, Open District.

The City has been working with Confluence, a landscape architecture and urban design consultant, to develop plans for the SW Chaska Park. The current concept plan includes a variety of recreational and community-oriented amenities, including a barrier-free (Miracle League) field, a universally designed playground, a park shelter, athletic fields, sport courts, a community garden, and disc golf amenities.

The request is to rezone the properties from O, Open District to P1, Open Space to allow the park.





REQUEST FOR ACTION CHASKA PLANNING COMMISSION 8/12/2026

Subject: Scandvik – Concept Plan

Applicant: Scandvik

Location: 1 Oak Ridge Drive – Lot 1, Block 1 Oak Knoll 2nd Addition

Case No.: 2026-17

Synopsis: The applicant is requesting Concept Plan approval for an outdoor spa area at the Oak Ridge Hotel & Conference Center

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval

Background

The following exhibit below is intended to show the general site area and adjoining uses:

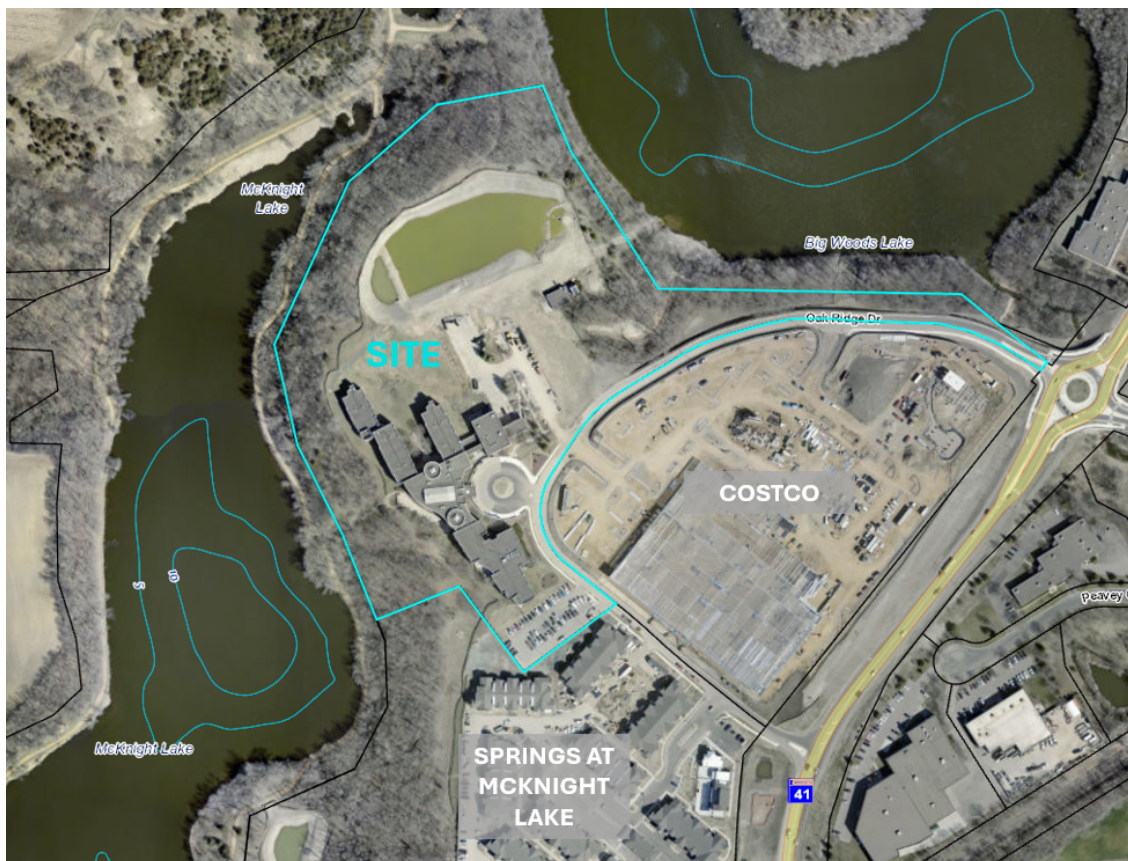


Figure 1: Existing Site & Adjoining Uses

Previous Approvals

In December 1987 the Concept Plan, Rezoning (PMD-4), Preliminary Plat and Final Plat for the IDS Learning Center facility was approved. This approval showed the construction of a learning center building totaling approximately 170,000 square feet in floor area, with a total build-out of 199,000 square feet. The conference center was set into the hillside along McKnight Lake to take advantage of the lake views and to set the building back into a somewhat secluded area of nature. The original intent of this development was to make this site a corporate retreat, so seclusion was a key component in the original design. The conference center was designed to look like an institutional facility as you approach the building from highway 41, but the lake side of the building has stunning floor to ceiling glass walls to bring a part of the natural scenery into the complex. The building ultimately shifted from the IDS Learning Center to its former use as the Oak Ridge Hotel and Conference Center.



Figure 2: 1987 Approved Plan

In *March 2020*, a Concept Plan to develop the remaining Oak Ridge property was approved. The concept plan proposed the preservation of the conference center, a new multi-family apartment on the northwest portion of the site, a new senior housing campus on the south portion of the site, and a new commercial building on the east side of the site. In *August 2021*, the Concept Plan Amendment was approved, which included a revision to the senior campus site to be multi-family residential, and a revision to the northwest multi-family apartment site to be a stormwater pond. In *December 2021*, the Preliminary Site & Building Plan, Preliminary Plat and Rezoning (PMD-22) were approved for the existing conference center, new multi-family residential, and the new Costco. In *June 2022*, the Final Site & Building Plan and Final Plat were approved. The final approvals included a new parking lot layout for the Oak Ridge Hotel and Conference Center.

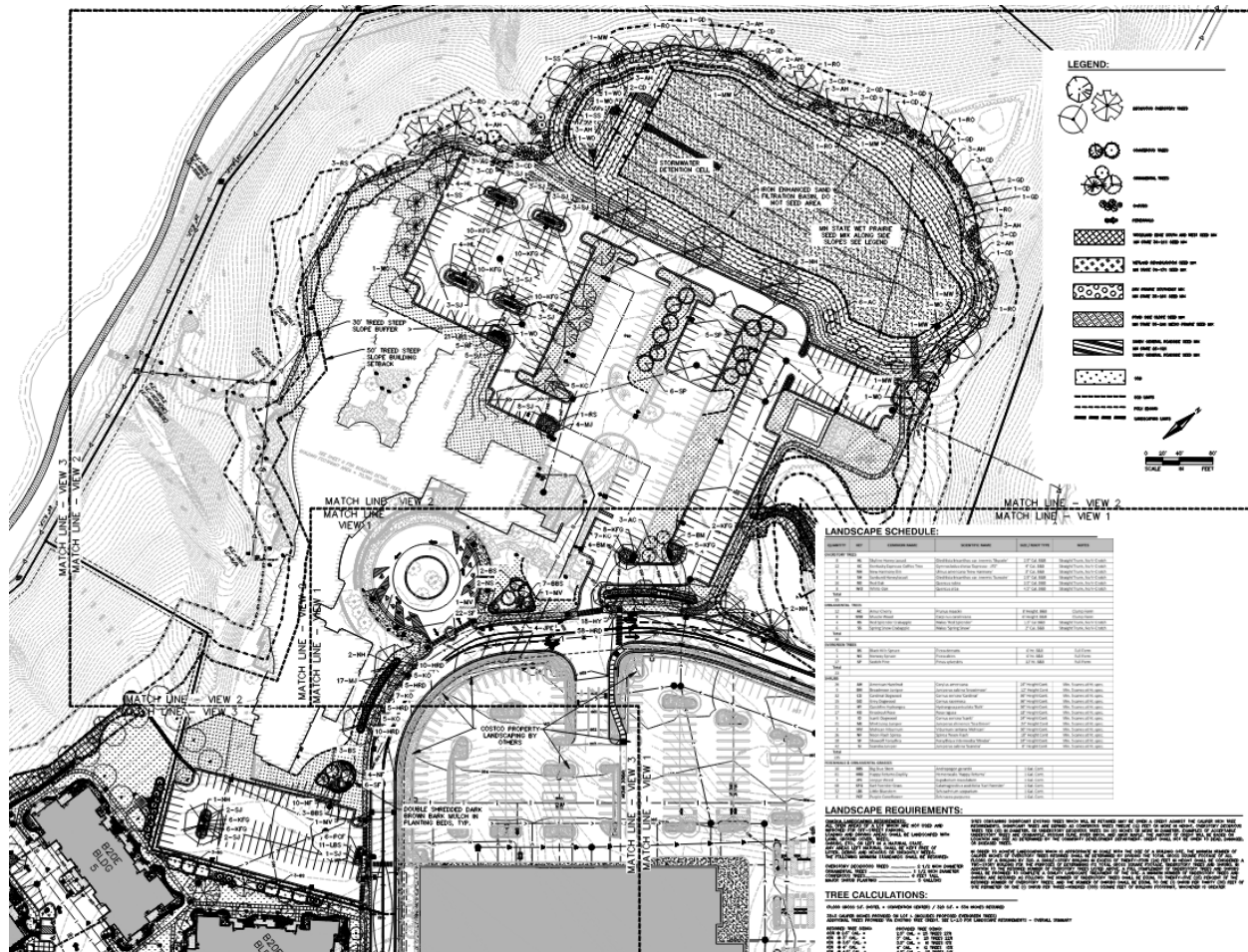


Figure 3: 2022 Approved Site & Landscape Plan (Lot 1 - Oak Ridge Hotel & Conference Center)

Neighborhood Meeting – June 24, 2026

The applicant held a neighborhood meeting on Wednesday, June 24th. While no one attended the Open House, Scandvik received follow-up communication from a neighboring property after the meeting. The discussion focused on understanding the project and potential redevelopment. No formal objections to the redevelopment project have been received by their team.

Concept Plan

The applicant is requesting approval of a Concept Plan. The following is intended to summarize the applicant's request:

- **Existing Conditions.**

The Oak Ridge Hotel & Conference Center site is comprised of 22 acres and is located west of Highway 41. Access to the property comes from a private road Oak Ridge Drive. The site currently encompasses the Oak Ridge Hotel & Conference Center, which is a 171,000 square foot building. The building "closed their doors" on September 23, 2020 and has been sitting vacant since. Wooded steep slopes encompass the west and north, and east edges of the property.

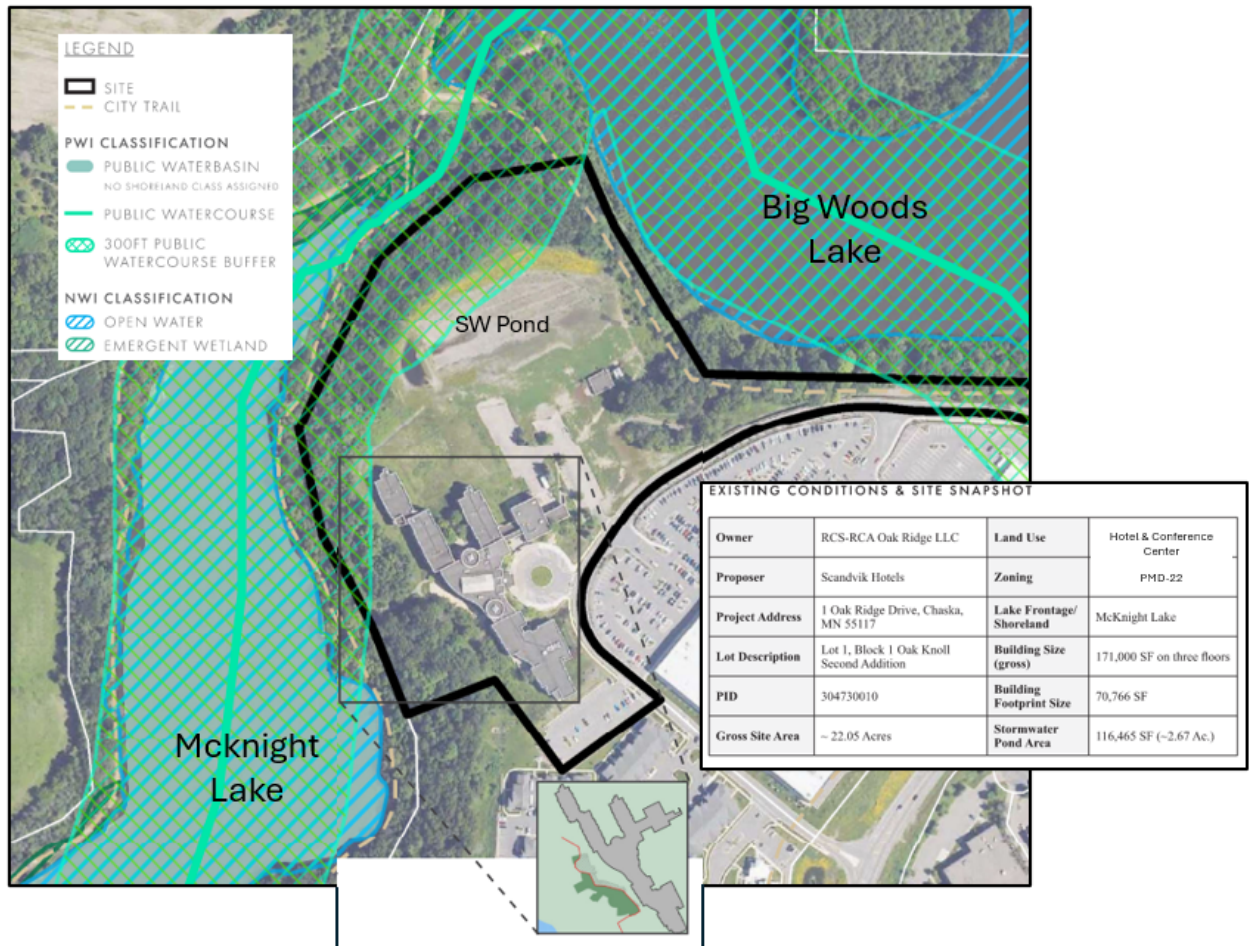


Figure 4: Existing Conditions

- **Concept Plan.** The concept plan contemplates redeveloping, repurposing, and repositioning the Oak Ridge Hotel & Conference Center into a modern hotel, conference center, hospitality facility, and Nordic Spa.



Figure 5: Proposed Concept Plan

Details of the project include:

- **Modernization of the front façade (elevation)** which will be designed to match the re-branded operations and will create an approachable and welcoming experience to the property.
- The existing hotel rooms on the north wing of the existing building will be remodeled and reconfigured into approximately **130 hotel guest rooms and suites**.
- Approximately **15,000 square feet** of the existing conference and event spaces will be remodeled and modernized to support **corporate retreats, weddings, and community gatherings**.
- A destination **restaurant and lounge** will be created for guests, the surrounding community and greater region. The dining and lounge areas are currently planned to **seat between 100 and 150 guests** and will be designed and operated to reflect the vibe of the Nordic Spa and wellness focused branding.
- Wellness-focused **retail and guest amenities** will be developed near compatible public interior spaces.
- Traditional **spa in 10-15 rooms are planned within the existing structure** and will transition to the **outdoor Nordic Spa areas comprising approximately ~20-25,000 square feet** connected via an ADA accessible walkway near the south wing of the building.

- The **surface parking lots will be constructed** per the approved building and site plan (Resolution 2022-75) that **includes 306 total parking stalls** across the site, to be developed **with landscape medians, landscape plant details and pedestrian connections** as shown in the approved plan set.

At the heart of the project is the creation of a Scandinavian-inspired outdoor Nordic Spa that will feature outdoor thermal bathing experiences, saunas, steam facilities, relaxation spaces and wellness programming. This area is proposed on the west side of the building within the wooded area overlooking McKnight Lake.

Locations	Areas (ft2)	Perimeter (LF)
Hot Pools		
Pool 1	849	148
Pool 2	513	114
Pool 3	818	143
Total	2,180	405
Cold Pools		
Pool 1	396	
Pool 2	389	
Total	785	
Saunas		
Sauna 1	280	
Sauna 2	154	
Sauna 3	280	
Sauna 4	280	
Total	994	
Outdoor Rest		
Rest Area 1	238	
Rest Area 2	242	
Rest Area 3	531	
Rest Area 4	298	
Rest Area 5	755	
Total	2,064	
Buildings	Building Footprint	
Entrance Pavilion	2,402	
Pavillion Bridge	304	
Mid Building	630	
Far Building	769	
Total	4,105	
Landscape	23,412	Capacity
Paths	6,324	350



See Exhibit 6. Nordic Spa Concept Plan (Attachments)



Figure 6: Proposed Outdoor Spa Layout and Rendering

Goals: The applicant has identified the following goals for their project:

- *To be a premier regional hospitality and wellness location.* We share Chaska's vision for excellence. Our goal is to create a hospitality and wellness experience not currently available in the region. Scandvik at Oak Ridge will be exceptional, welcoming and a premier destination.
- *To be Sustainable.* Reimagining the existing 171,000 square foot hotel and conference center is at the foundation of our approach. Without certain flexibilities, the existing building location and footprint constrains opportunities to create meaningful outdoor spaces; however, we still believe that redevelopment is the most sustainable approach to repurpose the site. Redevelopment inherently is more economically challenging, but it reduces impact on the landscape which is at the heart of our vision.
- *To be good stewards of the land.* While we understand that our spa elements will require variances from your standards, our design philosophy is to use the natural features of the site as our foundation. A guiding tenet of our design approach is to lightly touch grades and vegetation for placement of spa element, and to minimize impervious surfaces and grading area to maintain and support slope areas. Physical spa improvements are planned to incorporate pervious surfaces, pier-supported pavilions connected via ADA accessible walking paths scaled below the tree line, and revegetation to maintain the integrity of the City's vision for the wooded slope areas surrounding the site.

Concept Plan - Staff Analysis

The applicant is requesting approval of a Concept Plan. The following is intended to summarize the applicant's request and staff's analysis:

Zoning. The Oak Ridge Hotel & Conference Center building is located on *Lot 1, Block 1, Oak Knoll 2nd Addition*, and is zoned *Planned Multi-Use District (PMD-22)*. The PMD-22 zoning states the following intent and permitted uses for the site:

- A. Intent. The intent of the PMD-22 District is to provide for the high-quality development of more than one land use, not including industrial, that are compatible with and sensitive to the natural amenities of the site. Natural amenities such as McKnight Lake, Big Woods Lake and wooded steep slopes shall be preserved. Architecture and design shall be high quality and complementary to 'Chaska'. It is intended that development within PMD-22 support the objective of strengthening the City's tax base. Lots 1-2, Block 1 shall be characterized by relatively high employment levels and services that serve the day to day needs of Chaska residents.
- B. Permitted Uses.
 - 1. Lot 1, Block 1, Oak Knoll 2nd Addition:
 - a. Hotel
 - b. Conference Center
 - c. Office
 - d. Multiple-Family Housing
 - 2. Lot 2, Block 1, Oak Knoll 2nd Addition:
 - a. Member-Only Warehouse (Quasi-Retail) with liquor sales and fuel station
 - 3. Lot 3, Block 1, Oak Knoll 2nd Addition:
 - a. Multiple-Family Housing

The proposal to repurpose the existing building as a hotel and conference center use is consistent with the zoning. The outdoor Nordic spa is a new use and the PMD-22 district would need to be amended to include it. *While staff is generally in support of the proposed use, it will need to be evaluated in detail during the preliminary review and meet the approved conditions of this Concept Plan.*

The proposal to construct an outdoor Nordic spa into the existing wooded steep slope area does not meet the intent of the zoning district, which seeks to preserve natural amenities. More analysis of this is included in the 'Wooded Steep Slopes & Outdoor Spa Layout' section of this report.

