

Text and Density Amendments to the 2040 Comprehensive Plan

City Council
Jan. 19, 2021



SHAKOPEE | MN

COMMUNITY PRIDE SINCE 1857

City of Shakopee | 485 Gorman St., Shakopee MN 55379 | 952-233-9300 | www.ShakopeeMN.gov

Background

- The 2040 Comprehensive Plan, *Envision Shakopee*, was started in 2017 and adopted in Nov. 2019
- The document reflects planning for the next 10 years
- Cities can make changes to this plan via local resolution when necessary

Acceptable reasons for an amendment

- Changes resulting from neighborhood or small area planning activities
- Land use changes to allow a proposed development
- Proposed forecast changes or proposed MUSA changes in service or staging
- Text changes to revise a policy or land use category
- Routine updates to incorporate new information or update a public facilities element



SHAKOPEE | MN

COMMUNITY PRIDE SINCE 1857

City of Shakopee | 485 Gorman St., Shakopee MN 55379 | 952-233-9300 | www.ShakopeeMN.gov

Entertainment Land Use Changes



SHAKOPEE | MN

COMMUNITY PRIDE SINCE 1857
City of Shakopee | 485 Gorman St., Shakopee MN 55379 | 952-233-9300 | www.ShakopeeMN.gov

Entertainment District

- The Entertainment District would now allow for a density of 8-15 units when attached or detached townhomes are proposed, and 25-100 for all other type of residential development.
 - This is a decrease in density from 25-100 for all types of development.



SHAKOPEE | MN

COMMUNITY PRIDE SINCE 1857

City of Shakopee | 485 Gorman St., Shakopee MN 55379 | 952-233-9300 | www.ShakopeeMN.gov

Examples of projects under new rules:

- 8.25 units per acre (right)
- 8 units per acre (left)



Triple Crown Phase 1:

- 13.12 Acres / 368 Units
- 28 units per acre

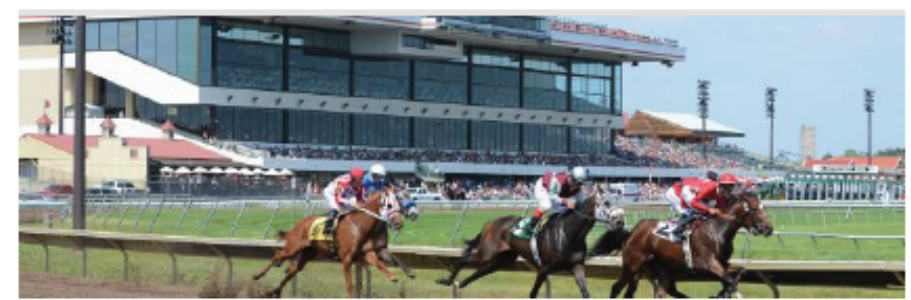


SHAKOPEE | MN

COMMUNITY PRIDE SINCE 1857

City of Shakopee | 485 Gorman St., Shakopee MN 55379 | 952-233-9300 | www.ShakopeeMN.gov

Density	8-15 du/ac when attached or detached townhomes or 25 to 100 du/ac for multi-unit developments
----------------	---



ENT

ENTERTAINMENT DISTRICT - CANTERBURY PARK

Canterbury Park horse racing track is a unique entertainment venue in the State of Minnesota. Occupying about 330 acres, the size of the venue provides a variety of impacts on the City and its residents. Canterbury Park attracts a large number of seasonal workers and hosts other non-racing events, including; antique shows, snowmobile motorcycle races, concerts and more.

DEVELOPMENT CHARACTERISTICS

Height Range	Building heights may vary
Building Form	Building forms may vary
Setbacks	Setbacks may vary
Density	8-15 du/ac when attached or detached townhomes or 25 to 100 du/ac for multi-unit developments
Floor Area Ratio	0.1 to 1.5
Public Space	Sidewalk seating, pocket parks and plazas, courtyards and central greens
Open Space	May include larger quasi-public gathering spaces, connections to nearby greenways and trails is encouraged
Transportation	Automobile, regional transit, pedestrian/trail connections
Streets	Accessed via arterial network, may be designed with internal street system
Parking	Off-street surface parking, may include internal street parking, potential for decked parking structures

