

ORDINANCE O2022-024

**AN ORDINANCE OF THE CITY OF SHAKOPEE, MINNESOTA,
AMENDING THE ZONING MAP ADOPTED IN CITY CODE SEC. 151.003 BY REZONING
PROPERTIES LOCATED AT 1100 CANTERBURY ROAD FROM MAJOR RECREATION (MR) TO
PLANNED UNIT DEVELOPMENT DISTRICT #9 (PUD) CANTERBURY PARK BARNS
REDEVELOPMENT**

WHEREAS, Bryce Hotzler, applicant, and Canterbury Park Entertainment LLC, property owner, have applied to rezone property from Major Recreation (MR)/PUD Overlay to Canterbury Park Horse Barns Redevelopment Planned Unit Development District; and

WHEREAS, the properties are legally described as:

Lot 1, Block 1, Canterbury Unbridled Addition, and Lot 1, Block 2, Canterbury Sixth Addition, Scott County, Minnesota; and

WHEREAS, notices were duly sent and posted, and a public hearing was held before the Planning Commission on September 8, 2022, 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 4, 2022; 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: Is the proposed development consistent in all respects with the comprehensive plan?
Finding #1: The proposed development complies with the current guiding for the site, Entertainment district.

Criteria #2: Is the proposed development, including deviations from design standards compatible with surrounding land uses?
Finding #2: The proposed redevelopment of the barns is consistent with the original intent of the Canterbury Redevelopment Area to remove barns and replace them with modern structures.

Criteria #3: Does the proposed development provide adequate open space, circulation, pedestrian orientation, parking, recreation, screening, and landscaping?

Finding #3: The proposal will need additional screening. Public Works has provided additional conditions and Shakopee Fire wants to ensure that there are some changes to ensure circulation

between the barns for fire access. There is a proposed emergency access on 12th and Fire and Public Works will require an additional access point to the east.

Criteria #5: Does the PUD provide an overall compatibility of land uses and overall appearance and compatibility of individual buildings to other site elements or to surrounding development. The architectural style of buildings shall not solely be a basis for denial or approval of a plan.

The barns are part of the larger Canterbury track area and are compatible with the overall design. The new barns are open and covered with a transparent fabric that is better for the health of the horses. The proposed dormitory buildings are in a better location, away from the barns.

Criteria #6. Whether the proposed PUD plan would offer a greater general public benefit than would be realized under the underlying zoning district and/or general zoning provisions.

The applicant is proposing the development of buildings that are a better design than the current barns and are more relevant to the overall theme of Canterbury.

BE IT FURTHER ORDAINED, that the properties at 1100 Canterbury Road as described above are hereby approved for rezoning to Planned Unit Development (PUD) District, subject to the following conditions:

1. The landscape plan must be revised to show heavy landscape screening along the amphitheater, 12th Avenue and the future mixed-use area and roads south of the amphitheater.
2. No direct access except for emergencies along 12th Avenue
3. Detailed drawings for entrance on backstretch.
4. Minimum setbacks are required per the Engineering memo.
5. Water meters and electrical connections and services must meet SPU requirements.
6. Grading permits are required.
7. Respond to Shakopee Fire requirements.
8. Final designs of barns, dorms and ancillary buildings must meet the building materials and design requirements and must meet all building and fire codes.

Passed in regular session of the City Council of the City of Shakopee, Minnesota held on the 4th day of October, 2022.

Mayor of the City of Shakopee

Attest:

Lori Hensen, City Clerk

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PREPARED BY:
City of Shakopee
485 Gorman Street
Shakopee, MN 55379