- **Setbacks.**

The following tables summarize the required setbacks for the site:

BUILDING SETBACKS	
Direction	Setback
Trunk Highway 41	150 feet from the centerline
From city land/trails	40 feet
Interior Property Lines	10 feet
Wooded Steep Slopes	50 feet building & parking setback and 30 feet no grade/no mow setback
McKnight Lake & Big Woods Lake	50 feet from OHW

The applicant will have to show in their preliminary submittal if they meet these setbacks. Based on the proposed layout, the outdoor spa area is proposed to encroach into the wooded steep slope areas and required setbacks. More analysis of this is included in the 'Wooded Steep Slopes & Outdoor Spa Layout' section of this report.

- **Wooded Steep Slopes & Outdoor Spa Layout.**

Wooded steep slopes exist on the west, north and east sides of the site – see *Figure 7*. The site & building plan and zoning (PMD-4) approved in 1987 adopted Slope Preservation requirements with certain exceptions:

6. Slope Preservation

The steep embankment adjacent to Chaska Creek on the west and north edges of the District shall be preserved in its natural state except for:

- Reconstruction for erosion control purposes of the existing drainage swale in vicinity of the south portion of the Learning Center building complex.
- Selective thinning of existing trees west of the Learning Center building complex for the purpose of providing a less restrictive view of the creek/lake/ravine amenity from the building complex. Generally, only non-specimen trees shall be removed including cottonwood, basswood, boxelder, willow and elm trees. Specimen hardwood trees to be preserved are primarily oak and maple trees.



Figure 7: Wooded Steep Slope & Setbacks

The proposed outdoor spa layout shows significant encroachment into the wooded steep slopes and associated setbacks on the west side of the building – see *Figure 8*. The applicant prefers Location #3 as it will create a private, tranquil, nature immersive space for their guests. Additional explanation for this location is included in the applicant’s narrative. Per the intent of the current zoning district (PMD-22) and the city’s wooded steep slope ordinance (Section 15.28.100), the wooded steep slopes need to be preserved. In short, ***staff would not be in support of the proposed outdoor spa location as shown in Location #3 on their plans due to the wooded steep slope impacts.***



Figure 8: Proposed and Preferred Spa Location (Location #3)

The applicant also looked at two alternate locations on site (Locations #1 & 2) – see *Figure 9*. Additional summaries of these alternates are included in the applicant's narrative. In short, **Location #2 also shows encroachment into the wooded steep slopes and setbacks and would not be supported by staff.**

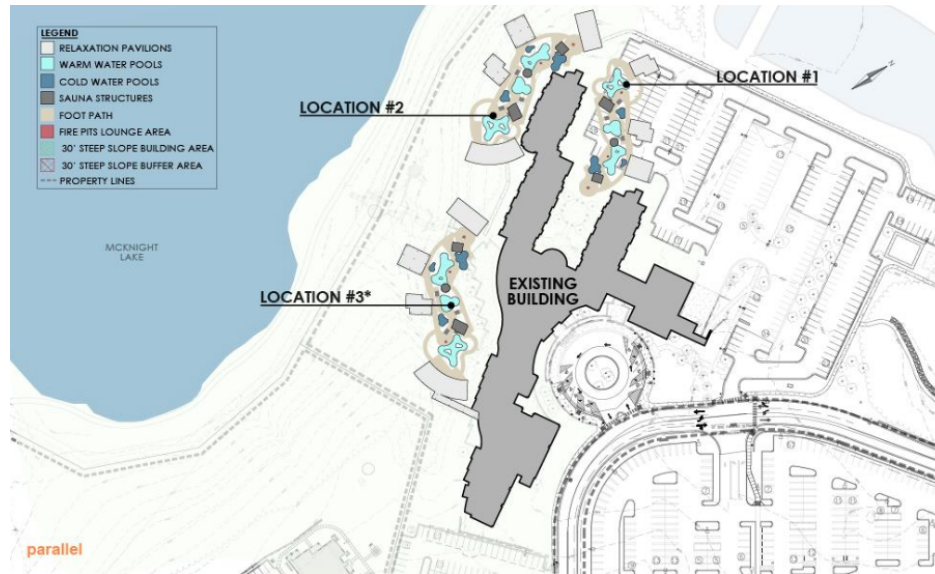


Figure 9: Alternate Locations for Outdoor Spa

Location #1 is the only alternate proposed that would not encroach into the wooded steep slopes and its setbacks. Location #1 impacts the parking expansion area needed to support the site. *Staff would be supportive of this location if a parking expansion alternative meeting parking requirements can be accommodated on site.*

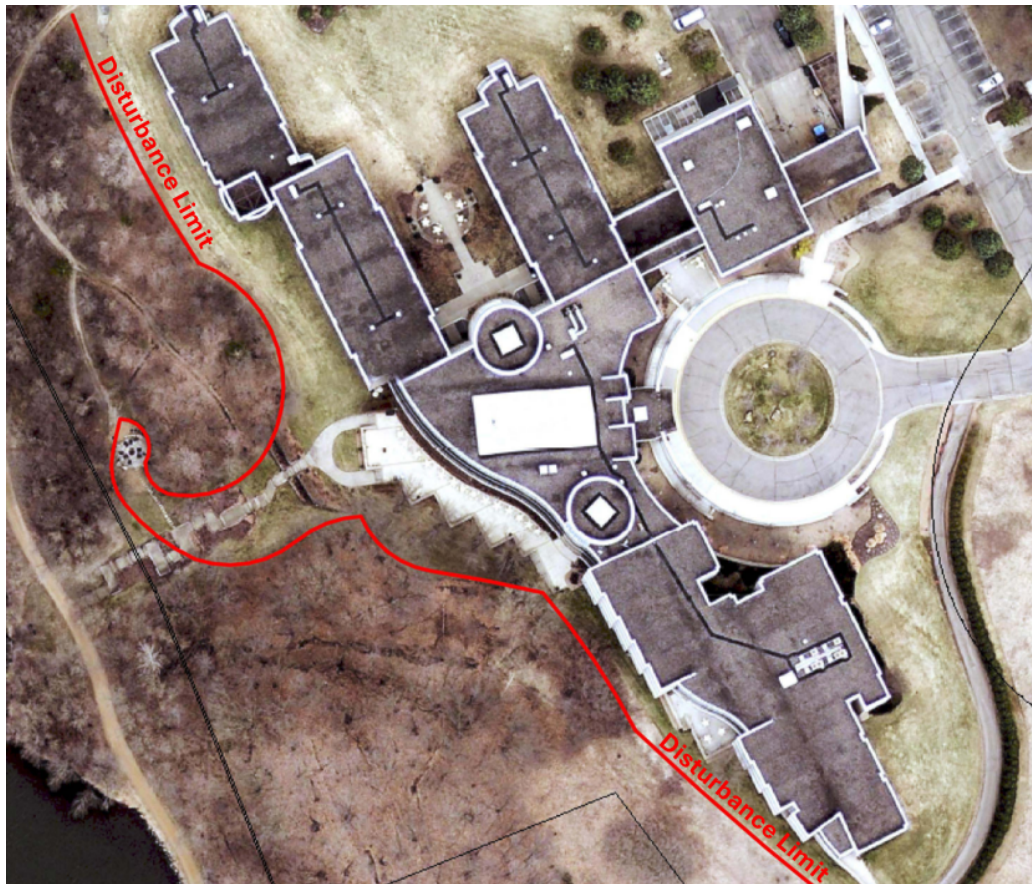


Figure 10: 2020 Aerial showing 'disturbance limits'

The 1987 approvals permitted the existing building and site to encroach into portions of the wooded steep slope setbacks, and what we are going to identify as its 'disturbance limits' – see *Figure 10*. The disturbance limits include portions of outdoor patios, mowed grass, pathways and a fire pit. Most of the disturbance limits stay outside of the wooded steep slopes except for the fire pit and pathway leading to the public trail. The disturbance limits have been actively maintained since the construction of the building, and since the building's closing in 2020 there has been some overgrowth, but the area is still generally intact.

Staff have advised the applicant to look at the existing disturbance limits for the outdoor spa as a starting point, however, it's likely it will require a variance request from the wooded steep slope setbacks. The applicant has started to evaluate this area and how their layout could fit within these disturbance limits. *A preliminary submittal will need to include revising the outdoor spa outside of the wooded steep slopes and explore a layout within city approved 'disturbance limits' that does not disrupt the integrity of the wooded steep slopes. Staff will also require a Slope Stability Analysis to ensure the proposed project does not compromise the wooded steep slope.*

- **Parking.**

In the 2022 approvals, it was determined that the parking required for the existing hotel/conference center would be 294 parking stalls. The approved site plan showed incorporating 306 parking stalls on site; 286 parking stalls from a reconstructed parking lot north east of the building, and 20 parking stalls within the shared southern parking lot see *Figure 11*.

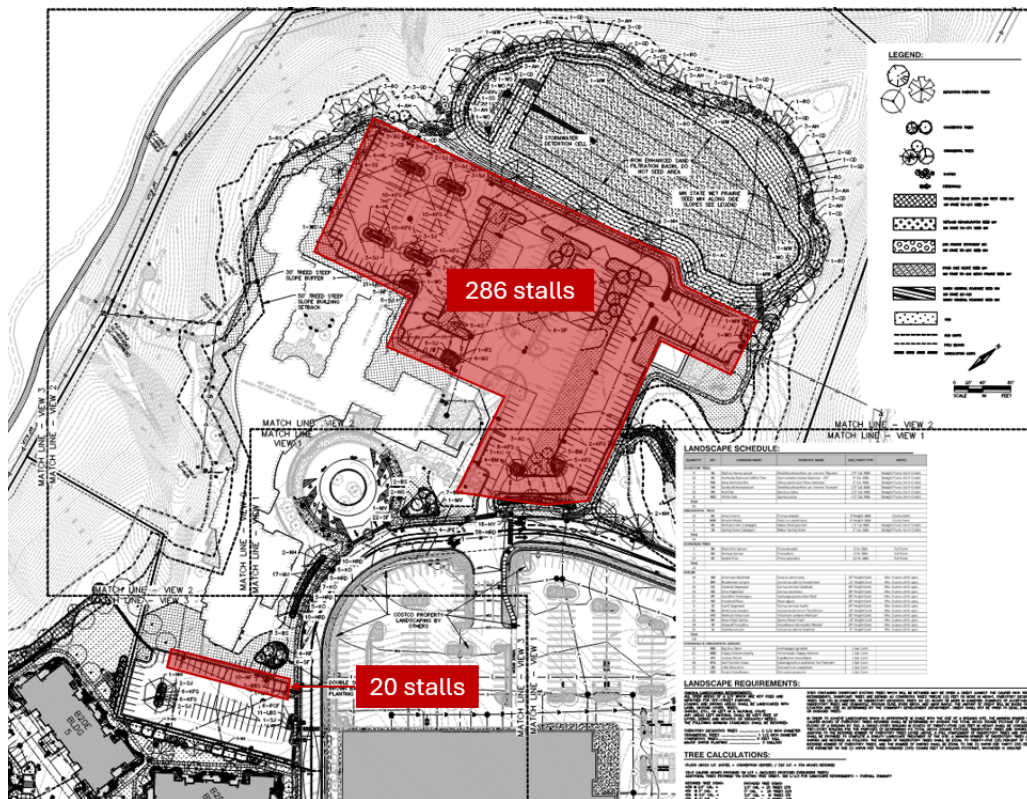


Figure 11: 2022 Approved Parking Plan

The proposed user intends to repurpose the existing building and add approximately 25,000 square feet of outdoor spa space. Based on the conceptual uses the below table is intended to summarize the parking requirements. *The applicant will also need to provide a parking analysis in their preliminary submittal to explain the parking needs for their proposed uses and how the site and parking plan can accommodate.*

Uses	Approx. Size	Code Req.	Est. Parking Req.
Hotel	130 rooms	1ps/Guest Room + 1ps/employee	130 parking spaces + ?
Conference Center	15,000sf	20 spaces + 1ps/300sf	70 parking spaces
Restaurant	100-150 seats	1ps/3 seats	50 parking spaces
Outdoor Spa	25,000sf	20 spaces + 1ps/300sf	103 parking spaces
		REQUIRED	~353 parking spaces
		PROVIDED	306 parking spaces

- **Building Design.**

The proposal includes modification to the front (east) façade and inclusion of new relaxation pavilions and sauna structures on the west side of the building. Modifications and new buildings will require a couple items; meeting the city's Building Design & Materials ordinance for commercial buildings (Section 15.28.120), and providing cohesion with the rest of the Oak Ridge development (existing Oak Ridge Hotel & Conference Center building, Springs at McKnight Lake, and Costco). *The applicant will have to show in their preliminary submittal how they meet those requirements.*



Figure 12: Front (east) Façade concept



Figure 13: Proposed Relaxation Pavilions

- **Utilities & Stormwater.**

Sewer and water utilities are currently extended to the site.

There is an existing stormwater pond on the north side of the site that was constructed to support the overall development. *With the addition of the outdoor spa space, the stormwater requirements will need to be reviewed and met in the preliminary submittal.*

- **Landscaping & Tree Preservation.**

Landscaping will need to show additional landscaping, shrubs, vegetation that intensify and enhance the disturbance limits, parking lots, wooded steep slope, wooded steep slope setbacks and erosion control methods on site. *The applicant will have to provide a Landscape Plan in the preliminary submittal that shows this.*

Tree preservation will be an important piece of discussion, and staff would advise the applicant to further evaluate the tree preservation opportunities within the project area. *The applicant will have to provide a tree inventory and preservation plan in their preliminary submittal, and show how they can maximize preservation where possible and specifically in the wooded steep slope and their associated setbacks.*

- **Project Schedule.**

The following timeline reflects the anticipated progression of the project:

- » **Summer 2026:** Concept Plan Review
- » **Fall 2026:** Preliminary Planned Development Review & Variance Application
- » **Winter 2026/2027:** Final Planned Development and Development Agreement
- » **Spring/Summer 2027:** Permitting & Contractor Procurement
- » **Summer 2027 – 2028:** Construction /Development:
- » **2028:** Opening & Stabilization

Deadline for Agency Decisions

Complete Application Received	60-day review *	120 – day **
July 31, 2026	September 29, 2026	November 28, 2026
* Pursuant to MN State Statutes the City must act on the request within 60-days. ** The city can provide the applicant with a written letter requesting an additional 60-day review period if further review is needed.		

Planning Commission Action Requested:

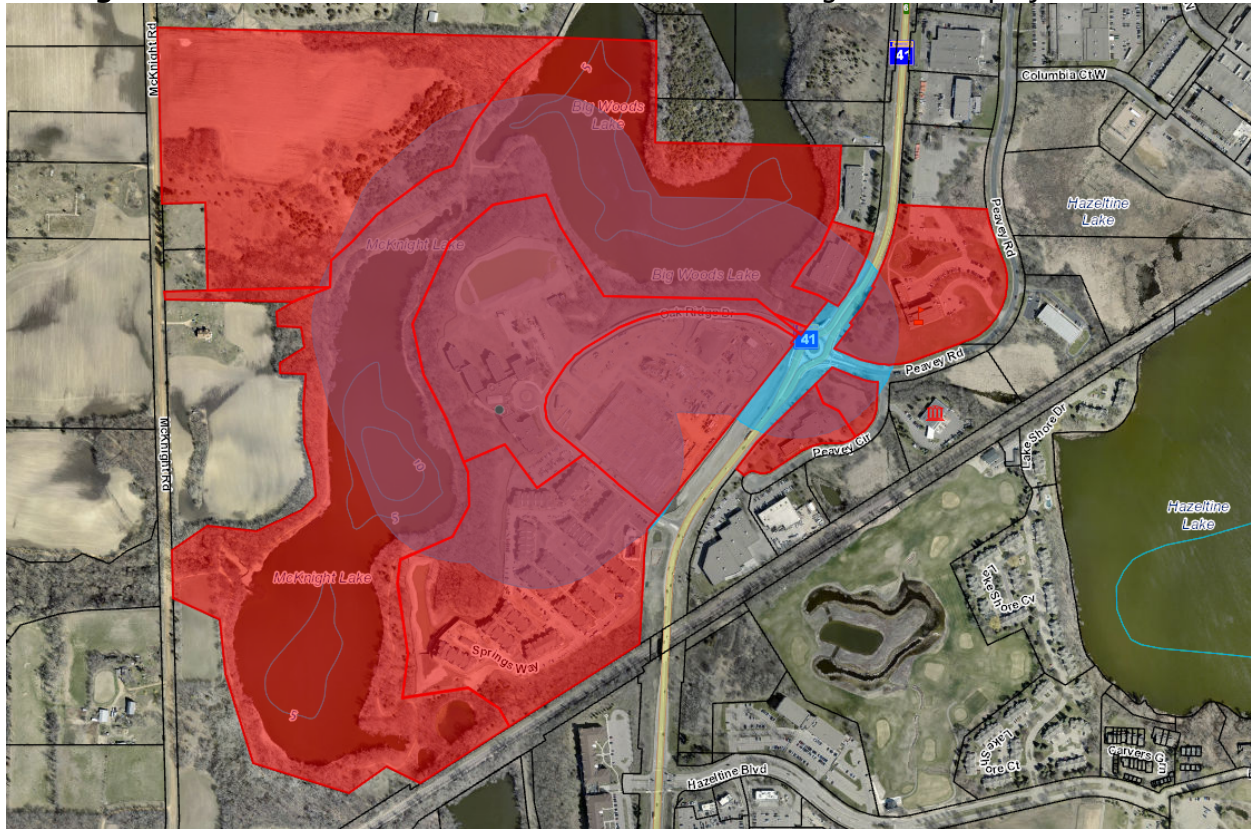
Motion to recommend approval to the City Council approval of the Concept Plan for Scandvik at Oak Ridge Hotel & Conference Center (1 Oak Ridge Drive), subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits unless modified by the conditions below:

- a. Concept Plan (pgs 1-33), prepared by Scandvik
2. Outdoor Spa Locations (#2 and #3) as shown on the Concept Plans, are not supported or approved by city staff due to impacts to the wooded steep slope and setbacks.
3. Outdoor Spa Location (#1) is supported by city staff if a parking expansion alternative meeting parking requirements and needs can be accommodated on site.
4. In addition to the items defined in the Preliminary Site & Building Plan (and Zoning Ordinance Amendment) application submittal requirements, the following must be submitted for an application to be complete:
 - a. Variance Application, if required;
 - b. Zoning Ordinance Amendment Application, to include Outdoor Nordic Spa
 - c. Site Plan, showing exploration of the outdoor spa location within the 'Disturbance Limits' and no additional impacts to wooded steep slopes and its setbacks;
 - d. Landscape Plan, showing additional landscaping, shrubs, vegetation that intensify and enhance the disturbance limits, parking lots, wooded steep slope, wooded steep slope setbacks and erosion control methods on site;
 - e. Tree Inventory and Preservation Plan for trees within the proposed improvement areas, and to maximize preservation where possible;
 - f. Building Plans & Material Samples, for all new buildings and showing compliance with Section 15.28.120 (Commercial Buildings) and cohesion with the existing buildings within the Oak Ridge development;
 - g. Stormwater Plan and Report meeting city and county requirements;
 - h. Grading Plan, including wooded steep slopes and its setbacks;
 - i. Parking Analysis, including a parking need summary and how the proposed parking plan is sufficient to meet needs and parking code;
 - j. Slope Stability Analysis.
5. Coordination with:
 - a. City Engineer regarding utilities, grading, stormwater and drainage.
 - b. Carver County Watershed Management Organization (CCWMO) regarding stormwater requirements.
 - c. Fire Marshal regarding Fire Department Connection (FDC) relocating near vehicle circle at front of building.
6. Compliance with City Ordinances and Regulations, including:
 - a. Section 15.28 Special Regulations
 - b. Section 15.28.120 Building Design & Materials
 - c. Sec. 15.28.100 Setback from Steep Slopes
7. Setbacks are as follows:
 - a. Wooded Steep Slopes: 50 feet building and parking setback and 30 feet no grade/no mow setback
 - b. Internal Property Lines: 10 feet
 - c. Trunk Highway 41: 150 feet from the centerline
 - d. McKnight Lake and Big Woods Lake: 50 feet from OHW
8. Prior to certificate of occupancy, the following must be completed:
 - a. Improvements to the site based on the approved site exhibits
 - b. Developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs, including but not limited to park dedication fees, if applicable

SUPPORTING INFORMATION

Mailing Area: 11 addresses were included in the mailing list for the project:



SCANDOVIK

HOTELS

OAK RIDGE HOTEL & CONFERENCE CENTER
PROJECT NARRATIVE

REV. 07.31.2026



July 7, 2026

City of Chaska
Transmitted via Email.