PRIMARY USES

- » Thoroughbred Racing
- » Stables
- » Mixed Use Commercial
- » Parking

SECONDARY USES

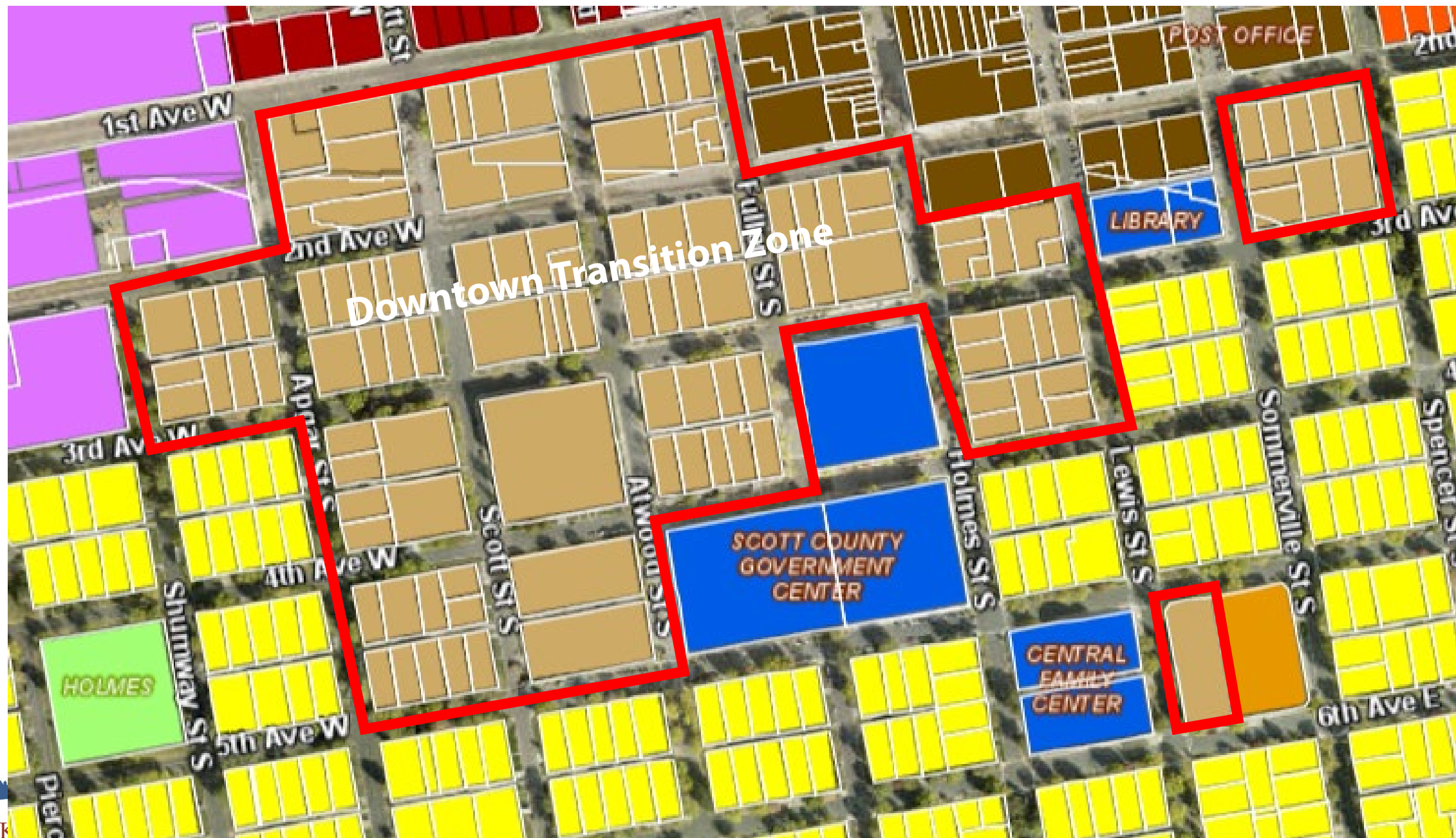
- » Residential
- » Open Space



SHAKOPEE | MN

COMMUNITY PRIDE SINCE 1857

City of Shakopee | 485 Gorman St., Shakopee MN 55379 | 952-233-9300 | www.ShakopeeMN.gov



Downtown Transition Districts

- The Downtown Transition District will allow for a density of 10-50 units.
 - This was an error in the original plan since the current transition zone and the old Shakopee zone have the same density.
 - This is an increase in density from 3-12 units.



