

RESOLUTION NO. 7957
A RESOLUTION OF THE CITY OF SHAKOPEE, MINNESOTA,
APPROVING A COMPREHENSIVE PLAN AMENDMENT FOR ENTERTAINMENT
USE.

WHEREAS, The City of Shakopee, applicant, has made application for a Comprehensive Plan Amendment for Entertainment Land Use; and

WHEREAS, the Planning Commission of the City of Shakopee did review the application on December 7, 2017; and

WHEREAS, all required public notices regarding the public hearing for the Comprehensive Plan Amendment were duly sent and posted and all persons appearing at the hearing have been given an opportunity to be heard thereon; and

WHEREAS, the City Council of the City of Shakopee did review the application on December 19, 2017 and adopted the following findings:

NOW, THEREFORE BE IT RESOLVED, that the City Council of the City of Shakopee hereby adopts the following findings of facts relative to the Comprehensive Plan Amendment 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 that concern this property have taken place.

Criteria #3 Significant changes in development patterns have occurred.

Finding #3 Significant changes in development patterns have occurred for the subject property.

Criteria #4 The Comprehensive Plan requires a different provision.

Finding #4 The comprehensive plan for the Entertainment land use guiding requires amended language.

BE IT FURTHER RESOLVED, that the following language is hereby approved for the Entertainment land use classification:

- The Entertainment land use designation has been applied to two areas that contain major, regional entertainment facilities. These are the Valleyfair Amusement Park and the Canterbury Park, comprised of a racetrack, entertainment campus, accessory uses and surrounding, mutually supportive and compatible mixed-use development.
- Both Valleyfair and Canterbury Park are mature and evolving entertainment destinations within the Twin Cities Metropolitan Area. Both complexes have changed over the years to respond to new opportunities and to remain viable. This has required changes in facilities and the reconfiguration of ancillary and accessory uses. The Entertainment Land Use is implemented through the MR- Major Recreational Zoning District and Planned Unit Development zoning. Both zoning districts support this reinvestment and design flexibility.
- As these entertainment complexes have matured, they are increasingly changing in response to new opportunities to attract and retain more visitors, and to increase land use efficiency by developing complimentary and compatible surrounding land uses. These land uses include restaurants, hospitality, entertainment, office, office tech, office flex and medical, retail and commercial recreational uses. A limited amount of medium and high density residential is allowed within an approved PUD and shall not exceed 10% of the designated land guided for Entertainment, with a maximum density of 28 du per acre.

**Adopted in _____ 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

PREPARED BY:
City of Shakopee
485 Gorman Street
Shakopee, MN 55379