RE: Application for Concept Plan Review for Scandvik Hotel and Nordic Spa for property at
1 Oak Ridge Drive, Chaska, Minnesota

Dear Members of the Planning Commission, City Council, City Staff,

On behalf of Scandvik Hotels & Nordic Spa, we are pleased to submit this Concept Plan Application for the redevelopment of the Oak Ridge property located at 1 Oak Ridge Drive in Chaska, Minnesota. The Oak Ridge property occupies a unique place within the community. For decades, it has served as a destination for visitors, conferences, celebrations, and shared experiences. Its natural setting, mature woodland, lakefront character, and established hospitality infrastructure make it one of the most distinctive hospitality properties in the region.

Our vision is to thoughtfully transform this legacy property into Scandvik at Oak Ridge, a wellness-focused destination hotel operating under Marriott's Tribute Portfolio brand. The redevelopment combines hospitality, wellness, dining, conferences, recreation, and community engagement into a year-round destination designed to serve both residents and visitors. From the beginning of our planning process, we have approached the property with a simple philosophy:

Work with the land, not against it.

The natural features of the site—including its woodland character, topography, shoreline environment, and existing development framework—have guided every aspect of our planning efforts. Rather than viewing these features as obstacles, we believe they represent the very qualities that make Oak Ridge special and worthy of preservation. This Concept Plan Application reflects months of collaboration with planners, architects, engineers, hospitality professionals, wellness designers, environmental consultants, and community stakeholders. It is intended not only to present a development proposal, but also to begin a constructive dialogue regarding how this property can continue to serve the City of Chaska for generations to come.

The vision extends beyond the redevelopment of a hotel. We believe Oak Ridge has the opportunity to become a place where people gather, reconnect with nature, improve their well-being, celebrate important milestones, conduct business, and build meaningful relationships. Through wellness programming, community engagement, conferences, hospitality, and year-round experiences, we hope to create a destination that contributes to both the economic vitality and quality of life of the community.

The proposed redevelopment represents a significant long-term private investment in Chaska. It will generate employment opportunities, attract visitors, support local businesses, expand tourism activity, and reposition an important hospitality asset while maintaining a strong commitment to environmental stewardship and responsible site planning.

In advance of this submission, we held a neighborhood Open House to kick off our process. While no one attended, we have received some follow up correspondence. The Scandvik team remains available to meet with surrounding property owners throughout this process. Our team will continue to respond to any questions regarding the site planning, environmental protection, traffic and future operations as the plans are refined.

We recognize that successful redevelopment requires partnership and we are committed to working collaboratively with City staff, Planning Commission, City Council, neighboring property owners, and community stakeholders throughout the planning process. We welcome feedback, value community input, and appreciate the opportunity to participate in shaping the future of this important property. Thank you for your consideration of this Concept Plan Application. We look forward to continuing our dialogue with the City of Chaska and working together to create a destination that reflects the values, character, and long-term vision of the community.

Respectfully submitted,

Travis Batting

Founder & President

Scandvik Hotels & Nordic Spa

proposed project

Scandvik Hotels is proposing to redevelop, repurpose and reposition the former Oak Ridge Hotel & Conference Center into a modern hospitality facility and Nordic Spa. At the heart of our project is the creation of a Scandinavian-inspired outdoor Nordic Spa that will feature outdoor thermal bathing experiences, saunas, steam facilities, relaxation spaces and wellness programming. To support opportunities for an immersive spa getaway, the existing hospitality infrastructure and facilities will be repurposed and re-imagined within the existing hotel/conference center building footprint. The planned Nordic Spa and hospitality redevelopment will reinforce Chaska's Small Town, upscale character, and reflect Minnesota's Scandinavian heritage. Our project includes:

HOTEL/CONFERENCE CENTER IMPROVEMENTS

- » Modernization of the front façade (elevation) which will be designed to match the re-branded operations and will create an approachable and welcoming experience to the property.
- » The existing hotel rooms on the north wing of the existing building will be remodeled and reconfigured into approximately 130 hotel guest rooms and suites.
- » Approximately 15,000 square feet of the existing conference and event spaces will be remodeled and modernized to support corporate retreats, weddings, and community gatherings.
- » A destination restaurant and lounge will be created for guests, the surrounding community and greater region. The dining and lounge areas are currently planned to seat between 100 and 150 guests and will be designed and operated to reflect the vibe of the Nordic Spa and wellness focused branding.
- » Wellness-focused retail and guest amenities will be developed near compatible public interior spaces.
- » Traditional spa in 10-15 rooms are planned within the existing structure and will transition to the outdoor Nordic Spa areas comprising approximately ~18,000 square feet connected via an ADA accessible walkway near the south wing of the building.





NORDIC SPA DEVELOPMENT

- » The outdoor Nordic Spa is the heart of the redevelopment strategy. The Scandinavian inspired Nordic Spa will be connected to the Hotel from the existing south wing by a walkway to an entrance pavilion west of the existing building. The current footprint shown on our concept plan comprises between 20,000 and 25,000 square feet. The spa improvements are proposed west of the building and are designed to run parallel to the existing structure lakeside to minimize impact to topography and grades while providing an immersive private guest experience.
- » Positioning the Nordic Spa in a private, natural environment is a critical tenet of the spa experience. The selected location is nestled into the landscape with intention. Protecting grades, preventing erosion and respecting McKnight Lake are foundational to our development and design plans.
- » The Nordic Spa will include a series of outdoor hot pools, cold pools, saunas and rest areas to facilitate the wellness circuit. These spaces are proposed to be connected by pervious walkways, landscaping and small pier-supported pavilion structures which will all be designed to respect existing grades, surface water flows and vegetation to ensure that the integrity of the wooded slope and lake are protected.

ACCESSORY SITE IMPROVEMENTS

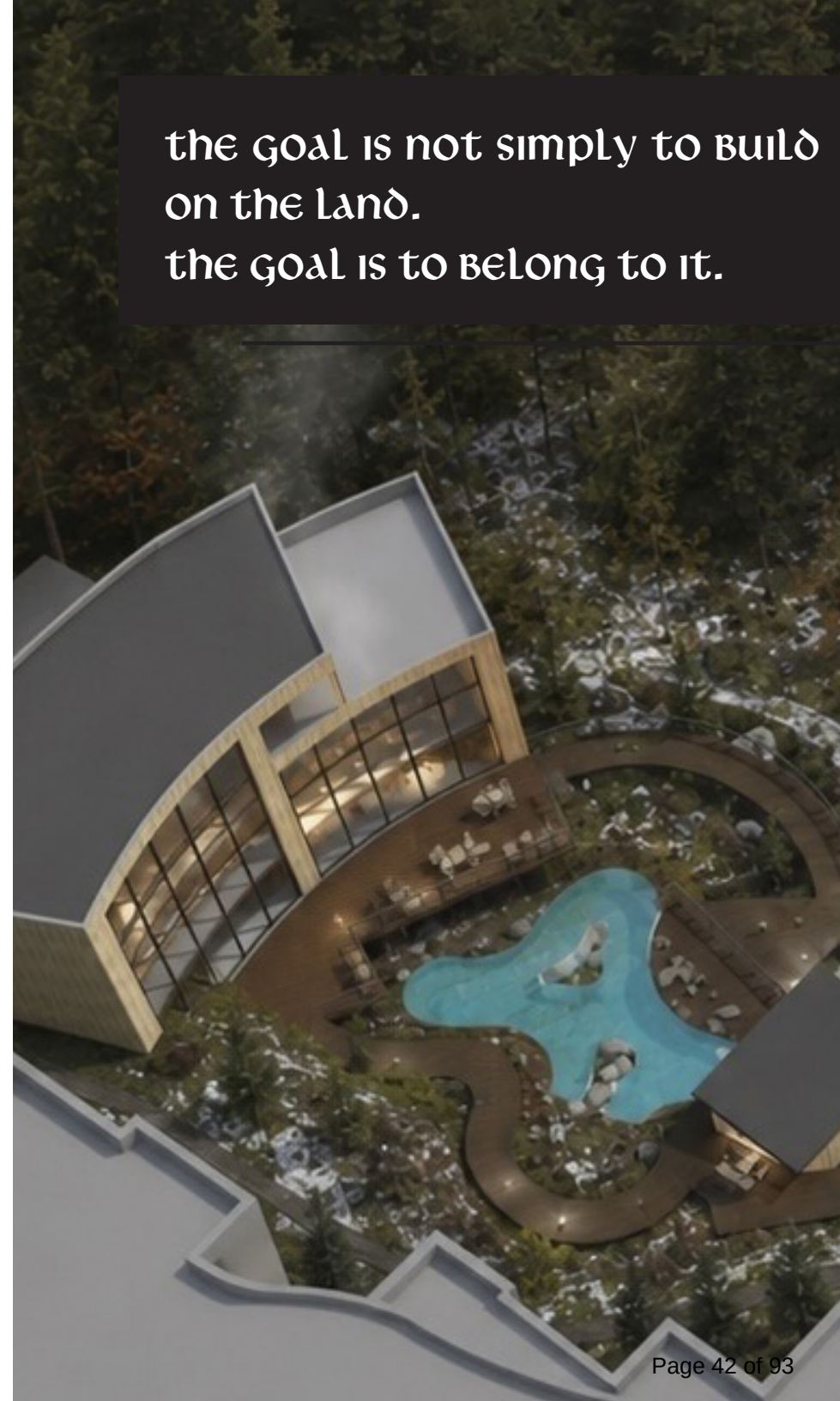
- » Surface parking will be accessible to guests visiting the property but will be tucked away from the outdoor experience spaces to ensure the Nordic Spa retains its privacy. The surface parking lots will be constructed per the approved building and site plan (Resolution 2022-75) that includes 306 total parking stalls across the site, to be developed with landscape medians, landscape plant details and pedestrian connections as shown in the approved plan set.
- » Trail/sidewalk connections identified on the approved Plan Set will be respected and incorporated into our design providing pedestrian access consistent with the City's goals and objectives for the approved planned development.

- » While we do not anticipate significant deviation from the approved plans, if adjustments are necessary when we get into our full design plans, we will clearly identify such modifications during subsequent steps of the Planned Development process.

the goal is not simply to build
on the land.
the goal is to belong to it.

RE-BRANDING, POSITIONING & ECONOMIC IMPACT

- » The Scandinavian inspired Nordic Spa will provide a unique experience not currently available within the region. The overall vision and master plan is to create and bring a distinct hospitality experience to the community.
- » Re-branding the existing facilities will create a new identity for the property and establish it as a destination for years to come. Scandvik Hotels will operate under Marriott's Tribute Portfolio which is a collection of independent, upscale boutique hotels designed for travelers seeking unique, character-driven properties that reflect the local community and culture.
- » Redevelopment of this legacy property, and introducing a new wellness-focused destination, will bring new economic investment and vitality back to the community.
- » Scandvik is projecting more than \$40 Million dollars in private investment to give this property new life as the hospitality destination in the community.
- » We expect that is will create 150+ construction jobs, 100+ permanent jobs once operational, with year round tourism activity and more than \$30M is projected visitor spending.





scandvik at oak ridge vision & project goals

Scandvik Hotels was founded on the belief that hospitality should do more than provide accommodation. Great hospitality creates moments of connection, restoration and belonging. The Oak Ridge property occupies one of the most unique hospitality sites with the Twin Cities region, it just needs to be re-imagined, repurposed and reinvented.

At the heart of our project is to create a regional wellness destination rooted in the Nordic Spa experience inspired by Scandinavian wellness traditions. Guests will move between hot and cold thermal experiences, outdoor relaxation spaces, forested pathways, and wellness programming designed to encourage physical and mental well-being. The Nordic Spa experience is best enjoyed when the spaces are private, outdoors and integrated into picturesque landscapes. The Oak Ridge site can offer such amenities with a little flexibility and a dash of innovation. Our vision is to carefully nestle the spa spaces into the site between the existing hotel structure and McKnight Lake, so that guests are immersed by lake views, rolling topography and mature vegetation. The three-story hotel structure will serve as a buffer from the nearby hustle and bustle of Costco shoppers, creating a tranquil private spa environment lakeside for our guests.

The existing hotel and conference center will evolve into a new and modern hospitality facility to complement the spa experience. Guest rooms, gathering spaces, and conference areas will be modernized and reconfigured to provide unparalleled guest and community experiences. To support our Vision, we have a set of goals and principles to help guide us through our site design and development process.

REPOSITIONING A LEGACY PROPERTY INTO A MIDWEST WELLNESS LANDMARK



WELLNESS-FIRST DESTINATION

- Nordic Spa + Hotel Integration
- Year-Round Programming
- Sleep Suites & Rest-Focused Design



\$45M PRIVATE INVESTMENT

- Full Property Repositioning
- Long-Term Asset Revitalization
- Enhancing an Underutilized Site



JOBS + ECONOMIC IMPACT

- Construction + Permanent Jobs
- Increased Tourism & Local Spend
- Year-Round Demand Driver



CELEBRATE WINTER

- Outdoor Nordic Experiences
- Seasonal Programming (Hygge, Events)
- Year-Season Destination Appeal



SCANDVIK GOALS:

- » *To be a premier regional hospitality and wellness location.* We share Chaska's vision for excellence. Our goal is to create a hospitality and wellness experience not currently available in the region. Scandvik at Oak Ridge will be exceptional, welcoming and a premier destination.
- » *To be Sustainable.* Reimagining the existing 171,000 square foot hotel and conference center is at the foundation of our approach. Without certain flexibilities, the existing building location and footprint constrains opportunities to create meaningful outdoor spaces; however, we still believe that redevelopment is the most sustainable approach to repurpose the site. Redevelopment inherently is more economically challenging, but it reduces impact on the landscape which is at the heart of our vision.
- » *To be good stewards of the land.* While we understand that our spa elements will require variances from your standards, our design philosophy is to use the natural features of the site as our foundation. A guiding tenet of our design approach is to lightly touch grades and vegetation for placement of spa element, and to minimize impervious surfaces and grading area to maintain and support slope areas. Physical spa improvements are planned to incorporate pervious surfaces, pier-supported pavilions connected via ADA accessible walking paths scaled below the treeline, and revegetation to maintain the integrity of the City's vision for the wooded slope areas surrounding the site.

to work with the land, not against it . . . the
site is the foundation of the experience.



SUPPORTING & ENHANCING CHASKA'S MISSION

To be the Best Small Town in Minnesota

We fell in love with Chaska the first time we visited the Oak Ridge site and could immediately see the potential for creating a unique hospitality asset in such a prime location. Redeveloping such a large vacant asset like the Oak Ridge Conference Center and Hotel is a daunting task, but we see the opportunity to create something special that reinforces Chaska's commitment to excellence.

Chaska's Core Strategies

To be the best, sometimes you have to think outside the box...this is especially true for the Oak Ridge site. Because the Oak Ridge Hotel and Conference Center was purpose built for a corporate retreat, redevelopment is challenging and expensive which is why we believe repurposing it has been unsuccessful in the past.

To make this a viable hospitality site, it needs to have something compelling to draw guests from the greater region. Our strategy is to add the Nordic Spa to the site to create a wellness destination which we believe fits Chaska's character, mission and guiding core strategies. Repurposing the building and facilities is the sustainable choice, and since the redevelopment retains the property's established hospitality use and leverages previously planned infrastructure, we anticipate that the roadway, approved utility and stormwater systems are appropriately designed to support our redevelopment plan, which we will verify through the detailed plan development phase. The redevelopment is anticipated to generate substantial economic benefits including increased tourism, new employment opportunities, expanded local spending, enhanced tax revenues and renewed activity at an important gateway property within the community.

NEIGHBORHOOD MEETING SUMMARY

Representatives from the Scandvik team held an Open House on June 24, 2026 from 6:00 – 9:00 PM. Individual letters were sent to adjacent property owners using the mailing list provided by the City. While no one attended the Open House, Scandvik received follow-up communication for a neighboring property after the meeting. The discussion focused on understanding the project and potential redevelopment. No formal objections to the redevelopment project have been received by our team.



contextualism & understanding of place

The Scandvik team has completed extensive preliminary due diligence to explore and understand the opportunities and challenges of the Oak Ridge site. Repositioning and redevelopment of the subject property will take significant investment because the existing building and its position on the site essentially prescribe where other exterior improvements can be constructed. To that end, it is essential for us to not only understand and evaluate the existing improvements and natural environmental characteristics, but also to evaluate the improvements in relation to the approved Planned Development for the larger area including the multi-family residential and Costco developments completed in recent years. The following analysis and supporting graphics describe the site and how we believe we can unlock its potential to become a truly unique destination and an upscale asset to the community and larger region.

