ORDINANCE NO. 974

AN ORDINANCE OF THE CITY OF SHAKOPEE, MINNESOTA, AMENDING THE ZONING MAP ADOPTED IN CITY CODE SEC. 151.003 BY REZONING PROPERTY LOCATED SOUTH AND EAST OF CSAH 69/OLD BRICKYARD ROAD, WEST OF VIERLING DRIVE, AND NORTH OF U.S. HIGHWAY 169 TO HIGHWAY BUSINESS (B-1) ZONE

WHEREAS, The City of Shakopee, applicant and property owner, has applied to rezone the recently annexed property located north of Hwy. 169, west of Vierling Drive, and south/east of CSAH 69 to Highway Business (B-1) Zone; and

WHEREAS, the property is legally described as:

See Attached Exhibit A; and

WHEREAS, notices were duly sent and posted, and a public hearing was held before the Planning Commission on November 9, 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 November 21, 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; 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 by Resolution No. 7920 to adjust the guiding boundaries for this property for Commercial use.*

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 _____day of _____, 2017.

_____
Mayor of the City of Shakopee

Attest:

_____

Lori Hensen, City Clerk

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