

RESOLUTION NO. R2018-044
A RESOLUTION OF THE CITY OF SHAKOPEE
APPROVING A COMPREHENSIVE PLAN AMENDMENT OF PROPERTY
LOCATED SOUTH OF HWY. 169, WEST OF MARYSTOWN ROAD, SOUTH OF
17TH AVENUE AT WINDERMERE KNOWN AS OUTLOTS G, H & I TO HIGH
DENSITY RESIDENTIAL,

WHEREAS, BHS applicant, and D.R. Horton, Inc. - Minnesota, property owner, have requested a comprehensive plan amendment of property located South of Hwy. 169, west of Marystown Rd., south of 17th Avenue for High Density Residential land use; 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 held a public hearing on April 5, 2018 and recommended approval of the comprehensive plan amendment.

WHEREAS, the City Council of the City of Shakopee did review the application on April 17, 2018 and the comprehensive plan amendment is supported for the following reasons and findings:

Criteria #1 That the original Zoning Ordinance is in error;

Finding #1 The original land use and zoning for Medium Density Residential was not in error.

Criteria #2 That 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 – through a community process there is a demand for more diversity in housing types and the Windermere development provides an opportunity because of its scope and size to provide a diversity of housing types. The proposed project offers access for seniors to a new housing type that includes independent living, assisted living and memory care along with rehabilitation care in cooperation with other Shakopee BHS facilities.

Criteria #3 That significant changes in City-wide or neighborhood development patterns have occurred; or

Finding #3 The need for senior housing has become critical as the population ages.

Criteria #4 That the comprehensive plan requires a different provision.

Finding #4 The comprehensive plan is proposed to be amended by Resolution No. R2018-044 to adjust the guiding for this property to high density residential. The proposed project is not to the highest density allowed in a PUD of 28 units but this project will not be to that limit and will be controlled by a PUD. Currently Shakopee does not have a land use category that reflects this complex land use and the only option is High Density Residential.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF SHAKOPEE, MINNESOTA, that it should and hereby does approve an amendment to the

2030 Comprehensive Plan to regulate property located at located South of Hwy. 169, west of Marystown Rd., south of 17th Avenue known as Outlots G, H, & I, Windermere Addition for High Density Residential land use.

FURTHER, to incorporate the changes, the City will modify its official land use map; and

FURTHER, the City Council authorizes staff to submit the comprehensive plan amendment for the required affected and impacted jurisdiction review; and

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

BE IT FURTHER RESOLVED,

Adopted in _____ session of the City Council of the City of Shakopee, Minnesota held on the 17th day of April 2017.

Mayor of the City of Shakopee

ATTEST:

Lori Hensen, City Clerk

PREPARED BY:

City of Shakopee 485 Gorman Street
Shakopee, MN 55379