ORDINANCE NO. O2023-010

AN ORDINANCE OF THE CITY OF SHAKOPEE, MINNESOTA, AMENDING THE ZONING MAP ADOPTED IN CITY CODE SEC. 151.003 BY REZONING FROM PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT TO HIGHWAY BUSINESS (B-1)

WHEREAS, the City of Shakopee is proposing to rezone property from Planned Unit Development District to Highway Business (B-1) to; and

WHEREAS, the property is legally described as:

Lot 2, Block 1, Prairie Pointe, Scott County, MN (proposed); and

WHEREAS, notices were duly sent and posted, and a public hearing was held before the Planning Commission on June 8, 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 June 8, 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 zoning ordinance was in error. The property owner never held the required neighborhood meeting and the use is allowed under the B-1 Zoning District/.*

Criteria #2 **Significant changes in community goals and policies have taken place.**
Finding #2 *Staff believes that three years have passed since the original approvals and that the goals can be met within the B-1 zone.*

Criteria #3 **Significant changes in development patterns have occurred.**
Finding #3 *Significant changes in development patterns have not occurred in this case. The proposed use can be developed on the property under the B-1 zone.*

Criteria #4 **The Comprehensive Plan requires a different provision**.
Finding #4 *The proposed guiding is consistent with the approved 2040 Comprehensive Plan that guides this area for Mixed Residential development, with densities between 6 and 30 units per acre.*

BE IT FURTHER ORDAINED, that the portion of the property at 1760 4th Avenue East is hereby approved for rezoning to Planned Unit Development (PUD) District

Passed in regular session of the City Council of the City of Shakopee, Minnesota held on the _____day of _____, 2023.

_____
Mayor of the City of Shakopee

Attest:

_____

Lori Hensen, City Clerk

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PREPARED BY:
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