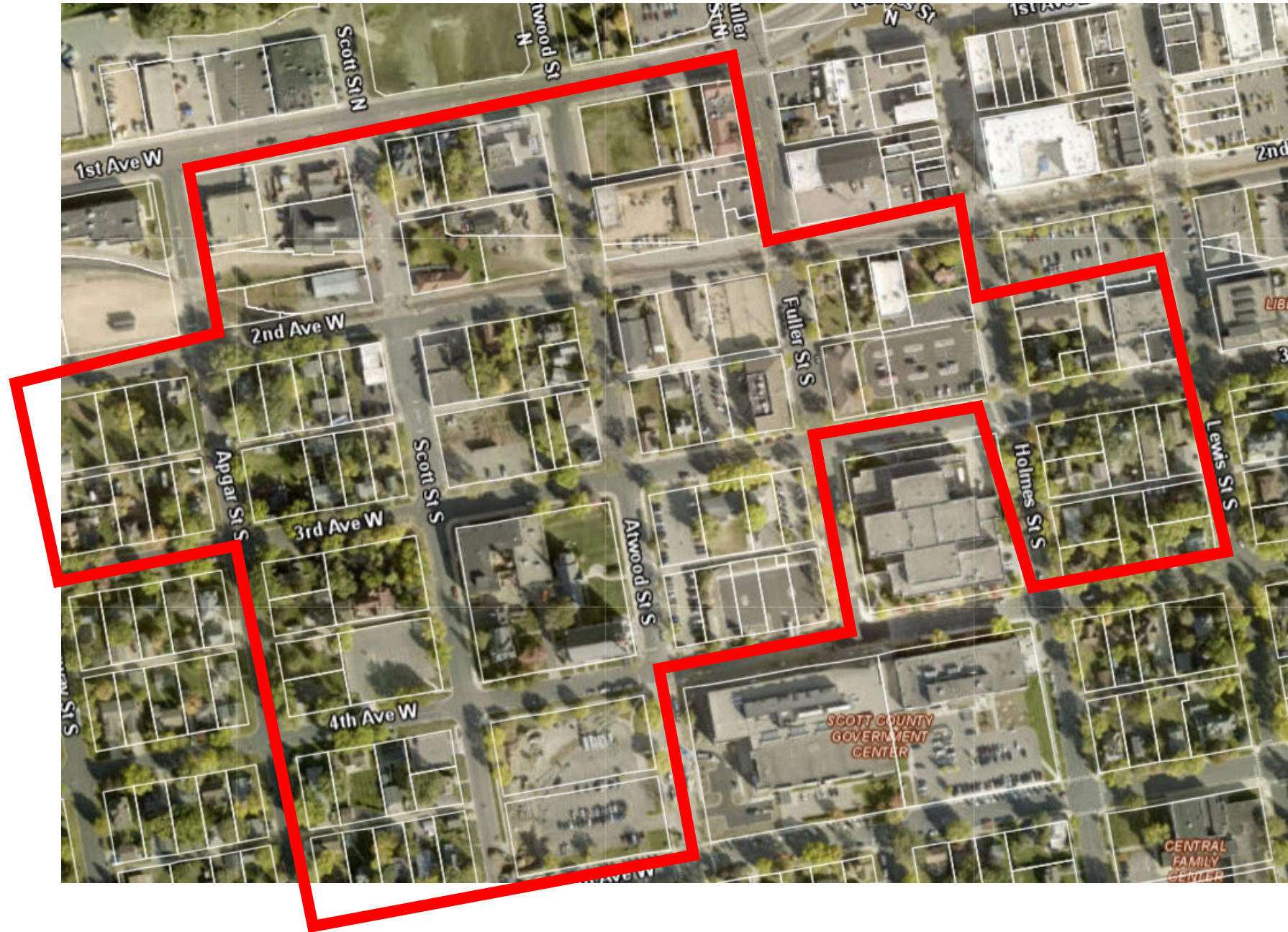
SHAKOPEE | MN

COMMUNITY PRIDE SINCE 1857

City of Shakopee | 485 Gorman St., Shakopee MN 55379 | 952-233-9300 | www.ShakopeeMN.gov

Primary Existing Land Uses:

- Government Buildings
- Parking Lots
- Religious uses
- Commercial uses
- Some single family homes



- Most blocks are a standard size of 2 acres
- Most are owned by a variety of property owners
- Any potential development would be infill or redevelopment of smaller sites (.5-1 acres)





DT

DOWNTOWN TRANSITION

The neighborhood immediately surrounding the Downtown Business District serves as transition to the primarily residential Old Shakopee Neighborhood. These blocks continue the street grid of downtown and Old Shakopee, but include a greater mixture of commercial, institutional and residential uses and building types, including single-family homes. Opportunities exist for infill development on vacant or underutilized lots, and should be of compatible scale and form to the surrounding neighborhood.



