

Language to Amend Comprehensive Plan Section 3.5.2

To add new land use category “Downtown Mixed Use” within the Downtown District Area Plan

The Downtown Mixed Use land use category guides multiple parcels within the Downtown District for higher residential densities to allow for predominantly residential mixed use developments to facilitate redevelopment opportunities. This classification is identical with the broader Mixed Use classification with the exception of permitted intensity of residential density. The broader Mixed Use classification prescribes densities which match the level of allowed density for residential zoning districts, while the Downtown Mixed Use classification will cap allowed residential density at 125 dwelling units per acre. This redevelopment activity has the potential to add hundreds of new residents and additional street level retail options to the revitalizing Downtown District.

The Downtown District has seen higher density housing added over the previous decades. These developments; 200 Levee Drive, Northridge Court and River City Center have provided hundreds of additional residents to the District which has helped local businesses by providing local customers who are more likely to patronize District businesses nearby their homes. The success of these developments, either developed by Scott County or funded with public funds, and the continued revitalization of the Downtown District has attracted new private development interest in the District on account of the unique urban form of downtown and demand for apartments remains high.

Unlike newer areas of Shakopee, the Downtown District was originally platted in the 19th century and these lots having been created in the 1850's is of a much different and smaller scale than newer platted lots, which tend to be much larger on average. On account of the size constraints of many parcels located within the downtown area, increased levels of allowed residential density is needed for successful mixed use redevelopment to be feasible for private developers. Currently, all high density residential developments in the Downtown District have been developed by Scott County or with public dollars for income restricted or senior residences. The Downtown Mixed Use category will allow for private capital to be invested in the Downtown District by allowing up to 125 units per acre for mixed use projects.

Shakopee has experienced increased apartment development activity as this type of living has increased in popularity in the wake of the housing crash and economic recession in 2007. This development has all occurred in newly platted suburban areas of the city although, notably on account of the large lots and the city's existing maximum residential density thresholds. Currently, the highest allowed residential density in the city is 28 dwelling units per acre, sufficient for larger lots in newly developed areas, but not for the smaller parcels within the Downtown District. It is the intent of the Downtown Mixed Use category to allow for these types of developments to take place in the Downtown District, which has historically been home to apartment developments with street level retail or commercial use, but lot size and residential density constraints limit the District's desirability today to private development.

Dwelling units per acre for land guided Downtown Mixed Use will be allowed up to 125 dwelling units per acre. This new residential density threshold will allow for vacant or underutilized land within the Downtown District to be redeveloped into vibrant, successful and compatible uses for existing businesses and residents in Shakopee.