

ORDINANCE NO. O2018-012

**AN ORDINANCE OF THE CITY OF SHAKOPEE, MINNESOTA,
AMENDING THE ZONING MAP ADOPTED IN CITY CODE SEC. 151.003 BY REZONING
PROPERTIES LOCATED AT 1716 AND 1746 STAGECOACH ROAD FROM RURAL
RESIDENTIAL (RR) TO PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT**

WHEREAS, Steve Soltau, applicant, and Jerilynn Wilking and Donald and Barbara Booth, property owners, have applied to rezone property from Rural Residential (RR) to Planned Unit Development District; and

WHEREAS, the properties (3 parcels) are legally described as:

See attached legal description (Exhibit A); and

WHEREAS, notices were duly sent and posted, and a public hearing was held before the Planning Commission on July 5, 2018, at which time all persons present were given an opportunity to be heard; and

WHEREAS, the Planning Commission has recommended to the City Council that the subject property be rezoned as stated; and

WHEREAS, the City Council heard the matter at its meeting on July 17, 2018; and

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

Criteria #1 ***The original zoning ordinance is in error.***

Finding #1 *The zoning ordinance is not in error. The property owners desire to develop their properties. The current zoning of Rural Residential has a minimum lot size of 10-acres. City sewer and water are available to the site and the site would have to be rezoned in order to be developed. The applicant is proposing to develop the site in a fashion that saves several high-priority Oak trees on the site in a park.*

Criteria #2 **Significant changes in community goals and policies have taken place.**

Finding #2 *Significant changes in community goals and policies that concern this property have taken place. There is a need for additional housing in the City and this proposed subdivision would develop in a similar manner to other single-family residential developments that are served by city sewer and water.*

Criteria #3 **Significant changes in development patterns have occurred.**

Finding #3 Significant changes in development patterns have occurred for the subject property. The property owner is pursuing development of the land consistent with the proposed zoning & guiding. Rezoning to PUD zoning allows for site design flexibility to save many of the large existing trees on the site.

Criteria #4 The Comprehensive Plan requires a different provision.

Finding #4 The proposed guiding is consistent with the approved 2030 Comprehensive Plan.

BE IT FURTHER ORDAINED, that the properties at 1716 and 1746 Stagecoach Road are hereby approved for rezoning to Planned Unit Development (PUD) District

Passed in regular session of the City Council of the City of Shakopee, Minnesota held on the _____ day of _____, 2018.

Mayor of the City of Shakopee

Attest:

Lori Hensen, City Clerk

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PREPARED BY:
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