DEVELOPMENT CHARACTERISTICS

Height Range	1 - 3 Stories
Building Form	Typically residential in scale, with exception of Scott County Complex
Setbacks	0 - 30 feet
Density	10 to 50 dwelling units per acre
Floor Area Ratio	0.5 to 1.5
Public Space	Streetscape, pocket parks, gathering spaces at civic facilities
Open Space	Neighborhood parks and pocket parks
Transportation	Automobile, transit, pedestrian, on-street bicycle facilities
Streets	Traditional street grid. Historic street grid should be maintained and reconnected where possible.
Parking	On-Street and off-street surface lots.

PRIMARY USES

- » Single-family Residential
- » Small-Scale Apartment Buildings
- » Commercial and Office

SECONDARY USES

- » Civic and Institutional Facilities
- » Neighborhood Parks



SHAKOPEE | MN
COMMUNITY PRIDE SINCE 1857
City of Shakopee | 485 Gorman St., Shakopee MN 55379 | 952-233-9300 | www.ShakopeeMN.gov

PRIMARY USES

- » Single-family Residential
- » Small-Scale Apartment Buildings
- » Commercial and Office

SECONDARY USES

- » Civic and Institutional Facilities
- » Neighborhood Parks

One- and two-story
row or townhouses
provide about 10-15
units per acre.



SHAKOPEE | MN

COMMUNITY PRIDE SINCE 1857

City of Shakopee | 485 Gorman St., Shakopee MN 55379 | 952-233-9300 | www.ShakopeeMN.gov

3-4 story
apartment
buildings could
provide 20-40
units per acre

More than half
the size of The
Deco (140
du/acre)



The Henderson – 40 Units per acre



SHAKOPEE | MN
COMMUNITY PRIDE SINCE 1857
City of Shakopee | 485 Gorman St., Shakopee MN 55379 | 952-233-9300 | www.ShakopeeMN.gov

Development Phasing

- Residential development potential and development phasing calculations have been modified to align with new density ranges that are being proposed.



SHAKOPEE | MN

COMMUNITY PRIDE SINCE 1857

City of Shakopee | 485 Gorman St., Shakopee MN 55379 | 952-233-9300 | www.ShakopeeMN.gov

Figure 4.11 Residential Development Potential by Decade (All Land Uses)

Land Use Designation	Residential Density (Min)	Expected Percent Residential of Total Acreage	2018-2020		2020-2030		2030-2040		2018-2040	
			Acreage	Units	Acreage	Units	Acreage	Units	Acreage	Units
Rural Transition	0.01	100%	-	-	-	-	-	-	-	-
Mixed Employment Center	16	2.5%	-	-	-	-	21.2	339	21.2	339
Mixed Use Commercial Center	30	20%	4	120	24	720	57.2	1,716	85.2	2,556
Mixed Use Commercial Corridor	30	20%	-	-	-	-	5.8	174	5.8	174
Downtown Riverfront	60	70%	2	120	3	180	3.4	204	8.4	504
Downtown Business District	10	40%	1	10	2	20	1.4	14	4.4	44
Downtown Transition	10	100%	-	-	1	10	-	-	1	10
Entertainment District	8	30%	25	200	11.6	92	-	-	36.6	292
Industrial	None	0%	-	-	-	-	-	-	-	-
Institution	None	0%	-	-	-	-	-	-	-	-
Open Space	None	0%	-	-	-	-	-	-	-	-
Park	None	0%	-	-	-	-	-	-	-	-
Railroad	None	0%	-	-	-	-	-	-	-	-
Suburban Edge Residential	0.25	95%	-	-	400	100	447.4	112	847.4	212
Suburban Residential	3	95%	200	600	600	1,800	454	1,362	1,254	3,762
Old Shakopee Residential	3	95%	-	-	3.8	12	-	-	3.8	12
Mixed Residential	6	90%	-	-	100	600	332	1,992	432	2,592
Right-of-Way	None	0%	-	-	-	-	-	-	-	-
Utilities	None	0%	-	-	-	-	-	-	-	-
SMSC Land	Undefined	Undefined	-	-	-	-	-	-	-	-
Total			232	1,050	1,145.4	3,534	1,322.4	5,913	2,699.8	10,497

