ORDINANCE O2022-029

AN ORDINANCE OF THE CITY OF SHAKOPEE, MINNESOTA, AMENDING THE ZONING MAP ADOPTED IN CITY CODE SEC. 151.003 BY REZONING PROPERTY AT THE NORTHWEST CORNER OF EAGLE CREEK BOULEVARD AND COUNTY ROAD 18 FROM RURAL RESIDENTIAL (RR) ZONE TO URBAN RESIDENTIAL (R-1B) ZONE

WHEREAS, Scott County and Scott Community Development Agency (CDA), applicants & property owners, have applied to rezone property located at the northwest corner of Eagle Creek Boulevard and County Road 18 from Rural Residential Zone to Urban Residential (R-1B) Zone; and

WHEREAS, the property is legally described as:

See attached legal description; and

WHEREAS, notices were duly sent and posted, and a public hearing was held before the Planning Commission on December 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 December 20, 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:

Finding #1 The original zoning ordinance is in error. *Staff believe this property should not be zoned Rural Residential, as this is an area of the community that has public utilities available, which is not compatible with the Rural Residential purpose/design standards.*

Finding #2 *Significant changes in goals in community goals and policies have taken place.* Not necessary a change, but the intent has been that this area would be developed as expressed by the road and utilities stubbed to the property line.

Finding #3 *Significant changes in city-wide or neighborhood development patterns have occurred.* The developer's intent is to construct a single-family residential subdivision utilizing the same zoning/guiding as adjacent subdivisions.

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 on the 20th

day of December, 2022.

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Mayor of the City of Shakopee

Attest:

_____

Lori Hensen, City Clerk

Published in the Shakopee Valley News on the___day of_____, 20__.

DRAFT