EXISTING CONDITIONS & SITE SNAPSHOT

Owner	RCS-RCA Oak Ridge LLC	Land Use	Mixed Residential
Proposer	Scandvik Hotels	Zoning	Planned Development (Resolution 2022-75)
Project Address	1 Oak Ridge Drive, Chaska, MN 55117	Lake Frontage/Shoreland	McKnight Lake
Lot Description	Lot 1, Block 1 Oak Knoll Second Addition	Building Size (gross)	171,000 SF on three floors
PID	304730010	Building Footprint Size	70,766 SF
Gross Site Area	~ 22.05 Acres	Stormwater Pond Area	116,465 SF (~2.67 Ac.)



EXISTING CONDITIONS (EXHIBITS 1 AND 2)

As referenced throughout this narrative, the existing site is developed with the Oak Ridge Hotel & Conference Center. The structure was originally built as a corporate retreat and was constructed on the west half of the site to leverage views and connections to McKnight Lake. The parcel is irregular in shape and the west, north and portions of the northeast are bounded by McKnight Lake and the City's designated wooded steep slope areas. McKnight Lake and the adjacent wooded slope areas provide a unique and partially secluded feeling particularly lakeside of the building and improvement areas.

The existing building was constructed in 1989 and has a building footprint of approximately 70,766 square feet. The building is three-stories and is designed with a central core that divides the private rooms (north wing) from the conference facilities (south wing). The building is accessed from a central shared driveway that has a drop-off/check-in loop in front of the main entrance. Connected to the driveway and located north of the building is a surface parking lot that has been partially removed as part of the master development of the adjacent multi-family and Costco properties. A new regional stormwater pond was recently constructed north of the building and comprises approximately 116,465 square feet (~2.67 Acres) of the lot area. The stormwater pond size and design were approved as a part of the 2022 Building and Site Plan approval process to manage stormwater from the increased impervious surface coverage created by the Costco, internal road network and surface parking lots. During the 2022 process, the Hotel and Conference Center were vacated, and the building and site have remained vacant since. Because the operation ceased as the planned development process commenced certain assumptions were made within the approved design plan for the subject site.

Included in our exhibits is the 2022 approved Site Plan (Resolution No. 2022-75) for the subject site which shows the improvements planned for immediate or future construction. As shown in Exhibit 3, the stormwater pond has been constructed because it is treating stormwater from the recent adjacent development as well as the subject site. While the new surface parking lot has not been constructed, it has been designed with an adequate number of parking stalls to support the building if used for a hotel and conference center, and the parking lot design was used for the stormwater calculations that are the basis of the stormwater pond design.



SITE FORCES AND FEATURES (EXHIBIT 2)

Redevelopment of the Oak Ridge property is a complex undertaking given the various site conditions as demonstrated by the existing conditions. As shown on Exhibit 2, we have categorized the forces and features impacting the site and redevelopment potential into three main categories:

Prominent Site Force 1: Natural Resources and Environment

- » The project parcel is irregular and contains more than 3,000 feet of lake frontage on McKnight Lake
- » Land side of the lake the topography slopes steeply upwards at grades in areas exceeding 18%.
- » The area within the 18% steep slope area varies, but is generally within 150 to 300 feet of the ordinary high water level per available data.
- » At the top of the slope, the City's steep slope ordinance (Section 15.28.100 subd. C.) establishes a 30-foot no mow buffer and a 50-foot building structure setback.

Prominent Site Force 2: Architecture and Scale of Existing Building

- » The existing hotel and conference center building has an approximately 70,766 SF footprint that is generally oriented north-south along the McKnight Lake frontage east of the structure.
- » Portions of the current building encroach into the City's steep slope building setback.
- » The mass and scaling of the aging building requires significant attention to effectively reposition. Contemplated site improvements, including adequate surface parking to support the building is essential to be cost effective and meet guest expectations.
- » Adaptive reuse of the structure will have the smallest impact on the natural environment, but comes with significant cost since the building location, size and to a certain extent use are prescribed.
- » The building was constructed in 1989, and the front elevation was designed to reflect an institutional use rather than an upscale hospitality use.

Prominent Site Force 3: Surrounding Development, Infrastructure, and Utility Improvements

- » The parcel (Lot 1, Block 1) is a part of the Planned Development that includes the adjacent multi-family and Costco uses. Approved utility and infrastructure plans were developed as a Master Plan and certain roadways, utilities and infrastructure cross parcel lines.
- » The constructed stormwater pond is designed to support regional stormwater management including the subject site, adjacent roadways, Costco and other impervious surfaces. Our final stormwater design will be completed as part of the next phase of the land use and development process but we have completed initial due diligence with our civil engineer to ensure that our proposed improvements will comply with all required stormwater rules and regulations. We are confident that by incorporating pervious/permeable materials and using pier-supported structures throughout the spa area appropriate connections and stormwater improvements can be made to blend seamlessly into existing infrastructure.
- » Storm sewer pipe and connections have been constructed and/or planned to connect the regional pond to adjacent development. The design of the infrastructure impacts how, where and quantity of impervious surface coverage is permitted under the existing stormwater plan.
- » While intend to leverage existing utility improvements and design where feasible, we also understand that upgrades and/or replacements of existing utility infrastructure may be necessary. We have accounted for this expense in our planning and will complete evaluation of necessary upgrades as part of the next phase of this process when full designs are prepared.
- » An existing walkway cuts through the steep slope area which removed some of the vegetation and modified the slope.



View from front steps of Existing Conference Center

PROGRAMMING & PROJECT OPPORTUNITY DEVELOPMENT

Despite the inherent challenges of redevelopment, we believe that the site holds significant opportunity if carefully repositioned. At the heart of our vision is to develop the Scandinavian inspired Nordic Spa which requires certain site characteristics that are unique to the subject property. As previously described, the success of the Nordic Spa is dependent on the ability to create outdoor, private, tranquil, nature immersive spaces for our guests. Accomplishing these objectives in a populated environment is difficult without the right site, and we believe that the Oak Ridge property can meet our vision with the right site development master plan. The following sections build on the existing conditions and site forces description provided above and describe our Master Plan for the site which is shown in Exhibits 2 - 6. As demonstrated through the following proposal, our intent is to use the existing site facilities and infrastructure wherever possible, to enhance the existing site improvements through redevelopment, and to create the outdoor Nordic Spa to achieve an optimum guest experience.

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MASTER PLAN

As demonstrated through our Exhibits, our intent is to utilize the existing infrastructure on the site wherever possible. By utilizing existing infrastructure, the project minimizes the need for new disturbance elsewhere on the site and will maintain its relationship with the other parcels within the planned development (multifamily and Costco parcels). By utilizing and tying into the approved Planned Development from 2022, we will reduce our infrastructure costs while improving overall site efficiency.

The only exterior expansion not currently addressed within the PD is the proposed Nordic Spa. The Concept Plan for the Nordic Spa is summarized in the following figure. A summary of conceptual interior programming is provided on the following pages (however, please note, interiors are subject to change once we complete full building due diligence).

Locations	Areas (ft2)	Perimeter (LF)
Hot Pools		
Pool 1	849	148
Pool 2	513	114
Pool 3	818	143
Total	2,180	405
Cold Pools		
Pool 1	396	
Pool 2	389	
Total	785	
Saunas		
Sauna 1	280	
Sauna 2	154	
Sauna 3	280	
Sauna 4	280	
Total	994	
Outdoor Rest		
Rest Area 1	238	
Rest Area 2	242	
Rest Area 3	531	
Rest Area 4	298	
Rest Area 5	755	
Total	2,064	
Buildings	Building Footprint	
Entrance Pavillion	2,402	
Pavillion Bridge	304	
Mid Building	630	
Far Building	769	
Total	4,105	
Landscape	23,412	Capacity
Paths	6,324	350



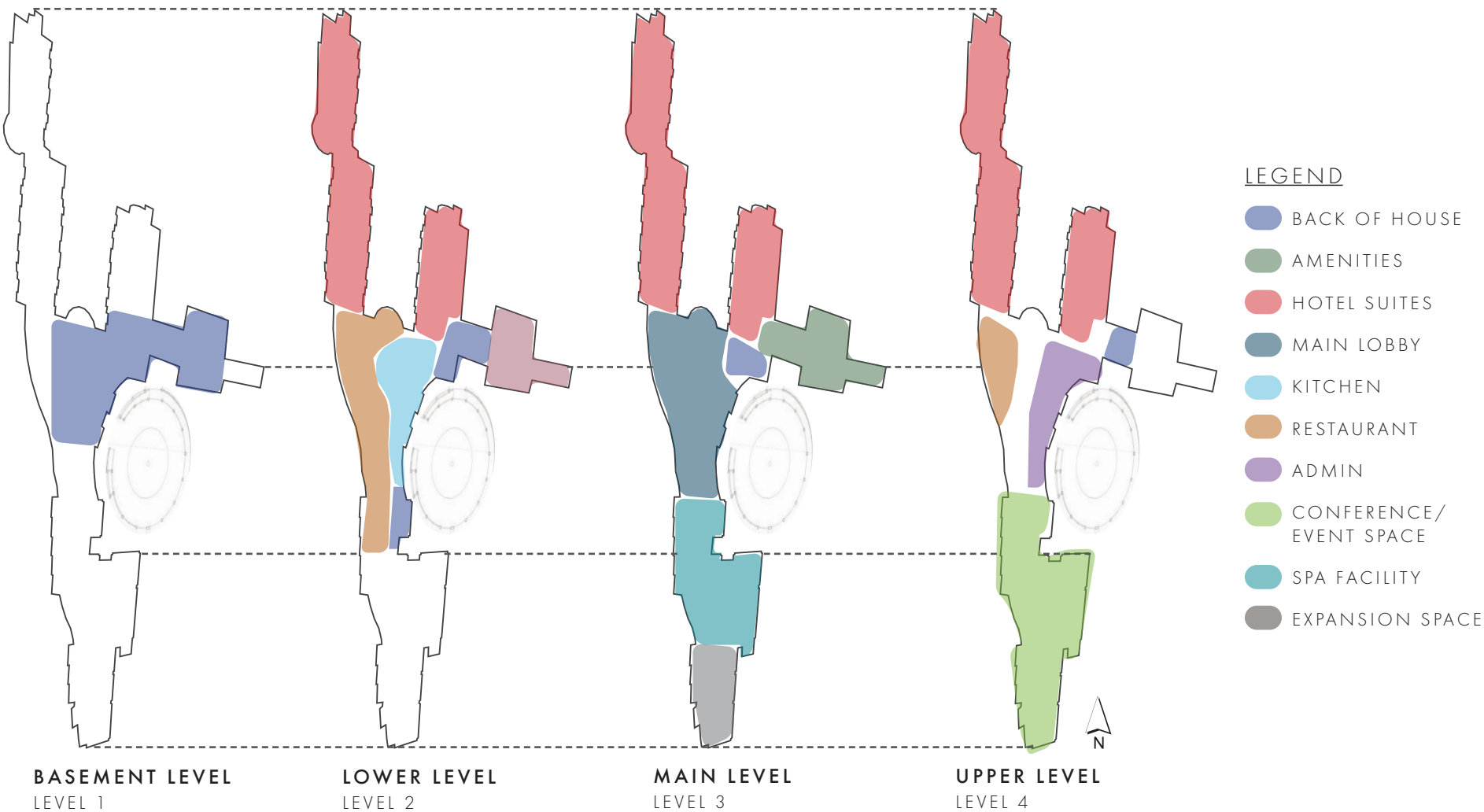
See Exhibit 6. Nordic Spa Concept Plan (Attachments)

MASTER PLAN

CONCEPT SPACE PROGRAM

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» All spaces are within the existing building footprint except the proposed exterior spa area.



To that end, our intent is to:

Leverage Existing Improvements and Entitlements

- » Remodel and utilize the existing facility in its current footprint. By utilizing the existing facility footprint, the intensity and capacity of the building/site should remain consistent with the approvals granted to the parcel through the Building and Site Plan approvals in Resolution 2022-75. As such, we plan to use the approved plans to minimize costly re-engineering of this site including:
- » Install and construct the approved surface parking per Building and Site Plan approvals (Resolution 2022-75). If the plan is followed, 306 parking spaces will be constructed to support the new hotel, conference/gathering spaces, restaurant and Nordic Spa uses.
- » Connect into and use stormwater infrastructure as designed and planned for within the Building and Site Plan approvals (Resolution 2022-75).
- » Maintain existing driveways and access points to the site. Redeveloping the site for a hospitality use is consistent with the use studied in the traffic study, so we know that the access drives, intersections, and other transportation improvements should perform adequately.
- » Install trail/sidewalk connections per the approved plans. This will provide a connected pedestrian network throughout the full planned development area that includes the adjacent multi-family, Costco and proposed project site.

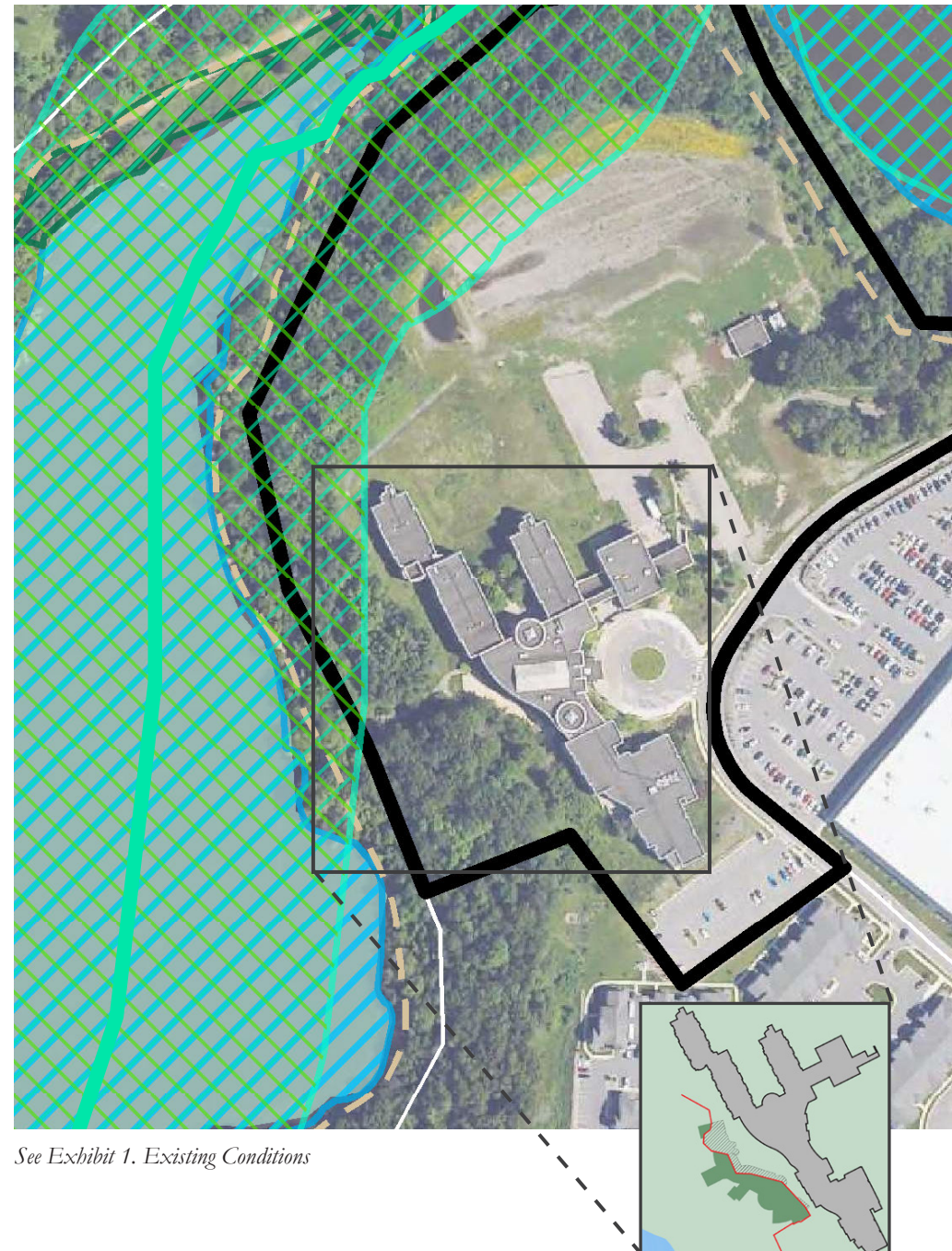


LEGEND

- STEEP SLOPES
- STEEP SLOPE BUFFER AREA
- STEEP SLOPE BUILDING SETBACK

Respect, but integrate Nordic Spa Improvements within the Open Space, Buffer and Slope Areas

- » Development of the Nordic Spa is a critical component of our Project and will drive the successful redevelopment of the site. As previously described, it is essential for the spa areas to be integrated into the lake side of the existing building given the surrounding suburban development fabric and location of the existing building and approved site improvements (see Site Forces Exhibit).
- » The proposed concept plan is intended to preserve the functional purpose of the City's wooded steep slope ordinance by minimizing grading, maintaining natural drainage patterns, reducing soil disturbance, preserving existing vegetation where practicable and healthy, and incorporating restoration and revegetation within previously disturbed or degraded areas.
- » The encroachment into the required setbacks will impact portions of the buffer, however, the redevelopment also creates an opportunity for a comprehensive landscape restoration strategy, including invasive vegetation management, selective revegetation, erosion-control improvements and long-term landscape stewardship that has not occurred while the property has remained vacant.
- » We understand that development within this area requires a variance from the City's steep slope ordinance and that full consideration of the variance request will occur as part of subsequent steps for the Planned Development process. However, we understand that for purposes of evaluating this Concept Plan it is important to demonstrate how we arrived at the proposed location to site the Nordic Spa within the buffer and steep slope areas. The following analysis is provided to demonstrate our evaluation:



See Exhibit 1. Existing Conditions

Site Constraint Analysis

- » The existing improvements, approved PD improvements and natural resource protection areas constrain the developable areas. As shown in Exhibit 4, the existing site improvements including the hotel/conference center facility, driveways and roadways, and the approved improvements including surface parking lot and stormwater ponds are shown in gray and comprise approximately 80% of what would be considered “developable” areas. Further challenging the site, are site lines and/or visual access to nearby improvements including multifamily uses and Costco which impact potential spa locations.
- » The City’s environmental ordinance requirements further exclude the protected steep slopes and buffer areas from the buildable calculation. When the improvements and environmental protection areas are combined, nearly 91% of the site is occupied or prohibited from development.
- » The available, or undeveloped areas, are shown in Exhibit 5 in green. These areas are generally small patches of green space interwoven with the surface parking lot or at the entrances and do not provide adequate land area to site the Nordic Spa.
- » The location of the existing building near, and in some areas within, the required buffer setbacks essentially eliminates all potential for meaningful, private, outdoor improvements without a variance. As such, instead of avoiding all potential encroachment our strategy became evaluating and identifying potential spa areas that would have the least amount of adverse impact on the environmental systems.



