ORDINANCE NO. O2021-004

AN ORDINANCE OF THE CITY OF SHAKOPEE, MINNESOTA, AMENDING THE ZONING MAP ADOPTED IN CITY CODE SEC. 151.003 BY REZONING PROPERTY AT 2022 COLBURN DRIVE FROM HIGHWAY BUSINESS (B-1) ZONE TO LIGHT INDUSTRY (I-1) ZONE

WHEREAS, Ledios Engineering, LLC & Shakopee Public Utilities, applicants, and R & J Breeggemann Partnership, property owners, have applied to rezone property located at 2022 Colburn Drive ((located east of Colburn Drive and west of County Highway 69/Old Brick Yard Road) from Highway Business (B-1) Zone to Light Industry (I-1) Zone; and

WHEREAS, the property is legally described as:

See Exhibit A; and

WHEREAS, notices were duly sent and posted, and a public hearing was held before the Planning Commission on February 4, 2021, 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 February 16, 2021; 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:

Finding #1 *Significant changes in neighborhood development patterns have occurred. This property was recently annexed into the City of Shakopee, with Shakopee Public Utilities proposing utility improvements to ensure service capacity for future development at continued economical rates for their customers.*

Finding #2 *Based on discussions between the City and Jackson Township at their August, 2020 joint meeting, upon annexation the properties would be rezoned when development is proposed for the properties, with that zoning to be consistent with the 2040 approved guiding. The property in question is guided Mixed Employment* Center. *Rezoning to Light Industry is generally consistent with that guiding.*

BE IT FURTHER ORDAINED, that the request to rezone the property as stated in this ordinance is hereby approved.

DRAFT

Passed in regular session of the City Council of the City of Shakopee, Minnesota held on the_day of

_____, 2021.

_____

Mayor of the City of Shakopee

Attest:

_____

Lori Hensen, City Clerk

Published in the Shakopee Valley News on the___day of_____, 20__.

DRAFT