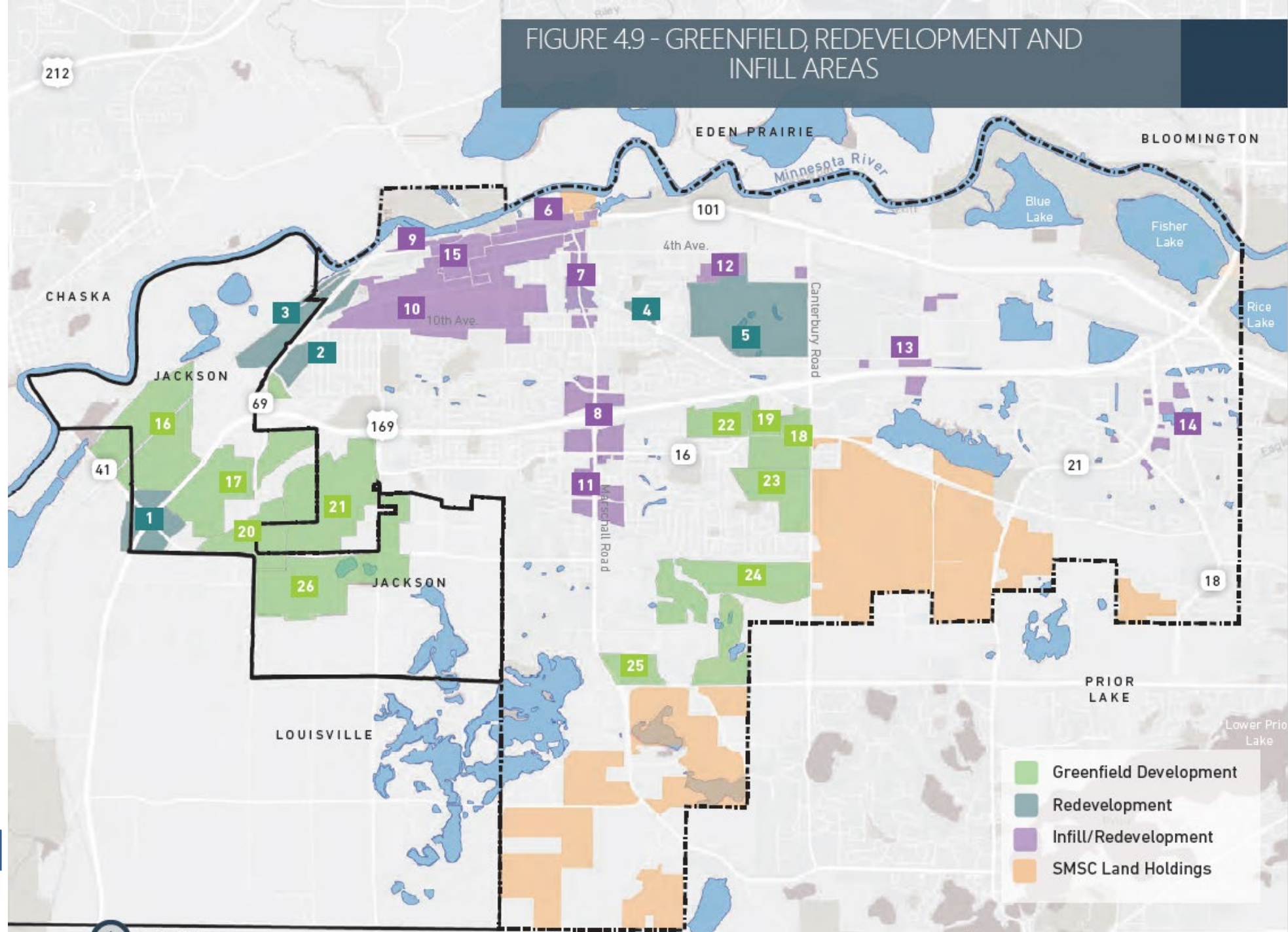
Note: Table denotes only land use designations which are changing from existing