NORDIC SPA PLACEMENT EVALUATION

Our site constraint analysis demonstrated that there is no reasonable location on the property capable of accommodating the proposed Nordic Spa facilities in an operational location without some level of encroachment into the steep slope areas and required buffer. We evaluated several potential areas, and selected three areas with the most potential.

» *Location 1: Surface Parking Lot Area.* We explored placement of the spa facilities where the approved parking lot is located. The spa could meet portions of the environmental setback requirements, however, would still encroach into the buffer setback areas. Spa placement would also require reworking of the surface parking lot and stormwater management plans that have already been approved. Structured parking in this location is cost-prohibited given the amount of investment required to redevelop the existing building and a reduction in parking will not meet anticipated parking demand. As shown in the site forces exhibit, siting the Nordic Spa in this location is near the hotel guest rooms and visual access to parking from the spa improvements does not meet the privacy requirements of our guests. For these reasons, this location was ruled out from our design process.

» *Location 2: Lake Side of Existing Building North Location.* The first lake side area considered is adjacent to the existing building, on the north end of the campus (See diagram). This area requires a variance from the environmental ordinances, and our efforts in exploring any lake side potential included focusing on:

- Areas adjacent to existing site development;
- Areas influenced by previous site improvements;
- Areas near existing infrastructure;
- Locations that would require lower levels of vegetation disturbance;
- Locations capable of supporting spa improvements with minimal grading;
- Areas where natural drainage characteristics could be maintained.

This location is connected north of the existing patio/gathering spaces on the campus and is in an area that has some human disturbance, but slopes off more quickly than the southerly location considered. It is near existing infrastructure, including water supply and the exterior patio improvements. However, the setback to the lake is less than the southerly location explored and based on the canopy identified in the aerial photography appears to be more heavily wooded. For these reasons, this location was determined not to be the preferred location.



» *Location 3: Lake Side of Existing Building South Location.* After evaluation, we determined that the most viable location for the Nordic Spa improvements is lake side of the existing building towards the southern end of the building. A key objective of the planning process was to identify portions of the site that are capable of accommodating the spa development with the least environmental impact. Additionally, we focused on finding an appropriate location where the Nordic Spa improvements would be accessible, meet ADA standards and allow for the development of the small pier-supported pavilions that would blend seamlessly into the surroundings. Based on the above factors (adjacent to existing development, influenced by previous disturbance, near existing infrastructure, etc.), we selected Location 3 as the most viable and we believe that with careful development it can provide the immersive, natural experience our guests will expect. The proposed location is mindful of:

- *Mature tree canopy.* We understand that any improvement lake side (west) of the existing building will require a variance from the wooded steep slope ordinance, and will require some tree removal. Preservation of the mature tree canopy to the greatest extent possible is a key driver in our location selection.
- *Protection, and Setback from Shoreland Area.* The area selected for the spa has a great setback from the Ordinary High Water Level (OHWL) than other potential lake side site areas. Finding any area with the greatest setback was important to ensure that the water resource is protected.
- *Grades and Slope Integrity.* We understand that development within the sloped area requires flexibility from the City's ordinance. Maintaining the integrity of the slope is key to our development plan, and we intend to reintroduce vegetation once spa improvements are constructed, to stabilize slope areas through various methods of retention and to develop the spa improvements parallel to grades to reduce cut-and-fill required to develop the Nordic Spa features.



SUMMARY OF DEMONSTRATED PRACTICAL DIFFICULTIES

As previously noted, we understand that our proposed Nordic Spa location will require a variance from the City's wooded steep slope ordinance. While this Concept Plan application does not provide the full variance analysis that we expect to accompany the next phase of this process, we offer the following summary to aid in your consideration of our request.

The Standards to demonstrate "Practical Difficulties" as established by the City's Variance Application are provided below, with a brief summary of our response:

» *...means the property owner proposes to use the property in a reasonable manner not permitted by this Ordinance...*

- **Scandvik's Response:** As demonstrated by Figures 4 and 5, and described within the site constraint analysis, because the site is developed with existing and planned improvements there is not contiguous area available to site the proposed Nordic Spa and meet all required setbacks. We believe that the Nordic Spa use is a reasonable use within the Planned Development, but without flexibility from the strict interpretation of the ordinance there is no suitable location to site the outdoor spa improvements. Further, the outdoor spa improvements require a certain level of privacy and positioning them in the least impactful way by incorporating permeable features, low-impact structures and revegetation achieves the intent of the ordinance, despite the necessity to obtain a variance.

» *"...the plight of the landowner is due to circumstances unique to the property not created by the landowner..."*

- **Scandvik's Analysis:** As previously described throughout this narrative, the existing hospitality structure was constructed in the 1980's and recent adjacent development associated with the approved Planned Development established the site conditions that now exist. This request is different than any other request for variance given that redevelopment and repurposing of this large, obsolescent structure is dictating the placement of any viable external improvements. The site characteristics are the definition of **unique** as there are no other similarly positioned properties in the City...and the project Proposer did not create this conditions - yet we are trying to work with it.

» *"...if granted, will not alter the essential character of the locality..."*

- **Scandvik's Analysis:** Our goal is to create an experience that not only respects the natural environment, but enhances it. Our whole concept is to embrace, and full integrate the space improvements with the least amount of impact to the steep slopes and natural site characteristics. If we are permitted to develop our concept, we will enhance and support the essential character of surroundings - including the lakeside experience.

» *"...Economic considerations alone shall not constitute practical difficulties..."*

- **Scandvik's Analysis:** The practical difficulties associated with this request are tied most closely with the existing hospitality improvements, planned improvements and surrounding development. The internal and external site forces are the main factor in establishing the practical difficulties of following the strict application of the ordinances, which are not economic considerations alone.



SCANDVIK HOTEL, NORDIC SPA DESIGN & ARCHITECTURE

The architectural vision for Scandvik at Oak Ridge is centered on the belief that great hospitality begins with a meaningful connection to place.

Through Scandinavian-inspired design, integration with nature, thoughtful material selection, and a strong commitment to environmental stewardship, the project seeks to create a destination that feels both timeless and uniquely connected to its surroundings. The result will be a hospitality and wellness destination where architecture, landscape, and experience come together to create a place that reflects the values of both Scandvik and the City of Chaska. A summary of our architectural vision is provided:

- » *Architecture Inspired by Place.* The architectural vision for Scandvik at Oak Ridge is rooted in a simple philosophy:

Great architecture should feel as though it belongs to the landscape in which it is built.

The proposed redevelopment seeks to create a hospitality destination that is timeless, welcoming, and deeply connected to the natural character of the property. Rather than competing with the surrounding woodland, shoreline, and topography, the architecture is intended to complement and enhance these natural features. The result is an environment that feels authentic to the site, respectful of its setting, and reflective of the Scandinavian-inspired wellness experience that defines the Scandvik brand.

- » *Scandinavian Design Principles.* The design approach for the redevelopment and development draws inspiration from contemporary Scandinavian architecture and hospitality traditions. These traditions include:

- Simplicity and clarity of form
- Natural materials
- Human-scale design
- Warm and welcoming spaces
- Strong indoor-outdoor connections
- Thoughtful use of natural light
- Connection to landscape and nature
- Timeless rather than trend-driven design



The architectural language seeks to create spaces that feel comfortable, restorative, and enduring. The focus is not on creating landmark structures, but environments that encourage people to slow down, connect, and experience the surrounding landscape.

» *Hospitality through Experience.* The architecture of Scandvik at Oak Ridge is designed to support a philosophy of experience hospitality. Every space should contribute to how guests feel not simply how the property functions. The design seeks to create a series of memorable moments throughout the guest journey, including:

- Arrival and first impressions
- Views toward nature and water
- Gathering around fire and wellness experiences
- Transitions between indoor and outdoor spaces
- Opportunities for quiet reflection
- Shared social experiences
- Seasonal engagement with the landscape

Rather than treating architecture as an isolated object, the project views architecture, landscape, and guest experience as a single integrated system.

» *Integration with the Landscape.* One of the defining characteristics of the project is the intentional integration of architecture with the property's natural setting. Buildings and outdoor wellness amenities are positioned to work with existing topography, mature vegetation, and natural views. Design objectives include:

- Preserving significant tree canopy
- Minimizing visual impact
- Maintaining natural sight lines
- Creating framed views toward McKnight Lake
- Utilizing natural grades wherever possible
- Reducing the appearance of building mass
- Blending architecture into the woodland setting

The goal is to ensure that visitors experience the landscape first and the architecture second.





» *Nordic Spa Architecture.* The Nordic Spa is envisioned as a collection of smaller wellness experiences integrated throughout the landscape. Rather than a single large facility, the concept utilizes a distributed approach consisting of pools, pathways, pavilions, sauna structures, relaxation spaces, and gathering areas. This approach provides several benefits:

- Reduced visual impact
- Reduced grading requirements
- Better integration with topography
- Stronger connection to nature
- Enhanced guest experience
- Preservation of existing site character

The architecture of these structures is intended to remain secondary to the landscape while providing warmth, comfort, and shelter throughout all four seasons.

» *Woodland Pavilions & Wellness Structures.* Where appropriate, wellness structures may be designed as lightweight pavilions integrated within the woodland environment. These structures are envisioned as extensions of the landscape rather than conventional buildings. Design inspiration includes:

- Pier-supported wellness pavilions
- Scandinavian forest lodges
- Nature-integrated gathering spaces
- Elevated structures responding to existing grades
- Simple, natural forms and materials

While final design of these structure is not complete, they will fully comply with all building codes and meet ADA accessibility requirements. The heights will be carefully determined to blend seamlessly with the landscape and are planned to remain below the treeline. These smaller structures allow wellness experiences to be distributed throughout the property while minimizing environmental disturbance and preserving the character of the site.



**NO HEAVY FOUNDATIONS
ACROSS SLOPE**

Elevated design reduces
soil compaction and
protects natural systems.

» *Light Touch Construction Strategy.* One of the defining characteristics of the proposed Nordic Spa concept is its distributed and low-impact design approach to respect the surrounding landscape and natural resources. Rather than constructing a single large building that would require extensive grading and site alteration, the spa consists of a collection of smaller wellness elements integrated throughout the landscape. As shown on our Concept Plan, elements include:

- Thermal pools
- Cold plunge pools
- Sauna facilities
- Wellness pavilions
- Relaxation spaces
- Woodland pathways
- Gathering areas

Where site conditions are acceptable, certain structures may utilize elevated or pier-supported construction techniques that allow development to adapt to existing grades rather than requiring significant alteration of the landscape. This approach will reduce soil disturbance, tree removal, retaining wall requirements, extensive cut-and-fill, and it mitigates long-term erosion risk. Our design philosophy can be summarized as adapting development to the land rather than adapting the land to the development.

» *Material Palette.* The architectural palette is intended to reflect the natural environment and create a timeless aesthetic. Materials under consideration include:

- Natural wood
- Stone and textured masonry
- Glass
- Steel accents
- Natural landscape materials
- Warm interior finishes

The use of authentic materials helps create a strong connection between the built environment and the surrounding landscape. Material selections will emphasize durability, sustainability, and long-term quality.



» *Lighting Strategy.* Lighting is intended to enhance the guest experience while protecting the character of the site. The lighting approach will focus on:

- Warm, low-level illumination
- Pedestrian-oriented lighting
- Dark-sky principles
- Wayfinding and safety
- Accent lighting for key gathering spaces
- Preservation of nighttime views

Lighting should support the experience of nature rather than overwhelm it. The goal is to create a welcoming environment while respecting neighboring properties, wildlife habitat, and the natural setting.

» *Four-Season Design.* The architecture has been conceived as a true four-season destination. The experience of the property will evolve throughout the year. Spring introduces renewal and outdoor activation. Summer emphasizes landscape, recreation, and community gathering. Autumn celebrates the site's woodland character and changing colors. Winter transforms the property into a uniquely Nordic wellness experience where thermal bathing, sauna culture, fire features, and snow-covered landscapes become part of the guest experience.

The architecture is intended to support and celebrate each season rather than resist it.

BRAND POSITIONING & development timeline

TRIBUTE PORTFOLIO POSITIONING

The redevelopment is envisioned as a Tribute Portfolio hotel within Marriott's collection of independent and character-driven properties. This positioning allows the property to maintain its unique identity while benefiting from the global reach and distribution capabilities of Marriott International.

The architectural vision aligns with the Tribute Portfolio philosophy by creating a destination that is distinctive, authentic, and rooted in its local setting. Rather than feeling interchangeable with other hotels, Scandvik at Oak Ridge seeks to create a sense of place that is uniquely connected to Chaska and the surrounding landscape.

BRINGING OUR VISION TO REALITY

The redevelopment of Oak Ridge is envisioned as a collaborative process between the project team, City staff, Planning Commission, City Council, consultants, and community stakeholders. The purpose of the Concept Plan Application is to establish a framework for continued refinement of the project while obtaining feedback regarding site planning, environmental considerations, infrastructure, parking, and entitlement requirements.

The project team recognizes that redevelopment of a property with significant environmental features requires a thoughtful and deliberate review process.

The following timeline reflects the anticipated progression of the project through planning, entitlement, design, permitting, and construction.

- » **Summer 2026:** Concept Plan Review
- » **Fall 2026:** Preliminary Planned Development Review & Variance Application
- » **Winter 2026/2027:** Final Planned Development and Development Agreement
- » **Spring/Summer 2027:** Permitting & Contractor Procurement
- » **Summer 2027 – 2028:** Construction /Development:
- » **2028:** Opening & Stabilization

2026 → 2028 DELIVERY ROADMAP



Q2 2026

- Due Diligence Complete
- Acquisition Closing



Q3–Q4 2026

- Entitlements + Design
- Permitting



Q1 2027

- Final permitting and contractor procurement



Q2–Q4 2027

- Exterior Spa Construction
- Landscape + Integration
- Hotel Opens



Q1 2028

- Full Nordic Spa Opens
- Stabilized Operations



STRONG ALIGNMENT WITH CITY PROCESS AND TIMING

Collaborative approach every step of the way.



SCANDVIK
HOTELS & NORDIC SPA

LONG-TERM COMMITMENT

The redevelopment of Oak Ridge represents a long-term investment in the City of Chaska. The project team is committed to working collaboratively with City staff, elected officials, neighboring property owners, and community stakeholders throughout the planning and development process.

Through thoughtful design, responsible environmental stewardship, and continued community engagement, Scandvik at Oak Ridge seeks to create a destination that contributes lasting value to the community for generations to come.



