

ORDINANCE NO. O2019-009

**AN ORDINANCE OF THE CITY OF SHAKOPEE, MINNESOTA,
AMENDING THE ZONING MAP TO REZONE 303 & 313 FIRST AVENUE WEST AND 116
ATWOOD ST N. FROM B-1, HIGHWAY BUSINESS TO B-3, CENTRAL BUSINESS DISTRICT**

WHEREAS, the City of Shakopee has proposed an amendment to the City Zoning Map; and

WHEREAS, notices were duly sent and posted, and a public hearing was held before the Planning Commission on July 11, 2019, at which time all persons present were given an opportunity to be heard; and

WHEREAS, the Planning Commission recommends that the City Council rezone the property from B-1, Highway Business to B-3, Central Business District

WHEREAS, the properties being rezoned are legally described as:

- The North ½ of Lot 5, Block 7, City of Shakopee, Scott County, MN
- The South ½ of Lot 5, Block 7, City of Shakopee, Scott County, MN
- The East 10 feet of Lot 3 and all of Lot 4, Block 7, City of Shakopee, Scott County, MN

WHEREAS, the City Council heard the matter at its meeting on August 6, 2019; and

WHEREAS, City Council voted to adopt the proposed zoning map amendment based on the following findings;

Criteria #1: The original zoning ordinance is in error.

Finding #1 The zoning ordinance is in error. These properties are in close proximity to the downtown area. The Highway Business zone requirements are not conducive to the development of this property.

Criteria #2 Significant changes in community goals and policies have taken place.

Finding #2 Significant changes in community goals and policies that concern these properties have taken place. The current zoning of the subject properties severely limits the ability for it to be developed in a feasible manner that is consistent with the development of the surrounding properties.

Criteria #3 Significant changes in development patterns have occurred.

Finding #3 Significant changes in development patterns have occurred for the subject property. There is an unmet market demand for housing units in the downtown area.

Criteria #4 The Comprehensive Plan requires a different provision.

Finding #4 The proposed zoning of B-3 is consistent with the approved 2030 Comprehensive Plan, and the 2040 Comprehensive Plan which guides this property for mixed use development. The proposed development of the site is commercial and residential.

WHEREAS, it is ordained that the proposed rezoning is hereby approved.

Passed in regular session of the City Council of the City of Shakopee, Minnesota held on the _____ day of _____, 2019.

Mayor of the City of Shakopee

Attest:

Lori Hensen, City Clerk

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PREPARED BY:
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