

ORDINANCE NO. O2020-_____

AN ORDINANCE OF THE CITY OF SHAKOPEE, MINNESOTA,
AMENDING THE ZONING MAP ADOPTED IN CITY CODE SEC. 151.003 BY REZONING
PROPERTIES LOCATED AT 1150 SHENANDOAH DRIVE FROM MAJOR RECREATION (MR)
TO PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT

WHEREAS, Bryce Hotzler, applicant, and Canterbury Development LLC, property owner, have applied to rezone property from Major Recreation (MR) to Planned Unit Development District; and

WHEREAS, the properties are legally described as:

Outlots A-E and Lot 1, Canterbury Park 9th Addition (proposed); and

WHEREAS, notices were duly sent and posted, and a public hearing was held before the Planning Commission on May 7, 2020, at which time all persons present were given an opportunity to be heard; and

WHEREAS, the Planning Commission has recommended to the City Council that the subject property be rezoned as stated; and

WHEREAS, the City Council heard the matter at its meeting on May 19, 2020; and

NOW, THEREFORE BE IT ORDAINED, that the City Council of the City of Shakopee hereby adopts the following findings of facts relative to the above-named request:

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

Finding #1 *The zoning ordinance is not in error. The property owner desires to utilize a Planned Unit Development as a tool develop the Canterbury Park area. The City Code now requires PUD developments to have their own zoning designation, not an overlay.*

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. There is a desire to try to create a more urban and walkable neighborhoods in Shakopee, instead of traditional suburban developments with little or no pedestrian connectivity.*

Criteria #3 ***Significant changes in development patterns have occurred.***

Finding #3 *Significant changes in development patterns have occurred. With the investment in Shenandoah Drive and the streetscape improvements, there is a desire for a more urban character with boulevard trees, sidewalks, on-street parking, and pedestrian amenities, such as patios and gardens.*

Criteria #4 The Comprehensive Plan requires a different provision.

Finding #4 The proposed guiding is consistent with the approved 2040 Comprehensive Plan that guides this area for Entertainment development.

BE IT FURTHER ORDAINED, that the properties 1150 Shenandoah Drive are hereby approved for rezoning to Planned Unit Development (PUD) District

Passed in regular session of the City Council of the City of Shakopee, Minnesota held on the _____ day of _____, 2020.

Mayor of the City of Shakopee

Attest:

Lori Hensen, City Clerk

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