

ORDINANCE NO. 973

**AN ORDINANCE OF THE CITY OF SHAKOPEE, MINNESOTA,
AMENDING THE ZONING MAP ADOPTED IN CITY CODE SEC. 151.003 BY REZONING
PROPERTY AT 1395 WOOD DUCK TRAIL FROM AGRICULTURAL PRESERVATION (AG)
ZONE TO URBAN RESIDENTIAL (R-1B) ZONE**

WHEREAS, Prairie Meadow, LLC, applicant and property owner, has applied to rezone the property at 1395 Wood Duck Trail from Agricultural Preservation (AG) Zone to Urban Residential (R-1B) Zone; and

WHEREAS, the property is legally described as:

That part of the South 332.00 feet (as measured at right angles) of the Southwest Quarter of the Northeast Quarter (SW ¼ of the NE ¼) of Section 19, Township 115, Range 22, Scott County, Minnesota lying Northeasterly of the following described line: Commencing at the Southwest Corner of said Southwest Quarter of the Northeast Quarter; thence North along the West line thereof a distance of 20.00 feet to the point of beginning of the line described; thence Southeasterly to a point on the South line of said Southwest Quarter of the Northeast Quarter distant 20.00 feet Easterly of the Southwest corner thereof and there terminating; and

WHEREAS, notices were duly sent and posted, and a public hearing was held before the Planning Commission on October 5, 2017, 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 17, 2017; 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 original Zoning Ordinance is not in error.*

Criteria #2 Significant changes in community goals and policies have taken place.
Finding #2 *Significant changes in community goals and policies have taken place. The demand for single family development in this area of the city has increased. Combined with the fact that street and utility improvements have occurred in this area, development consistent with what is proposed is appropriate.*

Criteria #3 Significant changes in development patterns have occurred.
Finding #3 *Significant changes in development patterns have occurred. This specific site is viewed as an attractive residential development area because of the location and the availability of services*

and street improvements. There are limited remaining parcels for single family residential within the City.

Criteria #4 The Comprehensive Plan requires a different provision.

Finding #4 *The Comprehensive Plan does not require a different provision. The Comprehensive plan guides this property as single family residential, which is consistent with the developer's concept.*

BE IT FURTHER ORDAINED, that the request to rezone the property as stated in this ordinance is hereby approved.

Passed in regular session of the City Council of the City of Shakopee, Minnesota held this 17th day of October, 2017.

Mayor of the City of Shakopee

Attest:

Lori Hensen, City Clerk

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