These changes result in a decrease of approx. 2,000 anticipated residential units

FIGURE 4.8 - DEVELOPMENT PHASING - RESIDENTIAL DEVELOPMENT

Map ID	Area	Planned Land Use	Net Acres	Density	Expected % Residential	Residential Acreage	Potential Number of Residential Units and Expected Acreage								
							2018-20		2020-30		2030-40		Total 2018-40		Post 2040
							Units	Acres	Units	Acres	Units	Acres	Units	Acres	
Redevelopment															
1	Hwy169/ 41 Interchange Area	MU Commercial Center	50	16	10%	5									X
2	Shakopee Town Square Mall	MU Commercial Center	33	30	30%	10					300	10	300	10	
3	Highway 69 Corridor	Mixed Employment Center	100	16	10%	10					160	10	160	10	X
4	Eagle Creek Self Storage	Mixed Residential	20	6	80%	16					96	16	96	16	X
5	Canterbury Park/Commons	Entertainment District	122	8	30%	36.6	200	25	92	11.6			292	36.6	X
Infil/Redevelopment															
6	1st Avenue Corridor	MU Commercial Corridor	20	30	30%	6			180	6			180	6	
7	Marschall Road Corridor	MU Commercial Corridor	30	30	30%	9					270	9	270	9	
8	Marschall Road TOD	MU Commercial Center	50	30	10%	5					150	5	150	5	
9	Downtown & Riverfront	Downtown Riverfront	12	60	70%	8.4	120	2	180	3	204	3.4	504	8.4	
10	Old Shakopee	Downtown Transition & Old Shakopee Neighborhood	10	10	90%	9	30	3	30	3	30	3	90	9	
11	South Marschall Road	Mixed Residential	77	6	80%	61.6					300	50	300	50	X
12	East 4th Avenue	Mixed Employment Center	50	16	0%	0									
13	Valley Green	Mixed Employment Center	30	16	0%	0									
14	South Bridge	MU Commercial Center	40	30	40%	16	120	4	240	8	120	4	480	16	
15	Downtown	Downtown Business District	11	10	40%	4.4	10	1	20	2	14	1.4	44	4.4	
Greenfields															
16	Greenway Quarries	Mixed Employment Center	200	16	5%	10									X
17	West End Mixed Use	Mixed Employment Center	265	16	5%	13.25					160	10	160	10	X
18	Canterbury/17th Avenue	MU Commercial Center	100	30	30%	30			300	10	600	20	900	30	X
19	17th Ave Mixed Residential	Mixed Residential	35	6	100%	35			210	35			210	35	
20	West End Mixed Residential	Mixed Residential	115	6	85%	97.75			390	65	196	32.8	586	97.8	X
21	West End Suburban Residential	Suburban Residential	280	3	95%	266	600	200	198	66			798	266	
22	17th Ave Suburban Residential	Suburban Residential	70	3	95%	66.5			199	66.5			199	66.5	
23	Shakopee Gravel Quarry	Suburban Residential	130	3	95%	123.5			198	66	172	57.5	370	123.5	
24	Valley View Road	Suburban Residential	380	3	95%	361			180	60	420	140	600	200	X
25	Marschall Road/ 140th Street	Suburban Residential	66	3	95%	62.7					90	30	90	30	X
26	Suburban Jackson	Suburban Residential	290	3	95%	275.5			240	80	195	65	435	145	X
Total						1,583.1	1,080	235	2,658	482.1	3,477	467	7,214	1,184	-

FIGURE 4.9 - GREENFIELD, REDEVELOPMENT AND INFILL AREAS



Next Steps

- If approved by the City Council, the changes will be sent to adjacent and affected communities for a 60-day review period, and then sent to the Metropolitan Council for adoption.



SHAKOPEE | MN

COMMUNITY PRIDE SINCE 1857

City of Shakopee | 485 Gorman St., Shakopee MN 55379 | 952-233-9300 | www.ShakopeeMN.gov

Action Requested

- Offer and pass a motion recommending approval of the changes to the 2040 Comprehensive Plan and move adoption of Resolution R-2021-005.

Comments and Questions?

Thank you!



SHAKOPEE | MN
COMMUNITY PRIDE SINCE 1857

City of Shakopee | 485 Gorman St., Shakopee MN 55379 | 952-233-9300 | www.ShakopeeMN.gov