

RESOLUTION NO. 7923
A RESOLUTION OF THE CITY OF SHAKOPEE, MINNESOTA,
APPROVING A COMPREHENSIVE PLAN AMENDMENT
OF PROPERTY FORMERLY KNOWN AS 12440 MARYSTOWN ROAD

WHEREAS, D.R. Horton, Inc. - Minnesota, applicant and property owner, have made application for a Comprehensive Plan Amendment of property to be located within Windermere; and

WHEREAS, the property upon which the request is being made is legally described as:

See Attached Exhibit A; and

WHEREAS, the Planning Commission of the City of Shakopee did review the application on August 3, 2017; and

WHEREAS, all required public notices regarding the public hearing for the Comprehensive Plan Amendment were duly sent and posted and all persons appearing at the hearing have been given an opportunity to be heard thereon; and

WHEREAS, the City Council of the City of Shakopee did review the application on September 5, 2017 and adopted the following findings:

NOW, THEREFORE BE IT RESOLVED, that the City Council of the City of Shakopee hereby adopts the following findings of facts relative to the Comprehensive Plan Amendment request:

Criteria #1 The original zoning ordinance is in error.

Finding #1 The original zoning ordinance is not in error; however, the original zoning ordinance established a zoning boundary that is not compatible with the approved West End Study Area, which included this recently annexed property.

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, as stated at the public meetings during discussion of the West End Study Area. The proposed plan is generally consistent with the West End Study Area plan approved by City Council in June, 2016.

Criteria #3 Significant changes in development patterns have occurred.

Finding #3 Significant changes in development patterns have occurred for the subject property, as referenced in the approved West End Study Area plan.

Criteria #4 The Comprehensive Plan requires a different provision.

Finding #4 The comprehensive plan is proposed to be amended to adjust the guiding boundaries for this property for Medium Density Residential use.

BE IT FURTHER RESOLVED, that the above referenced property is hereby approved for the following land use classification (Medium-Density Residential), per the attached Proposed Zoning & Land Use Exhibit.

**Adopted in _____ session of the City Council of the City of Shakopee, Minnesota,
held on the ____ day of _____, 2017.**

Mayor of the City of Shakopee

ATTEST:

Lori Hensen, City Clerk

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