RESOLUTION R2024-064

A RESOLUTION OF THE CITY OF SHAKOPEE, MINNESOTA, APPROVING A COMPREHENSIVE PLAN AMENDMENT TO FIGURE 4.12 – PLANNED LAND USE IN THE 2040 COMPREHENSIVE PLAN

WHEREAS, Paul Knutson, UrbanWorks Architecture in partnership with Steve Dunbar, Ivy Properties, applicants, and Scott County Community Development Agency, property owner, has made an application for a Comprehensive Plan Amendment to Figure 4.12 – Planned Land Use in the 2040 Comprehensive Plan from Institution to Downtown Transition (see Exhibit A);

WHEREAS, the affected properties are legally described as Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, all in Block 74, CITY OF SHAKOPEE, Scott County, Minnesota, together with vacated alley accruing thereto by reason of vacation thereof, as set forth in Resolution R2023-070 adopted July 5, 2023, filed November 15, 2023, as Document No. A1181597; 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 Planning Commission of the City of Shakopee did review the application on May 9, 2024, and recommended approval; and

WHEREAS, the City Council of the City of Shakopee did review the application on May 21, 2024, 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 comprehensive plan is not in error as the property was used for Institutional purposes up until 2020. It was understood by the city and property owner that a comprehensive plan amendment would be necessary as part of any redevelopment activity with a primary use that was not school, government, or recreation related.

Criteria #2 Significant changes in community goals and policies have taken place.
Finding #2 Significant changes in community goals and policies have not taken place.

Criteria #3 Significant changes in development patterns have occurred.
Finding #3 Significant changes in development patterns of this area occurred when the school district vacated the building in 2020, demolished the building, and sold the property in 2023.

Criteria #4 The Comprehensive Plan requires a different provision.
Finding #4 Redevelopment of the site for a non-school, government or recreation use would require a different provision.

BE IT FURTHER RESOLVED, to incorporate the changes, the city will modify its official land use map; and

FURTHER, approval of the comprehensive plan amendment is contingent upon, and subject to, the required review and response by the Metropolitan Council.

Adopted in regular session of the City Council of the City of Shakopee, Minnesota, held this 21st day of May, 2024.

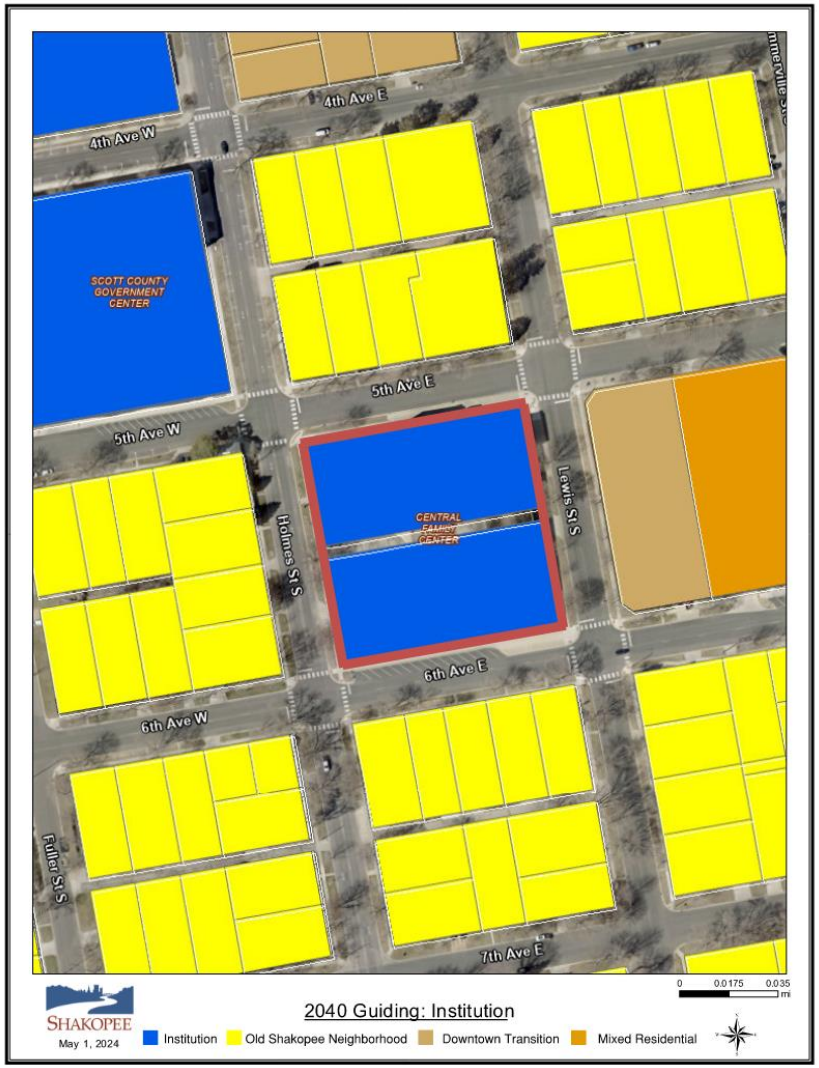
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Mayor of the City of Shakopee

ATTEST:

_____
Lori Hensen, City Clerk

EXHIBIT A

Current Guiding: Institution



Proposed Guiding: Downtown Transition