EXHIBIT 1. EXISTING CONDITIONS



LEGEND

- SITE
- CITY TRAIL

PWI CLASSIFICATION

- PUBLIC WATERBASIN
NO SHORELAND CLASS ASSIGNED
- PUBLIC WATERCOURSE
- 300FT PUBLIC
WATERCOURSE BUFFER

NWI CLASSIFICATION

- OPEN WATER
- EMERGENT WETLAND



Sources: Metropolitan Council, MNDNR

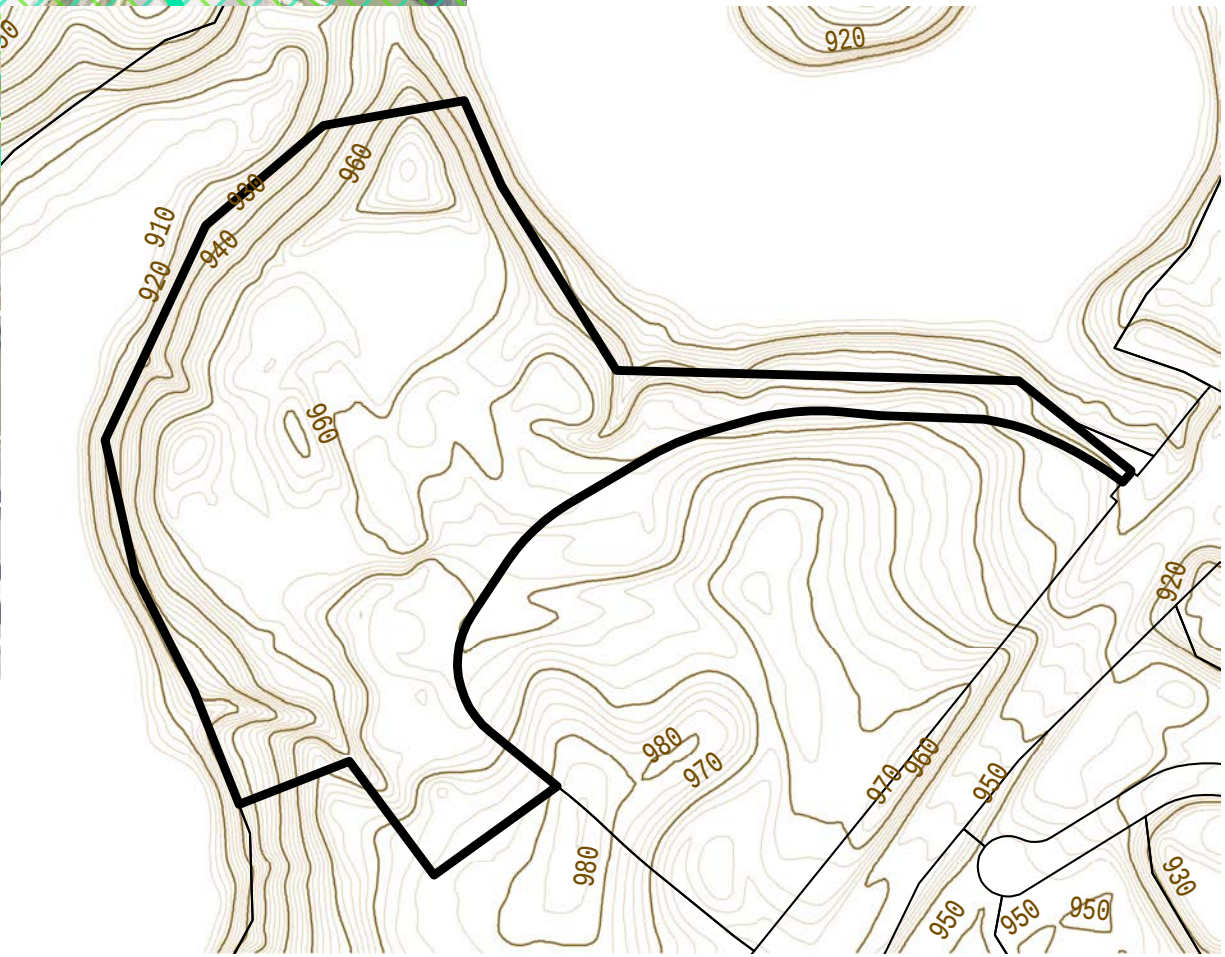


EXHIBIT 2. SITE FORCES



LEGEND

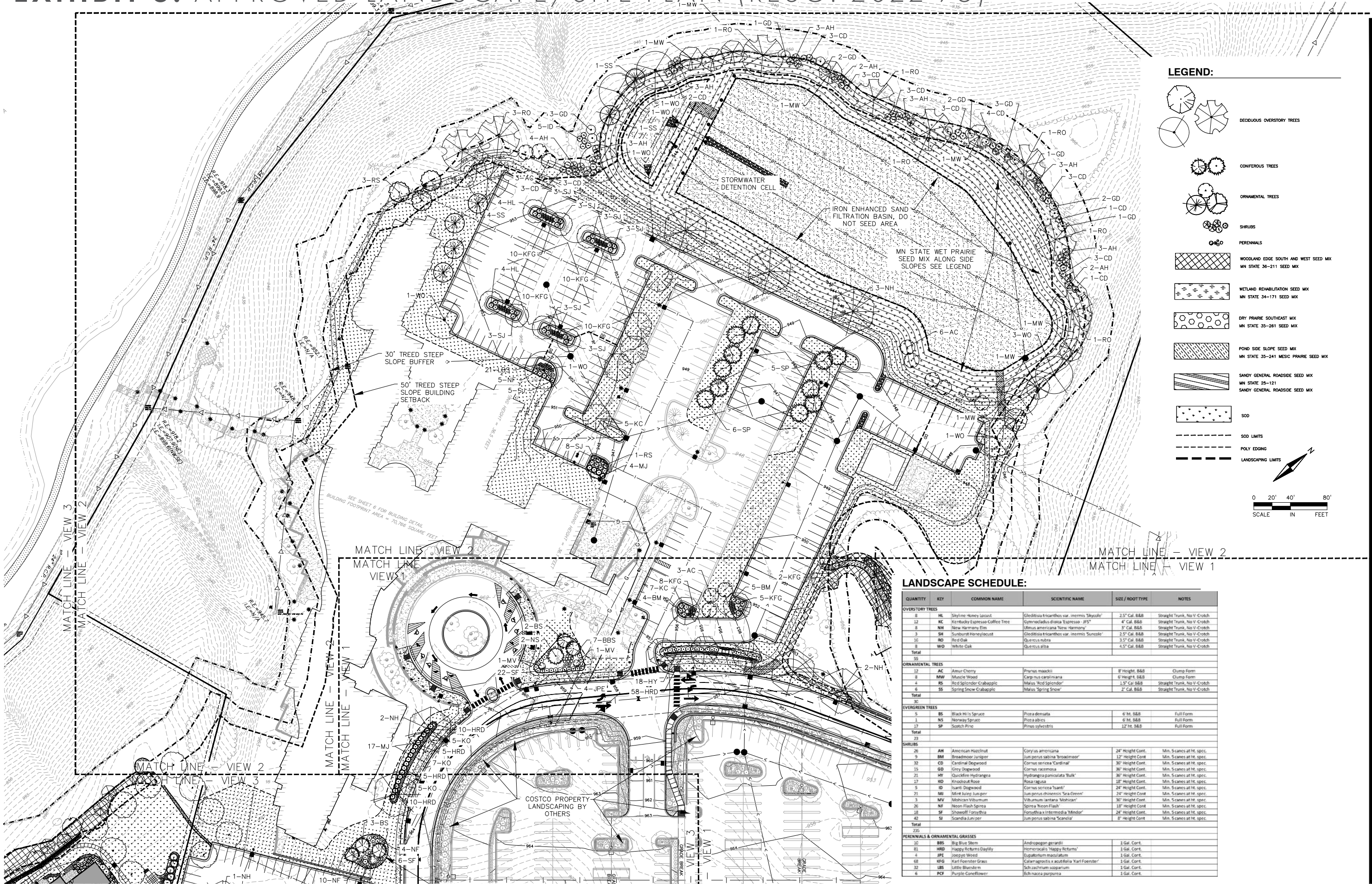
- PROPOSED SPA LOCATION
- PROPOSED/EXISTING STORM SEWER
- DIRECTION OF VIEW IN REFERENCE PHOTO

UNBUILDABLE AREAS

- STEEP SLOPES
- STEEP SLOPE BUFFER AREA
- STEEP SLOPE BUILDING SETBACK
- EXISTING + REQUIRED FEATURES



EXHIBIT 3. APPROVED LANDSCAPE/SITE PLAN (RESO. 2022-75)



LEGEND:

- DECIDUOUS OVERSTORY TREES
- CONIFEROUS TREES
- ORNAMENTAL TREES
- SHRUBS
- PERENNIALS
- WOODLAND EDGE SOUTH AND WEST SEED MIX
MN STATE 36-211 SEED MIX
- WETLAND REHABILITATION SEED MIX
MN STATE 34-171 SEED MIX
- DRY PRAIRIE SOUTHEAST MIX
MN STATE 35-261 SEED MIX
- POND SIDE SLOPE SEED MIX
MN STATE 35-241 MESIC PRAIRIE SEED MIX
- SANDY GENERAL ROADSIDE SEED MIX
MN STATE 25-121
SANDY GENERAL ROADSIDE SEED MIX
- SOD
- SOD LIMITS
- POLY EDGING
- LANDSCAPING LIMITS

0 20' 40' 80'
SCALE IN FEET

LANDSCAPE SCHEDULE:

QUANTITY	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE / ROOT TYPE	NOTES
OVERSTORY TREES					
8	NL	Skyline Honey Locust	Gleditsia triacanthos var. inermis 'Skyline'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
12	KC	Kentucky Espresso Coffee Tree	Gymnocladus dioica 'Espresso - JFS'	4" Cal. B&B	Straight Trunk, No V-Crotch
8	NH	New Harmony Elm	Ulmus americana 'New Harmony'	3" Cal. B&B	Straight Trunk, No V-Crotch
3	SH	Sunburst Honeylocust	Gleditsia triacanthos var. inermis 'Sunburst'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
16	RO	Red Oak	Quercus rubra	3.5" Cal. B&B	Straight Trunk, No V-Crotch
8	WO	White Oak	Quercus alba	4.5" Cal. B&B	Straight Trunk, No V-Crotch
ORNAMENTAL TREES					
12	AC	Amur Cherry	Prunus maackii	8' Height, B&B	Clump Form
8	MW	Muscle Wood	Carpinus caroliniana	6' Height, B&B	Clump Form
4	RS	Red Splendor Crabapple	Malus 'Red Splendor'	1.5" Cal. B&B	Straight Trunk, No V-Crotch
6	SS	Spring Snow Crabapple	Malus 'Spring Snow'	2" Cal. B&B	Straight Trunk, No V-Crotch
EVERGREEN TREES					
5	BS	Black Hills Spruce	Picea densata	6' Ht. B&B	Full Form
1	NS	Norway Spruce	Picea abies	6' Ht. B&B	Full Form
17	SP	Scotch Pine	Pinus sylvestris	12' Ht. B&B	Full Form
SHRUBS					
26	AH	American Hazelnut	Corylus americana	24" Height Cont.	Min. 5 canes at 1 ft. spec.
9	BM	Bradford Pear	Euonymus alatus 'Bradford'	12" Height Cont.	Min. 5 canes at 1 ft. spec.
32	CD	Cardinal Dogwood	Cornus sericea 'Cardinal'	30" Height Cont.	Min. 5 canes at 1 ft. spec.
15	GO	Grey Dogwood	Cornus racemosa	36" Height Cont.	Min. 5 canes at 1 ft. spec.
21	HY	Hydrangea paniculata 'Tulsa'	Hydrangea paniculata 'Tulsa'	36" Height Cont.	Min. 5 canes at 1 ft. spec.
17	KD	Knockout Rose	Rosa rugosa	28" Height Cont.	Min. 5 canes at 1 ft. spec.
5	ID	Iron Dogwood	Cornus sericea 'Santini'	24" Height Cont.	Min. 5 canes at 1 ft. spec.
21	MJ	Mini Julep Juniper	Juniperus chinensis 'Sea Green'	24" Height Cont.	Min. 5 canes at 1 ft. spec.
3	MV	Mohican Viburnum	Viburnum lentago 'Mohican'	36" Height Cont.	Min. 5 canes at 1 ft. spec.
26	NF	Neon Flash Spirea	Spiraea 'Neon Flash'	18" Height Cont.	Min. 5 canes at 1 ft. spec.
18	SI	Shoreline Forsythia	Forsythia x intermedia 'Mimosa'	24" Height Cont.	Min. 5 canes at 1 ft. spec.
42	SI	Scandia Juniper	Juniperus sabinna 'Scandia'	8" Height Cont.	Min. 5 canes at 1 ft. spec.
PERENNIALS & ORNAMENTAL GRASSES					
32	HR	Big Blue Stem	Andropogon gerardii	1 Gal. Cont.	
84	HR	Heavenly Bluebell	Monarda 'Heavenly Bluebell'	1 Gal. Cont.	
4	JFE	Joe's Weed	Eupatorium maculatum	1 Gal. Cont.	
68	KFG	Karl Foerster Grass	Calamagrostis x acutifolia 'Karl Foerster'	1 Gal. Cont.	
32	LS	Little Bluestem	Schizachyrium scoparium	1 Gal. Cont.	
6	PCF	Purple Coneflower	Echinacea purpurea	1 Gal. Cont.	

ALLIANT
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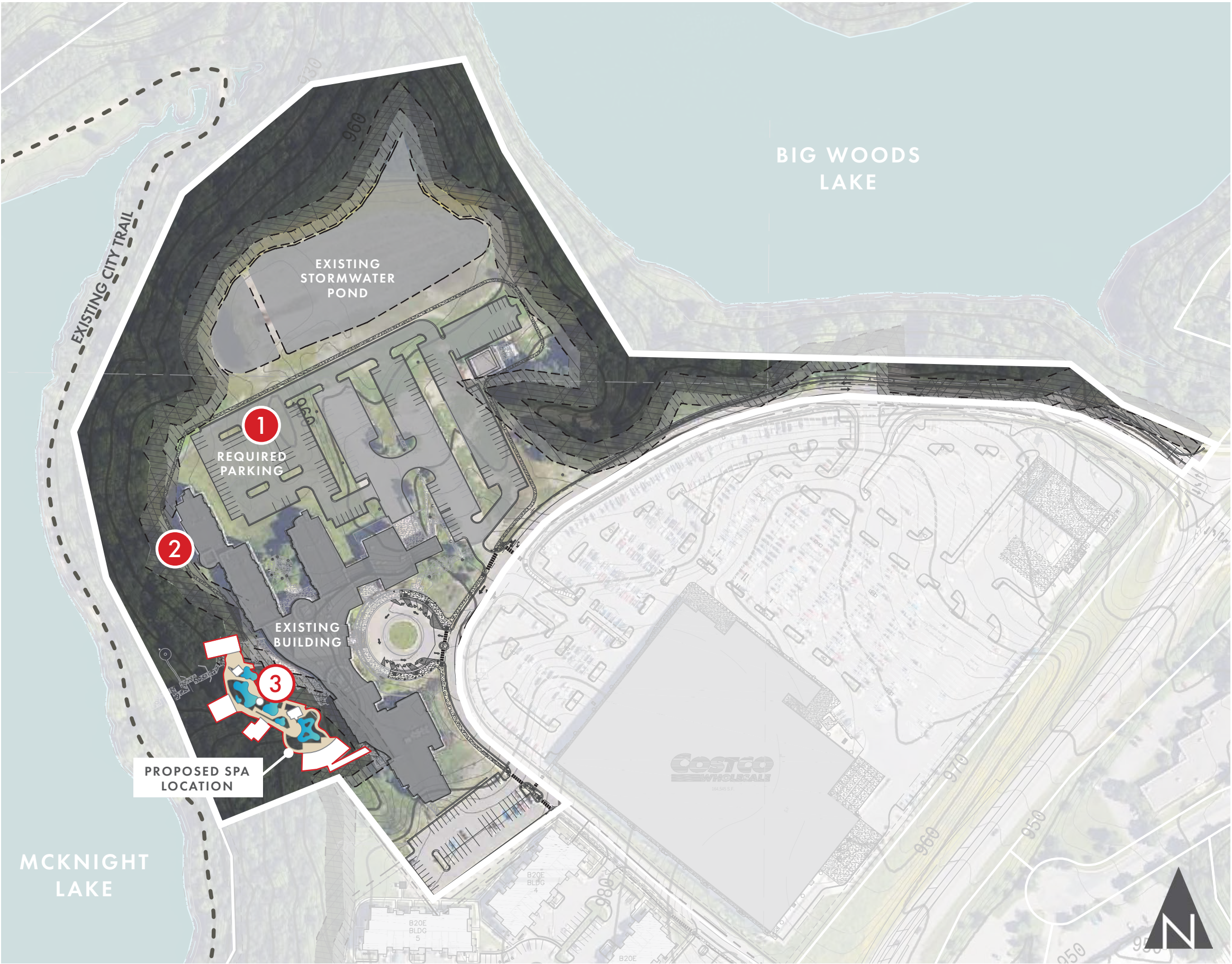
OAK RIDGE COMMONS
PLANNED UNIT DEVELOPMENT SUBMITTAL
HWY 41 & PEAVEY ROAD
CHASKA, MN

LANDSCAPE PLAN - VIEW 2

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed LANDSCAPE ARCHITECT under the laws of the State of MINNESOTA

Mark Kronbeck
4-25-22 28222
Date License No.
QUALITY ASSURANCE/CONTROL
BY DATE
DATE ISSUE

EXHIBIT 4. SITE CONSTRAINTS & PROPOSED SPA LOCATION



LEGEND

- 1 LOCATION #1
- 2 LOCATION #2
- 3 LOCATION #3: SELECTED

UNBUILDABLE AREAS

- STEEP SLOPES
- STEEP SLOPE BUFFER AREA
- STEEP SLOPE BUILDING SETBACK
- EXISTING + REQUIRED FEATURES

EXHIBIT 5. BUILDABLE AREAS + SPA LOCATIONS EVALUATED



LEGEND

- 1 LOCATION #1
- 2 LOCATION #2
- 3 LOCATION #3: SELECTED
- BUILDABLE AREAS

UNBUILDABLE AREAS

- STEEP SLOPES
- STEEP SLOPE BUFFER AREA
- STEEP SLOPE BUILDING SETBACK
- EXISTING + REQUIRED FEATURES

EXHIBIT 6. NORDIC SPA CONCEPT PLAN





31 July 2026

City of Chaska
One City Hall Plaza,
Chaska, MN 55318

Att'n: Ms. Elizabeth Hanson, AICP
City Planner

Dear Ms. Hanson;

**Re: Scandvik – 1 Oak Ridge Drive – Concept Plan –
Incomplete Submittal Letter and Additional Items Needed
Response**

We are in receipt of your letter dated 21 July 2026 concerning your commentary on our proposed Concept Plan submitted on July 7, 2026. In response to your preliminary review for completeness, we have addressed the items as follows:

Concept Site Plan

Wood steep slopes and setbacks are defined by the drawings contained at Exhibit 1.

We note that the only impermeable surfaces are the pools, which total approximately 2,803sf. All paths are permeable, and all buildings are elevated above the natural grade. Storm water from the pools will be redirected to the adjacent land and can contain water in case of heavy rainfall. Overflow is diverted into the wastewater system associated with the existing building.

Setbacks from the water line is 200 feet.

- Narrative/Concept Plan
 - *“Previous and existing projects elsewhere similar to what is proposed (completed or not completed by applicant) – provide pictures if possible”*

This information is contained at Exhibit 2. For convenience we are providing a summary of precedent projects herein.

Tier I – Nordic Wellness Resorts

- Everwild Nordic Spa & Hotel, Canmore, Alberta
- Nordic Spa at Kananaskis, Kananaskis, Alberta
- Nordic Spa at Alyeska, Girdwood, Alaska
- Sparking Hills Resort – KurSpa, Vernon, British Columbia

Tier II – Nordic Spas

- Scandinave Spa Whistler, Whistler, British Columbia
- Scandinave Spa Blue Mountain, Blue Mountain, Ontario
- Thermea by Nordic Spa - Nature, Winnipeg, Manitoba
- Vetta Nordic Spa, Oro Medonte, Ontario
- Pacific Mist Spa at Kingfisher Resort, Courtenay, British Columbia
- Havn Floating Nordic Spa, Victoria, British Columbia
- SKA Thermal Spa, Calgary, Alberta
- Embrace North, Minneapolis, Minnesota
- Watershed Spa, Minneapolis, Minnesota
- Portal Thermaculture, Minneapolis, Minnesota

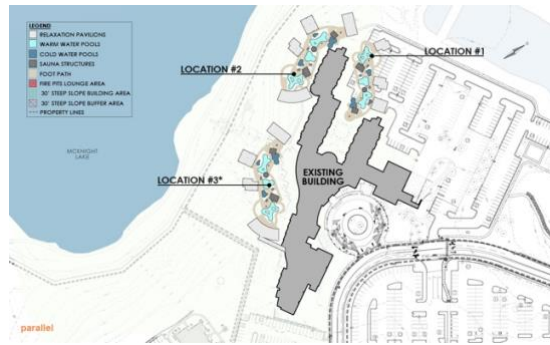
Tier III – Hotel Spas

- Ivy Hotel and Anda Spa, Minneapolis, Minnesota
- Hewing Hotel, Minneapolis, Minnesota
- Four Seasons, Minneapolis, Minnesota
- Westin Edina Galleria, Edina, Minnesota
- Omni Viking Lakes Hotel, Eagan, Minnesota

- *Site Location alternatives explored, specifically:*

i. Location 1:

1. *More explanation of why the structured parking does not work financially and physically on site? What presume costs and/or physical detriments are known? What views, amenities, layouts (etc.), cannot be achieved in Location 1 that the preferred, Location 3 provides?*
 2. *Show the proposed layout for Location 1.*
1. The cost of parking is prohibitive ranging between \$28,000 to \$35,000 per stall. It is anticipated that comprehensive design would require approximately 100 stalls to be placed in a structure, with a cost between \$2.8mm to \$3.5mm making the overall economically challenging, and therefore no longer attractive. While it is understood that “economic considerations alone shall not constitute practical difficulties” the financing of this project is highly complex with limited flexibility to increase the capital cost by a further 6% to 8%. Furthermore, the construction of a new structure would block the view from the entrance to the site which presently overlooks McKnight Lake.
 2. The proposed layout for Location 1 is shown at Exhibit 3, however a portion of that layout is provided here for convenience.



ii. Location 2:

1. Show the proposed layout for Location 1.

1. The proposed layout for Location 2 is shown at Exhibit 3, however a portion of that layout is provided here for convenience.

iii. Location 3:

1. How does the proposed encroachment meet 'practical difficulties' as defined in Variance application?
2. How does the proposed encroachment differ from other encroachment requests, and why should it be treated differently than other encroachment requests.

