

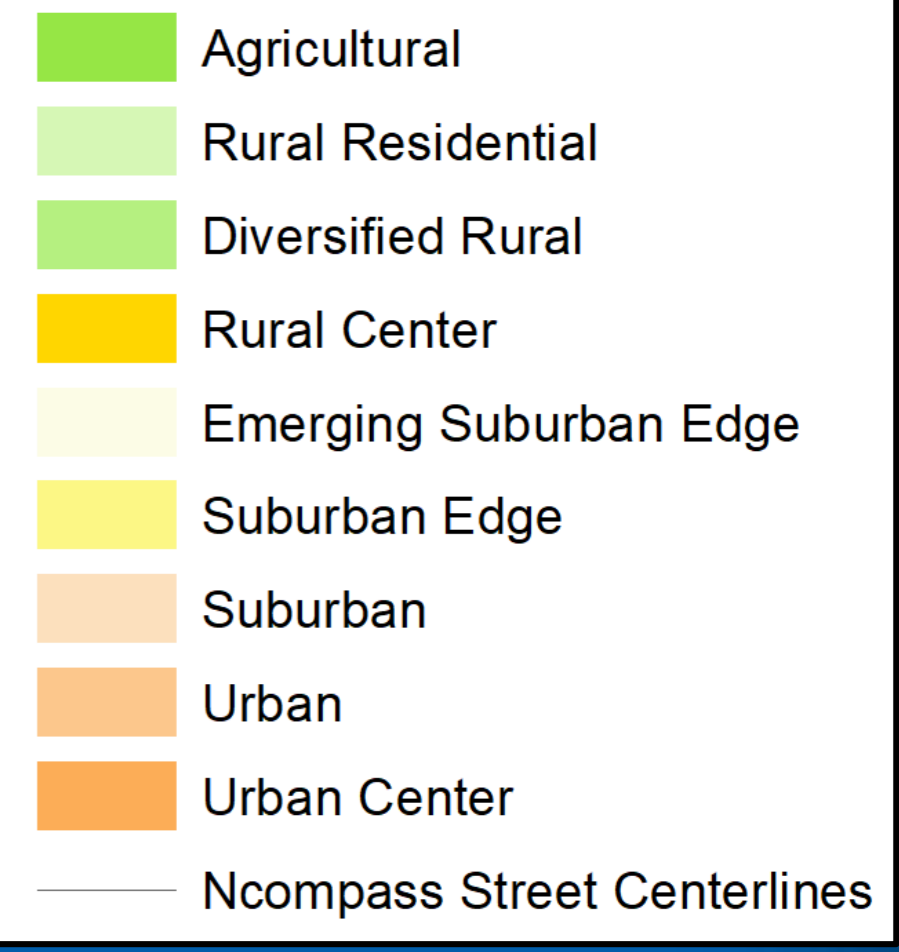
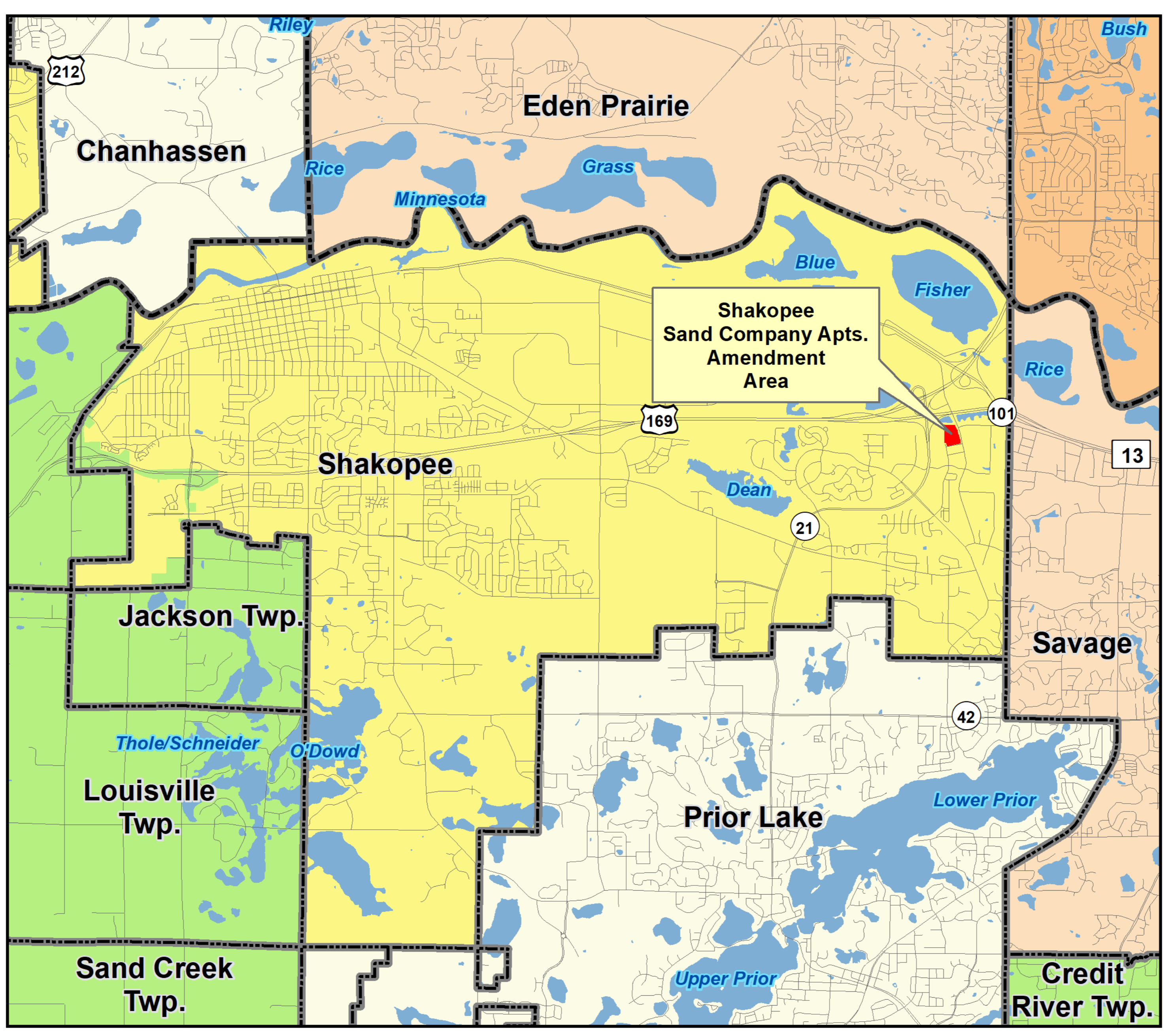
City of Shakopee – District 4

