ORDINANCE O2023-005

AN ORDINANCE OF THE CITY OF SHAKOPEE, MINNESOTA, AMENDING THE ZONING MAP ADOPTED IN CITY CODE SEC. 151.003 BY REZONING PROPERTIES AT 8205, 8225 AND 8245 CROSSINGS BOULEVARD FROM PLANNED RESIDENTIAL DISTRICT (PRD) ZONE TO HIGHWAY BUSINESS (B-1) ZONE

WHEREAS, Shakopee Crossings LTD Partnership and Convenience Store Investments, applicants & property owners, have applied to rezone three properties located at 8205, 8225 and 8245 Crossings Boulevard, from Planned Residential District (PRD) to Highway Business (B-1) Zone; and

WHEREAS, the properties are legally described as:

Lots 1 and 2, Block 1, Southbridge Fields Addition
and
Lot 2, Block 1, Southbridge Fields Second Addition; and

WHEREAS, notices were duly sent and posted, and a public hearing was held before the Planning Commission on February 9, 2023, 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 February 21, 2023; 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. The allowed uses of the Neighborhood Commercial zone are similar to the Highway Business zone.

Criteria #2: Significant changes in goals in community goals and policies have taken place.
Finding #2: Significant changes in goals and policies have taken place. The applicant is proposing to

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develop the site consistent with the comprehensive plan, and one of the proposed uses will require a future conditional use permit and public hearing. The subject properties are across County Road 18 from other B-1, Highway Business properties, which are also adjacent to residential uses.

Criteria #3: Significant changes in city-wide or neighborhood development patterns have occurred.

Finding #3: The applicant intends to develop the site consistent with the Comprehensive Plan guiding for the site, which is Mixed Use Commercial Center. The design standards and landscaping requirements of the B-1, Highway Business zone are consistent with the Neighborhood Commercial zone standards.

BE IT FURTHER ORDAINED, that the request to rezone the properties as stated in this ordinance is hereby approved subject to the following condition:

1. The applicant comply with the Engineering Staff Memorandum dated January 24, 2023.

Passed in regular session of the City Council of the City of Shakopee, Minnesota held on the 21st day of February, 2023.

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Mayor of the City of Shakopee

Attest:

_____

Lori Hensen, City Clerk

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