1. The "practical difficulties" are defined as: *"....the property owner proposes to use the property in a reasonable manner not permitted by this Ordinance, the plight of the landowner is due to circumstances unique to the property not created by the landowner, and the variance, if granted, will not alter the essential character of the locality. Practical difficulties also include, but is not limited to, inadequate access to direct sunlight for solar energy systems.*

Economic considerations alone shall not constitute practical difficulties....."

The proposal is to locate an essential element of the Nordic Spa experience on suitable lands. As noted above, three sites were reviewed, the first being on lands which are not on the slope but intrude into the required parking. While economic considerations alone do not constitute practical difficulties, the capital cost of construction of the necessary parking structure would render the project uneconomic and therefore abandoned. Reduction in parking would impact on the economics of the potential turnover of visitors, thereby also rendering the project uneconomic and therefore abandoned.

The second location created overview problems from the hotel rooms into the spa, which relate to privacy issues. There is also less land area to develop Location 2 into the spa and is closer to the water than Location 3 which create other considerable problems.

This location is also in an area which has been disturbed by the construction of the hotel as a portion of it is sited in the buffer zone, and there is infrastructure (domestic waterlines) which are contained within the sloped area.

The sloped area is developed to be accessed from the table lands. Active leisure use is encouraged within the sloped area as evidenced by the existing stairs and the pathway at the base of the slope.

2. We are not aware of other specific encroachments of this scale and nature within the City of Chaska. This is a very specific encroachment request, based on a unique use, on a site which was developed for a different use. In the conversion, given the site constraints with parking and the new storm water pond facility which benefits other portions of the original land holding, we bring this request as a means by which an adaptive reuse of an abandoned site.

While there is no precedent within the City of Chaska, the City of Minnetonka has positive guidance on the means of development on steep slopes and encourages them as an alternative to “conventional flatland development practices in areas of steep slopes, including the planning of development which fits the existing topography.

City of Minnetonka Precedent Guidance

As a precedent, the City of Minnetonka MN permits development on steep slopes. The principles applied in the Minnetonka ordinance pertaining to such development provides the following guidance by stating the following:

- a) *Purpose. The purposes of the standards governing the alteration of steep slopes are to:*
 - 1) *preserve steep slopes in essentially their natural state as part of a comprehensive open- space plan;*
 - 2) *encourage alternative approaches to conventional flatland development practices in areas of steep slopes, including the planning of development which fits the existing topography of the site;*
 - 3) *minimize grading and cut-and-fill operations consistent with the retention of the natural character of steep slopes;*
 - 4) *minimize the short and long-term increase in stormwater water-runoff and soil erosion problems incurred in the grading and development of steep slopes;*
 - 5) *preserve the predominant views, both from and of the steep slopes;*
and
 - 6) *preserve the variety of topography which exists in the city and is an integral part of this city’s identity.*

The entire ordinance is excerpted and included at Exhibit 3.

- *Summer operating hours – how does the outdoor use change during the summertime?*
Summer operating hours will be 9:00AM to 9:00PM, and the outdoor use will not change during the summertime.

- *Addressing city comments (in red) in the Concept Plan Project Narrative (attached)*

1. *Include the size of the proposed outdoor Nordic spa area. (Page 4)*

The size of the proposed outdoor Nordic spa area paths, pools and buildings are located at Exhibit 1. However for convenience, the total pool area is

2. *Pier-supported pavilions; building code concerns? Need to be accessible – ADA compliance. How tall are these structures? (page 8)*

The pier supported pavilions will be constructed in accordance with the applicable codes contained within the Minnesota State Building Code. Access across the entire outdoor space shall be designed in conformity with the US Access Board guidelines and the Americans with Disabilities Act. The height of the structures is indicated on the appended drawing at Exhibit 4, however for convenience, the maximum height is 32.7 feet from the lowest grade point. The height is generated from the lowest grade; therefore, the actual average grade is considerably less, and in the 25' range. Except for the main entrance pavilion the buildings are all one storey, well within the size of a small home.

We have carried out inquiry with a geotechnical engineer familiar with the site, and they have confirmed that the geological conditions are assumed to be suitable for the construction of the pools, permeable walkways and pier supported pavilions.

3. *Are any utility upgrades contemplated with the new use? Please note that have been multiple watermain breaks on site and watermain fixes will likely be needed if plans progress....(page 13)*

Based on current information, the existing utilities are suitable except for the watermain breaks. A full assessment of the watermain will be carried out and repairs or replacement effected to the satisfaction of the authorities having jurisdiction.

4. *How will connection to the existing SW pond be routed from the proposed impervious area? And is there sufficient capacity in the existing pond for the new impervious areas? (page 13)*

The connection to the existing Storm Water Pond appears to be on the east side of the site. Impervious surfaces will be minimized, and water diverted to overland surfaces improved to accommodate the additional flow of surface water. The pier supported structures will have a minimum impact on storm water due to their elevated nature. A storm water management and drainage design will be submitted for review to the satisfaction of the authorities having jurisdiction.

5. *Provide additional master plan for inside the hotel conference center building. Colorize the areas and how they will be programmed. (page 15)*

The hotel and interior spa areas will be situated in the existing building. The purpose of this application is to permit the work in the sloped area immediately outside of the existing building. There is a direct relationship between the interior redesignation and the exterior spa. This is subject to change as the design and development progress, but the general direction will not place additional program outside of the existing building.

See attached drawings at Exhibit 5.

6. *Show layouts considered for Locations 1 & 2. (page 19)*

Please see attached drawing for alternative layouts at Exhibit 3.

7. *Pier-supported pavilions; Building code concerns? How tall are these structures? Will these structure and Nordic Spa area be ADA compliant/accessible. (page 20)*

Please refer to attached drawings for the master plan at Exhibit 7. As noted above, the new facilities shall conform with the US Access Board guidelines and the Americans with Disabilities Act.

We trust this provides the necessary information as requested in response.

We are also providing a revised project narrative, which has been amended in accordance with the responses.

We look forward to working with the City of Chaska Council and staff to revive this site and bring investment and tourism to Chaska.

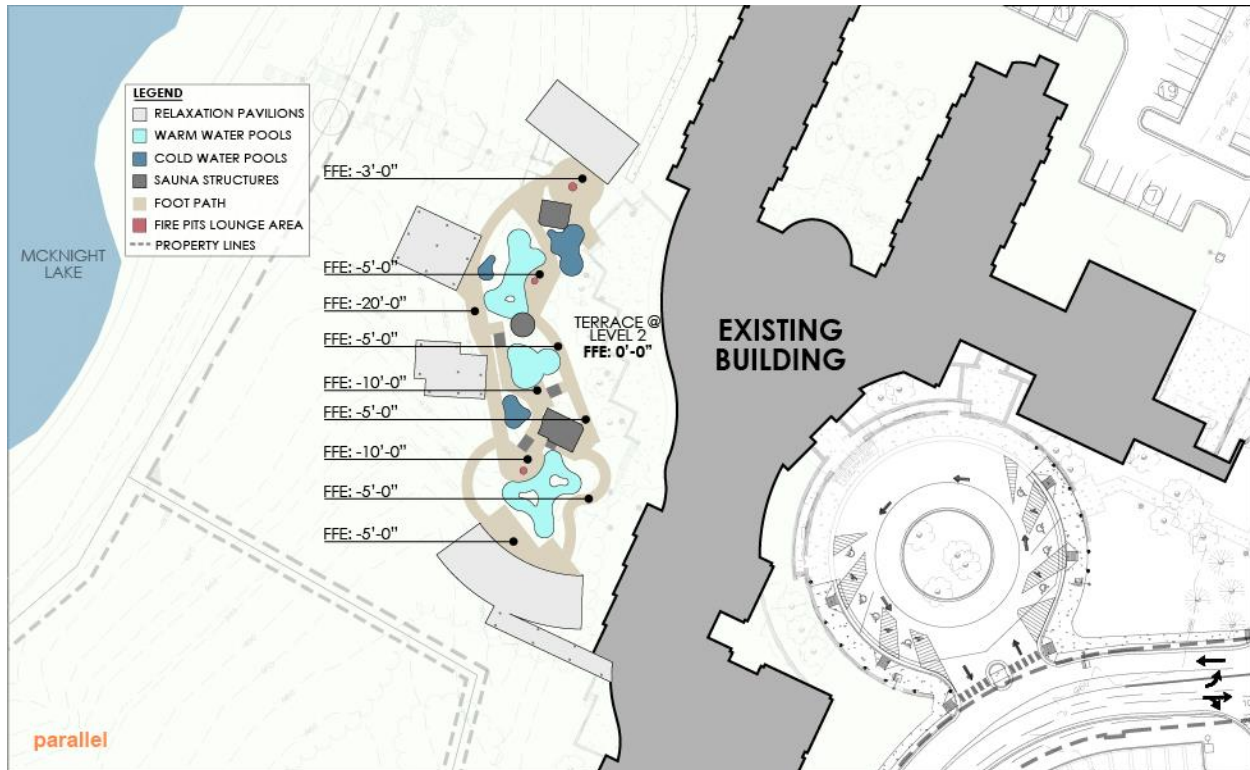
Yours sincerely,
Scandvik Hotels



Travis Batting
Founder and President

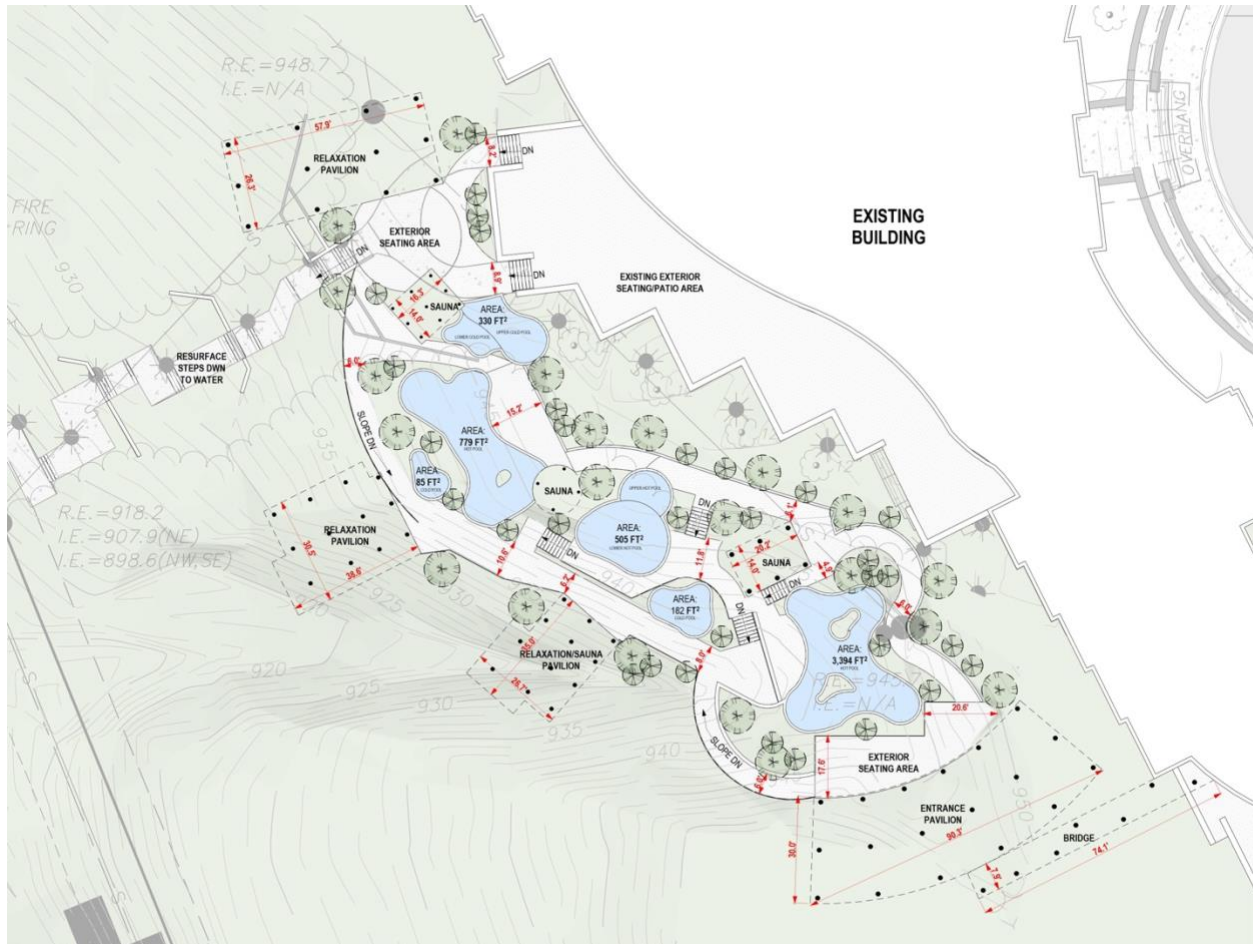
Exhibits

Exhibit 1 – Concept Site Plan Related to Elevations and Grading



This drawing indicates the finished floor elevations relative to the terrace level of the existing building be EL 0. We are therefore showing the elevational siting of the site – we note that the existing elevations have been maintained.

Exhibit 1 – Concept Site Plan – Construction at Grade



This drawing indicates the actual sloped areas affected and contained in this application. The work is in areas where there has been previous work carried out, such as the installation of the domestic watermain. We also note that there is an existing stairway which provides access from the table lands to the recreational path at the shore of the lake.

The overall land mass on the sloped lands which is under title is over 386,000 square feet.

The total pool constitutes a total of 2,064 square feet, as noted on page 15 of the original submission. These are the only areas which truly involve construction with respect to the existing terrain and represents a very small percentage of the overall land mass.

The permeable paving for rest areas and pathways constitute 6,298 square feet and are set with minimal impact to the existing grade.

The pavilions are all presently conceptual and constitute 4,106 square feet and are designed not to rest on the sloped surface but have piers to provide support.

Exhibit 2 – Precedents

This is a list of precedents across North America. For convenience and brevity, the hyperlinks remain active.

Tier I – Nordic Wellness Resorts

- Everwild Nordic Spa & Hotel, Canmore, Alberta
- Nordic Spa at Kananaskis, Kananaskis, Alberta
- Nordic Spa at Alyeska, Girdwood, Alaska
- Sparkling Hills Resort – KurSpa, Vernon, British Columbia

Tier II – Nordic Spas

- Scandinave Spa Whistler, Whistler, British Columbia
- Scandinave Spa Blue Mountain, Blue Mountain, Ontario
- Thermea by Nordic Spa - Nature, Winnipeg, Manitoba
- Vetta Nordic Spa, Oro Medonte, Ontario
- Pacific Mist Spa at Kingfisher Resort, Courtenay, British Columbia
- Havn Floating Nordic Spa, Victoria, British Columbia
- SKA Thermal Spa, Calgary, Alberta
- Embrace North, Minneapolis, Minnesota
- Watershed Spa, Minneapolis, Minnesota
- Portal Thermaculture, Minneapolis, Minnesota

Tier III – Hotel Spas

- Ivy Hotel and Anda Spa, Minneapolis, Minnesota
- Hewing Hotel, Minneapolis, Minnesota
- Four Seasons, Minneapolis, Minnesota
- Westin Edina Galleria, Edina, Minnesota
- Omni Viking Lakes Hotel, Eagan, Minnesota

Tier 1 Nordic Wellness Resorts

1. Everwild Nordic Spa & Hotel (Canmore, Alberta)

Website:

[Everwild Nordic Spa & Hotel](#)

2. Kananaskis Nordic Spa (Kananaskis, Alberta)

Website:

[Kananaskis Nordic Spa](#)

3. Nordic Spa at Alyeska (Girdwood, Alaska)

Website:

Nordic Spa at Alyeska

4. Sparkling Hills KurSpa (Vernon, British Columbia)

Website:

[Sparkling Hills Resort & KurSpa](#)

Tier 2 Nordic Spas

5. Scandinave Spa Whistler

Website:

[Scandinave Spa Whistler](#)

6. Scandinave Spa Blue Mountain

Website:

[Scandinave Spa Blue Mountain](#)

7. Thermäa by Nordik Spa – Nature (Winnipeg)

Website:

[Thermäa by Nordik Spa – Winnipeg](#)

8. Vettä Nordic Spa (Oro-Medonte, Ontario)

Website:

[Vettä Nordic Spa](#)

Tier II spas are Nordic spas without hotel ownership as part of their business model or ownership structure. For many of these properties, aspects of hydrotherapy and thermotherapy are combined with high touch service and luxury facilities and amenities. These properties range from extensive campus environments, where guests select unlimited access for a day, to clubs with modest access fees, where members and guests have access to the services similar to a fitness membership. In the Nordic day-spa environments, some members avail themselves daily of the contrast therapy. What all Tier II properties have in common is a primary focus on programs and facilities that support contrast therapy.

Tier III spas consist of local hotel spas, some of which have added contrast therapy elements to address market trends. Contrast therapy options are added in addition to classic spa-treatment offerings, thus attracting a wider range of consumers who are focused on the health and wellness benefits of a spa. In this category, savvy hoteliers expand their offerings to attract a wider demographic of customers who select spa treatments based not only on appearance but also on how they feel. The emergence of contrast therapy, paired with the aesthetics of skin care, expand the revenue for the property and the options for guests. To that end, the Four Seasons in Minnesota has added rooftop Nordic spa treatments to its existing spa menu. The Nordic Spa component of the operations is operated by a third-party entity, and the bifurcation is seamless to the guest.

Information as provided for by CBRE.

