

RESOLUTION R2018-133
A RESOLUTION OF THE CITY OF SHAKOPEE, MINNESOTA,
APPROVING A COMPREHENSIVE PLAN AMENDMENT FOR MIXED USE LAND
USE CLASSIFICATION.

WHEREAS, The City of Shakopee, applicant, has made application for a Comprehensive Plan Amendment for Mixed Use Land Use classification; 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 November 8, 2018 and recommended approval; and

WHEREAS, the City Council of the City of Shakopee did review the application on November 20, 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 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 properties with the Mixed Use land use category have taken place. For the city to meet its goals of redevelopment within the downtown area, maximum allowed residential density is required to be increased up to 125 dwelling units per acre.

Criteria #3 Significant changes in development patterns have occurred.

Finding #3 Significant changes in development patterns have occurred for the subject properties. Downtown redevelopment has become more in-demand, but the current maximum allowed density for Mixed Use, 28 dwelling units per acre, is not sufficient for projects on the small parcels found in the downtown area.

Criteria #4 The Comprehensive Plan requires a different provision.

Finding #4 The comprehensive plan for the Mixed Use land use guiding requires amended language. To achieve community goals of redevelopment in the downtown and riverfront area, it is necessary to amend the Mixed Use land use classification in the 2030 Comprehensive Plan to better define Mixed Use residential densities and to allow for a higher maximum residential density level subject to conditions.

BE IT FURTHER RESOLVED, that the following revisions are hereby approved for the Mixed-Use land use classification: See attached Exhibit A.

FURTHER, the City Council authorizes staff to submit the comprehensive plan amendment for the required adjacent 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.

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

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

EXHIBIT A

New Language to Amend Mixed-Use Land Use Designation in 2030 Comprehensive Plan

(added language in *italics*)

3.3.1 LAND USE CATEGORIES AND MAPPING

Mixed Use - From single family to high density densities noted above *except for parcels located within the Central Business (B3) Zoning District, in which up to 125 dwelling units per acre is permitted.*

3.3.3 ZONING COMMERCIAL LAND USES

Central Business Zone (B-3):

The B-3 Zone was developed for Shakopee's historic Downtown. It provides an area where mixed use is the norm and permitted *with higher allowed residential density, up to 125 dwelling units per acre for parcels which also designated for Mixed-Use land use in this Comprehensive Plan*; where zero-lot line development is accommodated; and where typical suburban off-street parking requirements are not applied.

3.5.2 DOWNTOWN DISTRICT LAND USE PLAN

MIXED USE

The River City Centre provides a strong example of a mixed-use redevelopment, blending ground floor commercial with 52 senior apartments on the upper two floors. The blending of complementary land uses within the commercial core is encouraged to provide expanded commercial opportunities and build local market support through the introduction of additional housing within the Downtown area. *By allowing more density in the downtown area, additional housing and retail can be provided by private developers to build a more vibrant and bustling area which will encourage the continued revitalization of Downtown Shakopee.*

North of First Avenue, mixed use land use designation is proposed to accommodate existing residential, commercial land uses, and other uses. This area of the Downtown District is located away from the central core but is isolated by First Avenue and the Minnesota River corridor. Examination of the land uses in this area indicates that some of the residential uses and businesses exist in marginal conditions and offer opportunity for change in land use. Mixed use offers future redevelopment opportunities for either commercial or residential development and is suggested for this area due to the limited size of the area, because the site is isolated from other land uses, and the site offers excellent access to major traffic corridors. The introduction of residential uses to this area would introduce both population and households that could serve as market support for the Downtown core commercial area.

Future redevelopment could also include a single project that would include a combination of commercial and residential land uses similar to the River City Centre. The mixed land use

designation provides some protection for the existing land uses in the area provided they are properly zoned and do not once again become non-conforming uses. The designation would accommodate property owners' opportunities for reinvesting or expanding their homes or businesses, *or for constructing new developments to the downtown area on currently vacant or otherwise underutilized land.*

Northridge Court, developed by the Scott County HRA, has also contributed additional senior housing opportunities in Downtown. In addition, it replaced existing parking that was not well used with more useable parking on CSAH 101.

An additional element that has been identified by the City through the tactics interviews is the desire to provide a greater emphasis of development styles that may take advantage of the vistas along the Minnesota River corridor. The provision of higher density residential use offers opportunities for vertical development on the site that exposes river views that would not otherwise be taken advantage of with less intense land uses. The high density residential area will offer opportunities for taller buildings that provide an architectural statement for the downtown area and views into the river corridor area. High density residential development could also provide design flexibilities that could allow site sensitive architecture and integration with industrial land uses south of First Avenue. *Because of the size constraints of many parcels located within the downtown area, increased levels of allowed residential density is needed for successful redevelopment to be feasible for private development. In addition, the added level of density will account for existing buildings in the downtown core which exceed the allowed density levels in the High Density Residential land use classification. Dwelling units per acre for land guided Mixed-Use and also within the downtown zoning district, Central Business District (B3), will be allowed up to 125 dwelling units per acre. This density level brings existing properties into conformance and allows for the redevelopment of vacant land within the downtown core. On account of the Comprehensive Plan's preeminence to the City's zoning ordinance, any further changes to the Central Business (B3) Zone which would have an effect on the Mixed-Use land use classification would also require an amendment to this Comprehensive Plan subject to review and approval by the Metropolitan Council.*