

RESOLUTION NO. R2018-109

**A RESOLUTION OF THE CITY OF SHAKOPEE, MINNESOTA,
APPROVING A COMPREHENSIVE PLAN AMENDMENT
OF PROPERTY LOCATED AT 12675 MARYSTOWN ROAD FOR COMMERCIAL
AND RESIDENTIAL LAND USE**

WHEREAS, Ann Spanish, applicant and Shakopee Veterinary Clinic Properties LLC, property owner, has made application for a Comprehensive Plan Amendment of property located at 12675 Marystown Road; and

WHEREAS, the property upon which the request is being made is legally described as:

See attached Exhibit A; 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 held a public hearing on August 9, 2018 and recommended approval of the comprehensive plan amendment; and

WHEREAS, the City Council of the City of Shakopee did review the application on September 18, 2018 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 City zoning was not established for this property as it was under the jurisdiction of Scott County regulations until the annexation. The 2030 Comprehensive Plan's suggested guiding is consistent with this request for the eastern portion of the property and the existing and future land use is consistent with this request for the western portion of the property.

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 the land consistent with the proposed zoning & guiding of the property.

Criteria #4 The Comprehensive Plan requires a different provision.

Finding #4 The comprehensive plan is proposed to be amended by Resolution R2018-109 to adjust the guiding boundaries for this property for Commercial and Single Family Residential use.

BE IT FURTHER RESOLVED, that the above referenced property is hereby approved for the following land use classification (Commercial and Single Family Residential).

**Adopted in _____ 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

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

Exhibit A

The property located at 12675 Marystown Road is legally described as follows:

A tract of land in the Northwest Quarter of the Southwest Quarter of Section 13, Township 115 North, Range 23 West, described as follows:

Commencing at the Northwest corner of said Northwest Quarter of the Southwest Quarter and thence South along the West line thereof a distance of 749.65 feet to the actual point of beginning, thence continuing South along said West line a distance of 300 feet; thence East at right angles to said West line a distance of 726 feet to the actual point of beginning.