

ORDINANCE NO. O2019-013

AN ORDINANCE OF THE CITY OF SHAKOPEE, MINNESOTA,

AMENDING THE ZONING MAP TO REZONE 3.66 ACRES IN WEST SHAKOPEE GATEWAY FIRST ADDITION FROM B-1, HIGHWAY BUSINESS TO R-4, HIGH DENSITY RESIDENTIAL

WHEREAS, the City of Shakopee has proposed an amendment to the City Zoning Map; and

WHEREAS, notices were duly sent and posted, and a public hearing was held before the Planning Commission on October 3, 2019, at which time all persons present were given an opportunity to be heard; and

WHEREAS, the Planning Commission recommends that the City Council rezone the property from B-1, Highway Business to R-4, High Density Residential

WHEREAS, the property being rezoned is legally described as:

Lot 1, Block 2, West Shakopee Gateway First Addition, Scott County, MN

WHEREAS, the City Council heard the matter at its meeting on October 15, 2019; and

WHEREAS, City Council voted to adopt the proposed zoning map amendment based on the following findings;

Criteria 1: The original zoning ordinance is in error.

Finding 1: The zoning ordinance is not in error. The property was zoned B-1, Highway Business, which was viewed as appropriate at the time because of the surrounding retail uses of Shakopee Town Square Mall.

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

Finding 2: Changes in community goals have taken place. Since the construction of the Shakopee Bypass (US Highway 169), this area has struggled to support retail and service uses. There is limited interest in the use of this site for retail and service purposes because of visibility and traffic counts of adjacent roadways.

Criteria 3: Significant changes in city-wide or neighborhood development patterns have occurred.

Finding 3: Retail and service development has been focused around visible interchanges with US Highway 169. This site is not visible from Highway 169 and there is a desire to provide the ability for multiple-family residential housing to develop in Shakopee.

Criteria 4: The comprehensive plan requires a different provision.

Finding 4: The comprehensive plan does not require a different provision. This site is guided for Mixed Use Center by the 2040 Comprehensive Plan, which supports high density residential development at the density of the concept that is proposed.

WHEREAS, it is ordained that the proposed rezoning is hereby approved.

Passed in regular session of the City Council of the City of Shakopee, Minnesota held on the _____ day of _____, 2019.

Mayor of the City of Shakopee

Attest:

Lori Hensen, City Clerk

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PREPARED BY:

City of Shakopee
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