

ORDINANCE NO. O2018-004

**AN ORDINANCE OF THE CITY OF SHAKOPEE, MINNESOTA,
AMENDING THE ZONING MAP ADOPTED IN CITY CODE SEC. 151.003 BY REZONING
PROPERTY LOCATED AT THE NORTHWEST CORNER OF CSAH 15/MARYSTOWN
ROAD AND CSAH 78 TO URBAN RESIDENTIAL (R-1B) ZONE**

WHEREAS, The City of Shakopee, applicant, and Friendship Baptist Church, property owner, have applied to rezone property recently annexed into the City to Urban Residential (R-1B) Zone; and

WHEREAS, the property is legally described as:

See attached legal description (Exhibit A); and

WHEREAS, notices were duly sent and posted, and a public hearing was held before the Planning Commission on April 5, 2018, 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 April 17, 2018; 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 property was recently annexed into the City of Shakopee; therefore, zoning needed to be established for the property consistent with the approved 2030 Comprehensive Plan, which tentatively guided this property for single family residential use. This guiding is consistent with the land use designation and zoning districts which allow churches.

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. This property was recently annexed into the City of Shakopee; and zoning & guiding needs to be established for the property.

Criteria #3 Significant changes in development patterns have occurred.

Finding #3 Significant changes in development patterns have occurred for the subject property as a result of the annexation into the City of Shakopee. The property owner is pursuing development of some of their land consistent with the proposed zoning & guiding, which

is also consistent with the most adjacent property which is also available for development.

Criteria #4 The Comprehensive Plan requires a different provision.

Finding #4 The proposed guiding is consistent with the approved 2030 Comprehensive Plan.

BE IT FURTHER ORDAINED, that the above referenced property is hereby approved for rezoning to Urban Residential (R-1B) Zone.

Adopted in Regular Session of the City Council of the City of Shakopee, Minnesota held on the _____ day of _____, 2018.

Mayor of the City of Shakopee

Attest:

Lori Hensen, City Clerk

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PREPARED BY:
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