

ORDINANCE NO. O2018-016

**AN ORDINANCE OF THE CITY OF SHAKOPEE, MINNESOTA,
AMENDING THE ZONING MAP ADOPTED IN CITY CODE SEC. 151.003 BY REZONING SIX
PROPERTIES LOCATED NORTH OF FIRST AVENUE, EAST OF SCOTT STREET, SOUTH OF
LEVEE DRIVE, AND WEST OF ATWOOD STREET FROM HIGHWAY BUSINESS (B-1) TO
CENTRAL BUSINESS DISTRICT (B-3)**

WHEREAS, the City of Shakopee, applicant and property owner, have applied to rezone six properties from Highway Business (B-1) to Central Business District (B-3); and

WHEREAS, the properties are legally described as:

- Parcel 1: Lots 6 and 7, Except the northerly 30 feet thereof, Block 7, City of Shakopee, Scott County, Minnesota*
- Parcel 2: The northerly 30 feet of Lots 6 and 7, Block 7, City of Shakopee, Scott County, Minnesota*
- Parcel 3: Lots 8,9, and 10, Block 7, City of Shakopee, Scott County, Minnesota*
- Parcel 4: Lot 1, Block 7, City of Shakopee, Scott County, Minnesota*
- Parcel 5: Lot 2, Block 7, City of Shakopee, Scott County, Minnesota*
- Parcel 6: Lot 3, Block 7, except the easterly 10' thereof, City of Shakopee, Scott County, Minnesota*

WHEREAS, notices were duly sent and posted, and a public hearing was held before the Planning Commission on September 6, 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 October 2, 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 in error. These properties are in close proximity to the downtown area. The Highway Business zone requirements are not conducive to the development of these properties.*

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

Finding #2 *Significant changes in community goals and policies that concern these properties have taken place. The current zoning of the subject properties severely limits the ability for it*

to be developed in a feasible manner that is consistent and compatible with the development of the surrounding properties.

Criteria #3 Significant changes in development patterns have occurred.

Finding #3 Significant changes in development patterns have occurred for the subject property. There is an unmet market demand for housing units in the downtown area.

Criteria #4 The Comprehensive Plan requires a different provision.

Finding #4 The proposed guiding is consistent with the approved 2030 Comprehensive Plan, which guides this property for mixed use.

BE IT FURTHER ORDAINED, that six properties legally described above be rezoned from Highway Business (B-1) to Central Business District (B-3).

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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