Exhibit 3 – Alternate Siting Plans

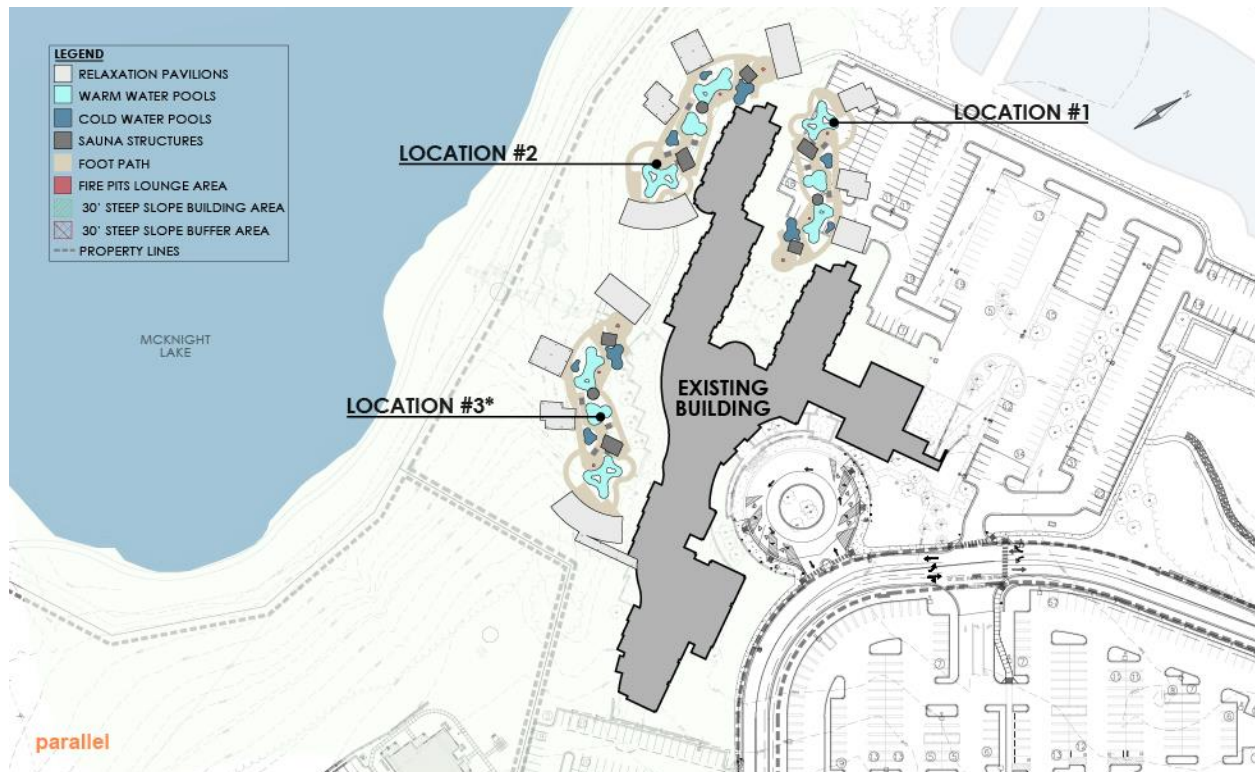


Exhibit 3 – City of Minnetonka MN Precedent Regarding Steep slopes

Excerpt from the City of Minnetonka, Minnesota Code of Ordinances Section 300.28 Performance Standards

“20. Performance Standards Regulating Steep Slopes.

a) Purpose. The purposes of the standards governing the alteration of steep slopes are to:

- 1) preserve steep slopes in essentially their natural state as part of a comprehensive open- space plan;*
- 2) encourage alternative approaches to conventional flatland development practices in areas of steep slopes, including the planning of development which fits the existing topography of the site;*
- 3) minimize grading and cut-and-fill operations consistent with the retention of the natural character of steep slopes;*
- 4) minimize the short and long-term increase in stormwater water-runoff and soil erosion problems incurred in the grading and development of steep slopes;*
- 5) preserve the predominant views, both from and of the steep slopes; and*
- 6) preserve the variety of topography which exists in the city and is an integral part of this city’s identity.*

b) Standards.

- 1) The city may require that a property be rezoned and developed as a planned unit development to utilize flexible development standards to preserve steep slopes.*
- 2) Construction, development, grading, filling, and any other method of alteration may occur on a steep slope only if they meet the standards of this ordinance and are approved by the city. City approval will be by the city council, planning commission or city planner, depending on who is authorized to approve the associated development application.*
- 3) The city will approve steep slope development only if the city can make the findings specified below. In making these findings, the city will evaluate the extent to which the development meets the design guidelines included under each finding. It is the intent to require compliance with as many design guidelines as possible, but the city may choose to not require compliance with every guideline, if the findings are still achieved.*

Finding 1. The property is physically suitable for the design and siting of the proposed development. The proposed development will preserve significant natural features by minimizing disturbance to existing topographical forms.

a. design developments into steep slopes, rather than making significant alterations to the slope to fit the development:

- 1. avoid building pads that result in extensive grading outside the building footprint and driveway areas;*
- 2. use retaining walls as an alternative to banks of cut-and-fill, and design and site such walls to avoid adverse visual impact;*
- 3. allow for clustering with different lot shapes and sizes, with the prime determinant being to maximize the preservation of the natural terrain;*
- 4. allow flag lots when appropriate to minimize grading;*
- 5. avoid cuts and fills greater than 25 feet in depth; and*
- 6. design grading to preserve the crest of prominent ridges. Buildings may be located on the prominent ridges, as long as the requirements of this subdivision are met.*

b. design streets and driveways that generally follow existing contours, except where necessary for public safety or to minimize the adverse impacts from traffic:

- 1. use cul-de-sacs and common drives where practical and desirable to preserve slopes; and*
- 2. avoid individual long driveways, unless necessary to locate the principal structure on a less sensitive area of the site.*

c. concentrate development on the least sensitive portion of the site to maximize the preservation of significant trees and natural features:

- 1. preserve sensitive areas by clustering buildings or using other innovative approaches; and*
- 2. maintain sufficient vegetation and design the scale of development so that it does not overwhelm the natural character of the steep slope.*

- d. *preserve steep slopes that buffer residences from non-residential sources of light and noise.*

Finding 2. The development will not result in soil erosion, flooding, severe scarring, reduced water quality, inadequate drainage control, or other problems.

a. *wherever practical, minimize the impervious surface area and maximize the use of the natural drainage systems:*

1. *design any new drainage systems away from neighboring properties, away from cut faces or sloping surfaces of a fill, and toward appropriate drainage facilities, whether artificial or natural. Drainage systems must comply with the city's water resources management plan; and*

2. *use the existing natural drainage system as much as possible in its unimproved state, if the natural system adequately controls erosion.*

b. *avoid building on or creating steep slopes with an average grade of 30 percent or more. The city may prohibit building on or creating such slopes in the following situations:*

1. *where the city determines that reasonable development can occur on the site without building on or creating such slopes; or*

2. *development on such slopes would create real or potentially detrimental drainage or erosion problems.*

c. *design slopes to be in character with the surrounding natural terrain;*

d. *use benching, terracing, or other slope-stabilizing techniques for fill, as determined appropriate by the city engineer;*

e. *install and maintain erosion control measures during construction in accordance with the current Minnesota pollution control agency best management practices; and*

f. *revegetate disturbed slopes as soon as practical after grading to stabilize steep slopes and prevent erosion, as required by the city.*

Finding 3. The proposed development provides adequate measures to protect public safety.

a. *limit the slopes of private driveways to not more than 10 percent, unless necessary to minimize excessive grading. Where the grade exceeds 10 percent, the driveway should have sufficient flat areas at the top and toe to provide vehicles a landing area and to avoid vehicles slipping onto the adjacent street during icy conditions. The city may require a driveway turn-around; and*

b. *provide sufficient access for emergency vehicles to reach the proposed buildings.*

4) *The city may require that the applicant provide engineering certification, acceptable to the city, that no excavation or fill will cause any steep slope to become unstable; impose loads that may affect the safety of structures or steep slopes; interfere with adequate drainage for the site area and the area that drains directly to the site; obstruct, damage, or adversely affect existing sewerage or drainage; adversely affect the quality of stormwater runoff; adversely affect downstream properties, wetlands or bodies of water; or cause adverse erosion or sedimentation.*

5) *The city may require that the applicant provide certification from a registered engineer that the final grading was completed in compliance with the approved grading plan.*

6) *The city may require the applicant to prepare and record a declaration of covenants, conditions and restrictions, in a form acceptable to the city attorney, providing for property owner maintenance of manufactured slope areas, acceptance of all risks and liability associated with those areas, and release of the city from all associated claims.*

c) *Applicability.*

1) *This subdivision does not apply to the expansion or reconstruction of an existing structure, where the footprint of the completed building does not exceed 150 percent of the structure footprint existing on June 23, 1997. The person wishing to qualify for this exception must:*

a. *show that the structure existed on June 23, 1997; and*

b. *undertake the construction pursuant to plans that are approved by the city planner and that provide adequate surface water drainage, appropriate erosion control, and safe driveway access to adjacent streets.*

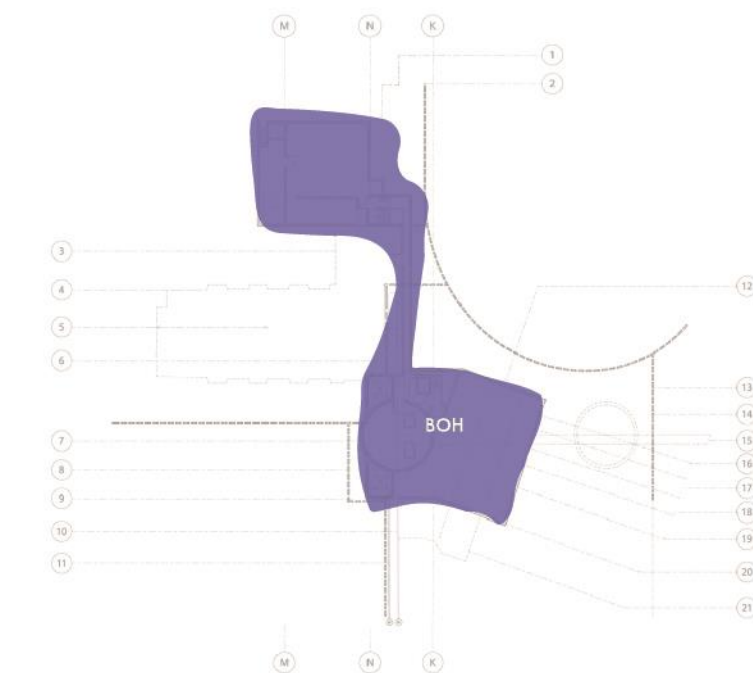
- 2) *Lots existing on June 23, 1997, are subject to all of the standards in this subdivision, except:*
- a. the standards may not be applied to lot divisions or subdivisions preliminarily approved within one year, and finally approved within two years, before June 23, 1997, to the extent that this is prohibited by Minn. Stat. § 462.358, subd. 3c; and*
 - b. the standards may not be used to prohibit development of undeveloped lots finally approved between December 31, 1991 and June 23, 1997, but the standards may be applied to regulate that development.”*

Excerpted from the City of Minnetonka Code of Ordinances July 2026

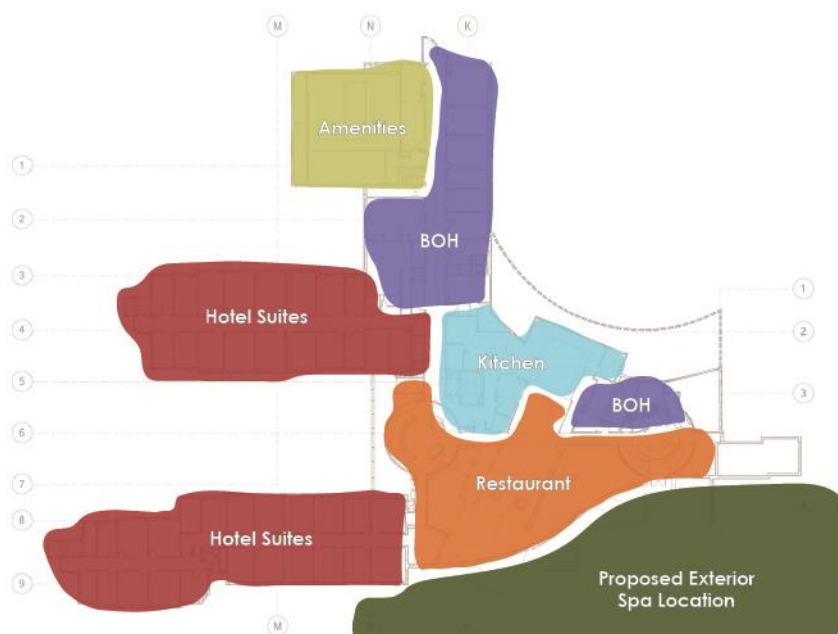
Exhibit 4 – Elevations



Exhibit 5 – Interior Diagram



Basement Level
Level 1



Lower Level
Level 2





6 August 2026

City of Chaska
One City Hall Plaza,
Chaska, MN 55318

Att'n: Mr. Nate Kabat
Community Development Director

Dear Nate;

Re: Scandvik – 1 Oak Ridge Drive – Concept Plan
Revision

Further to our meeting of July 28 on site, and our follow up meeting of August 5, we understand your concerns related to the proposal as it stood and have accordingly revised it based on our most recent meeting.

A drawing which is excerpted below, was prepared to reflect the limits of development on the sloped slope lands and is based on lands which are “disturbed” or to be more clear lands that were “actively maintained into the wooded slope and buffer area”.



The revisions to the concept plan which is attached entail:

- The removal of the existing terrace to accommodate the pools;
- Modifications to the interior of the building to accommodate access to the exterior spa areas, which are within the existing entitlements;
- The pool areas and buildings are at elevations that are proximate to existing elevations;
- Relocation of some of the buildings previously proposed within the limits of the “disturbed” area that will be saunas and relaxation areas, and will comply with the design as indicated in previously supported material;
- Relocation of other relaxation areas into renovated areas within the existing building within the existing entitlements;
- Access across the entire outdoor space shall be designed in conformity with the US Access Board guidelines and the Americans with Disabilities Act;
- Walkways shall remain constructed of pervious materials to maintain existing drainage patterns and minimize the impact on storm water management;
- Any existing retaining walls will be restored or alternative means to accommodate and maintain existing grade differentials;
- As noted previously, we have carried out inquiry with a geotechnical engineer familiar with the site, and they have confirmed that the geological conditions are assumed to be suitable for the construction of the pools, permeable walkways and pier supported pavilions;
- Based on current information, the existing utilities are suitable except for the watermain breaks. A full assessment of the watermain will be carried out and repairs or replacement effected to the satisfaction of the authorities having jurisdiction. As the construction of the facilities may interfere with the existing utilities, given the fact that there is documented breaks within the watermains, relocation of the watermains will be carried out. Any relocation will be within the “disturbed” areas; however work may be required within the sloped lands outside of the “disturbed” areas. Such work will not be relocated without the satisfaction of the authorities having jurisdiction.

We appreciate the efforts of staff to accommodate the request to maintain the timeline. Please advise if any further information is required. We have appended, a revised concept plan and rendered image to replace previously provided concepts.

We appreciate working and the process to date with the City of Chaska Council and staff to revive this site and bring investment and tourism to Chaska.

Yours sincerely,
Scandvik Hotels



Travis Batting
Founder and President

Attach: Limits of Development
Revised Concept Plan

Figure 1 – Limit of Development Boundary

This image from the Carver County Property Information shows the areas of activity at 2020 at which time the development was still in operation as a hospitality facility. The image was discussed with staff to identify those areas which are “disturbed” which is defined as areas which are actively maintained in the wooded sloped area.

This identified area is consistent with current imagery taken at the site, which shows vegetation which is less mature and developed presently and is a product of overgrowth reflective of the abandoned nature of the building.

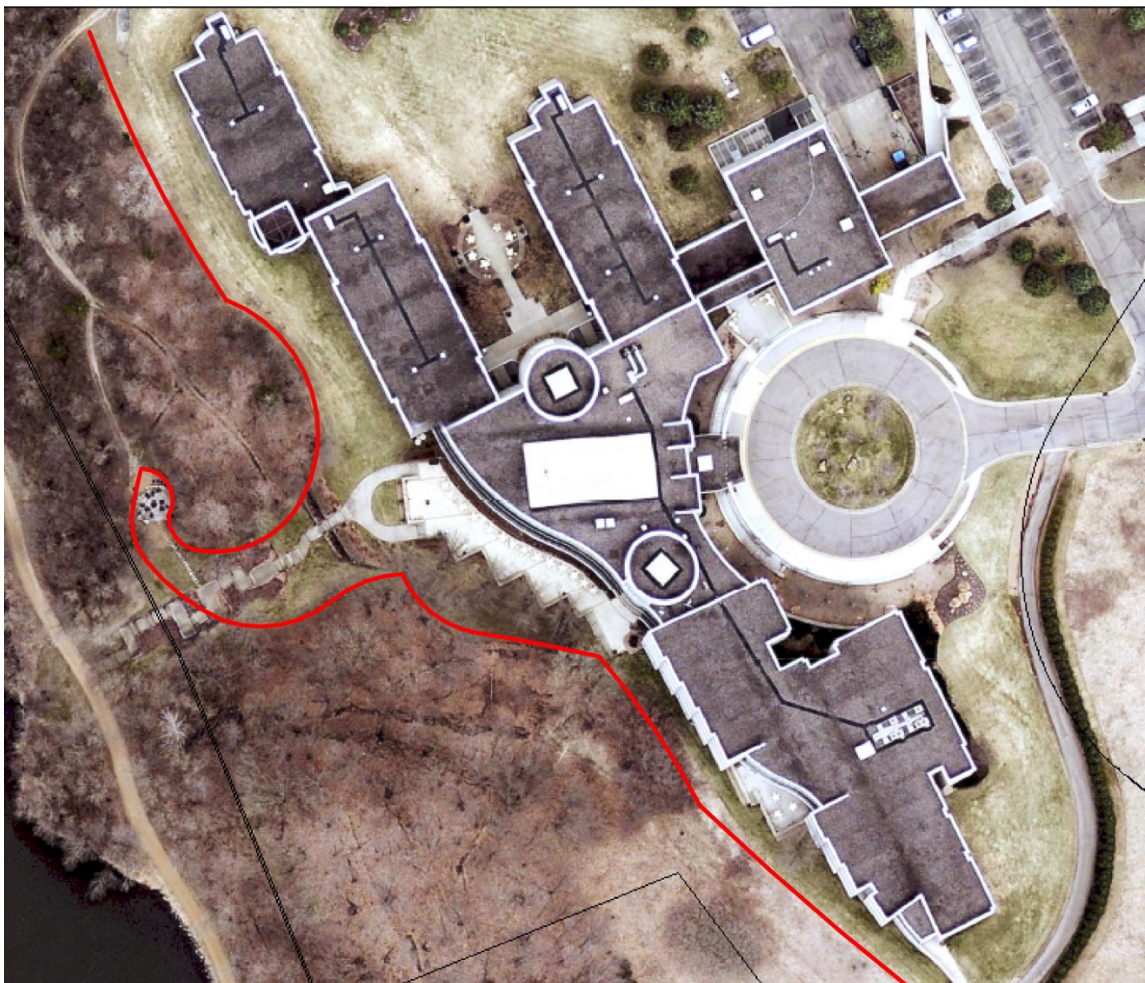


Figure 2 – Concept Site Plan

This concept plan revises the original concept plan to restrict development and construction to within the “disturbed” area. Small sauna buildings and one relaxation pavilion is constructed within the boundary area.

Alterations to the existing building to provide access from the existing lower level of the building to the spa pool area. The existing building will not be expanded and primarily consists of redesignation and renovation of the interior to support spa activities that were located outside on the previous submission.

In doing so, we have achieved better integration with the existing building, complimenting the spa function and building only on lands that identified as disturbed when the building was last fully operational in 2020.

