

ORDINANCE NO. O2021-011

**AN ORDINANCE OF THE CITY OF SHAKOPEE, MINNESOTA,
AMENDING THE ZONING MAP ADOPTED IN CITY CODE SEC. 151.003 BY
REZONING PROPERTY AT PID: 27-473003-0 FROM HIGH DENSITY
RESIDENTIAL (R-4) ZONE TO MULTIPLE FAMILY RESIDENTIAL (R-3)
DISTRICT**

WHEREAS, The City of Shakopee as applicant and property owner, has applied to rezone property located at PID: 27-473003-0, (located at Vierling Drive West and Lincoln Street) from High Density Residential (R-4) Zone to Multiple Family Residential (R-3) District; and

WHEREAS, the property is legally described as Lot 001, Block 002 of the West Shakopee Gateway First Addition; and

WHEREAS, notices were duly sent and posted, and a public hearing was held before the Planning Commission on April 8, 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 April 20, 2021; and

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

Criteria #1 The original zoning ordinance is in error.

Finding #1 The original zoning ordinance is in error as it is not currently consistent with the 2040 Comprehensive Plan.

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

Finding #2 Significant changes in community goals and policies have taken place following the adoption of the 2040 Comprehensive plan. Given new goals for denser housing options the proposed rezoning aligns with the adopted Comprehensive Plan.

Criteria #3 Significant changes in development patterns have occurred.

Finding #3 Significant changes in development patterns have occurred. The proposed rezoning falls in line with current development trends in a suburban area.

Criteria #4 The Comprehensive Plan requires a different provision.

Finding #4 The comprehensive plan recommends the ability to implement denser, mixed residential development and the proposed rezoning is in line with this provision.

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

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__.