

ORDINANCE NO. O2021-001

**AN ORDINANCE OF THE CITY OF SHAKOPEE, MINNESOTA,
AMENDING THE ZONING MAP ADOPTED IN CITY CODE SEC. 151.003 BY REZONING 47
PROPERTIES TO PARKS AND OPEN SPACE (PO) DISTRICT**

WHEREAS, the City has applied to rezone 47 properties from various zones and districts to Parks and Open Space (PO); and

WHEREAS, the properties are legally described as:

Park Name	Parcel Identification Number (PID)	Existing Zoning Classification
17 th Ave. Sports Center	273210300; 279170201; 272630620	Agricultural Preservation (AG)
Autumn Hill	273801020	Urban Residential (R1-B)
Clover Leaf	273433030	Urban Residential (R1-B)
Community Center	279120451	Urban Residential (R1-B)
Dean Lake Open Space	273713140; 273713120; 273713130	Business Park (BP)
Dear View Acres	270510240	Rural Residential (RR)
Eaglewood	270600120	Urban Residential (R1-B)
Emerald Lane	271310710	Urban Residential (R1-B)
Glacier Estates	273950510	Urban Residential (R1-B)
Green Meadows	273761020; 273433040	Urban Residential (R1-B)
Hackney	273904390	Urban Residential (R1-B)
Hiawatha	270100250; 270080120; 270080090; 270080100; 270080110	Traditional Neighborhood District (R-1C)
Horizon Heights	270620380; 270620390	Rural Residential (RR)
Huber	270018730; 270018680	Agricultural Preservation (AG)
Jennifer Lane	274550270	Urban Residential (R1-B)
Killarney Hills	270470360	Rural Residential (RR)
Langdon Terrace	273721750	Planning Residential (PRD)
Lions	279120275	Urban Residential (R1-B)

Meadows	271800680	Urban Residential (R1-B)
Memorial	279050270; 279320120; 279060500	Agricultural Preservation (AG)
Montecito Heights	Right-of-Way	Rural Residential (RR)
MN River Sporting Area	279010350	Agricultural Preservation (AG)
Muenchow Fields	279120451	Urban Residential (R1-B)
O'Dowd Lake	270450151, 270450140, 270450130, 270450120, 270450110, 270450100, 270450090, 270450080, 270450070, 270450060, 270450050, 270450040, 270450030, 270450020, 270450010, 270440010, 270440020, 270440030, 270440040, 270440050, 270440060, 270440070, 270440080, 270440090, 270440100, 270440110, 270440120, 270440130, 270440140, 270440150, 069240240	Agricultural Preservation (AG)
Pheasant Run	273160530; 273190600	Urban Residential (R1-B)
Prairie Bend	271910660	Urban Residential (R1-B)
PV Additions	271950140	Urban Residential (R1-B)
Quarry Lake	279110061; 279020202	Heavy Industrial (I-2)
Riverside Bluffs-Fields	274040670	Urban Residential (R1-B)
Riverview	270150180; 270150070; 270150080	Multiple Family Residential (R-3)
Royalty	273904380	Urban Residential (R1-B)
Saddle Ridge	273904430	Urban Residential (R1-B)
Scenic Heights	279080271	Urban Residential (R1-B)
Shutrop	279140176	Agricultural Preservation (AG)
Southbridge Community	279120451	Urban Residential (R1-B)
Southbridge Hamlet	272500920	Low-Density Residential (R1-A)
Southbridge Open Space	272500980	Low-Density Residential (R1-A)
Southbridge Parkway Active	272500980	Low-Density Residential (R1-A)
Southbridge Savannah Oaks	272500980	Low-Density Residential (R1-A)
Southview Addition	270220230	Urban Residential (R1-B)
Stans	270121050	Urban Residential (R1-B)
Tahpah	279110250	Urban Residential (R1-B)

Timber Trails	270610370	Rural Residential (RR)
Upper Valley Drainageway	279120275	Urban Residential (R1-B)
Vierling Greenway	Right-of-Way	Undefined
Westminster	273591750	Urban Residential (R1-B)
Whispering Oaks	273621360	Low-Density Residential (R1-A)

WHEREAS, notices were duly sent and posted, and a public hearing was held before the Planning Commission on January 7, 2021, 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 properties be rezoned as stated; and

WHEREAS, the City Council heard the matter at its meeting on January 19, 2021; 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. The current zoning of the property does not match the guiding of the current comprehensive plan, which guides these properties for Parks and Open Space development.*

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. It is now a community goal to have dedicated parks and open spaces which are preserved for park development.*

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

Finding #3 *Significant changes in development patterns have occurred. Previously parkland and open spaces were zoned the same as adjacent properties. As the City continues to grow and new parks are added with new development it is preferred to have a clearer means of identifying these lands and uses.*

Criteria #4 **The Comprehensive Plan requires a different provision.**

Finding #4 *The proposed guiding is consistent with the approved 2040 Comprehensive Plan that guides these areas for Parks and Open Spaces. These lands are currently zoned either commercial or residential which are not appropriate uses for these areas and rezoning will preserve*

Passed in regular session of the City Council of the City of Shakopee, Minnesota held on the _____ day of _____, 2021.

Mayor of the City of Shakopee

Attest:

Lori Hensen, City Clerk

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PREPARED BY:
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