

**ORDINANCE NO. O2021-014**

**AN ORDINANCE OF THE CITY OF SHAKOPEE, MINNESOTA,  
AMENDING THE ZONING MAP ADOPTED IN CITY CODE SEC. 151.003 BY  
REZONING PROPERTY LOCATED IN JACKSON TOWNSHIP TO AGRICULTURAL  
PRESERVATION (AG) ZONE**

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**WHEREAS**, LaTour Farms, LP (c/o John LaTour), property owner & applicant, has applied to rezone the recently annexed property located in Jackson Township to Agricultural Preservation (AG) Zone; and

**WHEREAS**, the property is legally described as:

*See attached Legal Description; and*

**WHEREAS**, notices were duly sent and posted, and a public hearing was held before the Planning Commission on May 6, 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 May 18, 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:

- |                    |                                                                                                                                                                                                                                                                                                                                                                                            |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Criteria #1</b> | The original zoning ordinance is in error.                                                                                                                                                                                                                                                                                                                                                 |
| <i>Finding #1</i>  | <i>The property was recently annexed into the City of Shakopee; therefore, zoning needed to be established for the property.</i>                                                                                                                                                                                                                                                           |
| <b>Criteria #2</b> | Significant changes in community goals and policies have taken place.                                                                                                                                                                                                                                                                                                                      |
| <i>Finding #2</i>  | <i>Significant changes in community goals and policies that concern this property have taken place. Since this property was recently annexed into the City of Shakopee, zoning needs to be established for the property.</i>                                                                                                                                                               |
| <b>Criteria #3</b> | Significant changes in development patterns have occurred.                                                                                                                                                                                                                                                                                                                                 |
| <i>Finding #3</i>  | <i>The City's 2040 Comprehensive Plan identified this property as Mixed Employment Center, which is comparable to business park/light industry zoning. The first step towards complying with this guiding is for this and other adjacent property owners to negotiate with potential developers on a final development plan for this area, that will be consistent with the 2040 Plan.</i> |

**Criteria #4**     The Comprehensive Plan requires a different provision.  
*Finding #4*        *The 2040 Comprehensive Plan was recently approved. No changes to the plan are required.*

**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

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