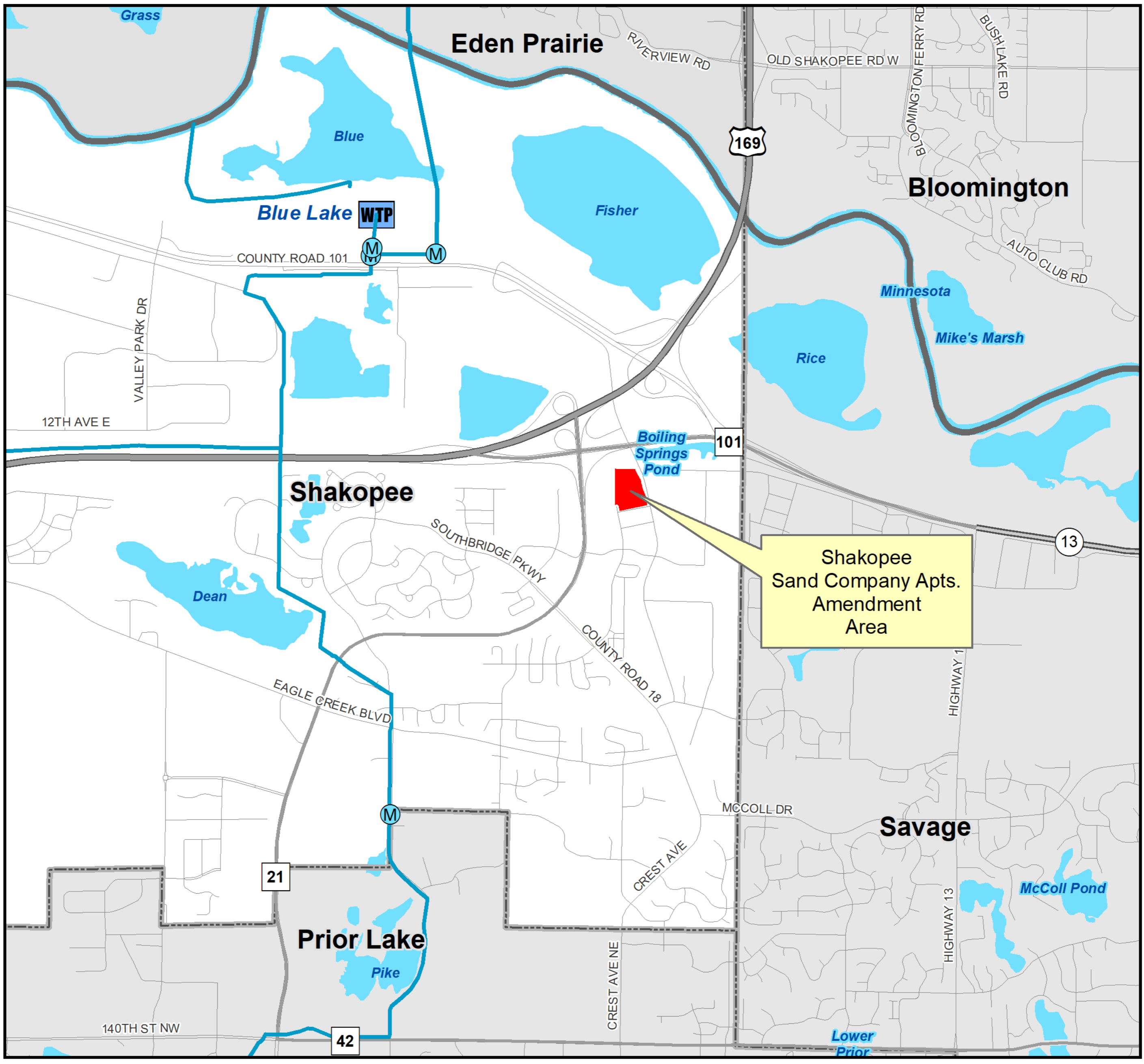
Sand Company Apartments Comprehensive Plan Amendment

September 17, 2018

Community Development Committee







Regional Systems

- Planned Fixed Guideway Stations
- Existing Fixed Guideway Stations

Regional Transitways

- Existing, Fixed Guideway
- Proposed, Fixed Guideway
- Existing, Bus Rapid Transit
- Proposed, Bus Rapid Transit
- Shakopee_Entertainment_Parcels

Wastewater Treatment

- M Meters
- L LiftStations
- MCES Interceptors
- WTP MCES Treatment Plants

Regional Highway System

- Interstates
- US Highways
- State Highways
- County Roads
- Ncompass Street Centerlines

Regional Parks

STATUS

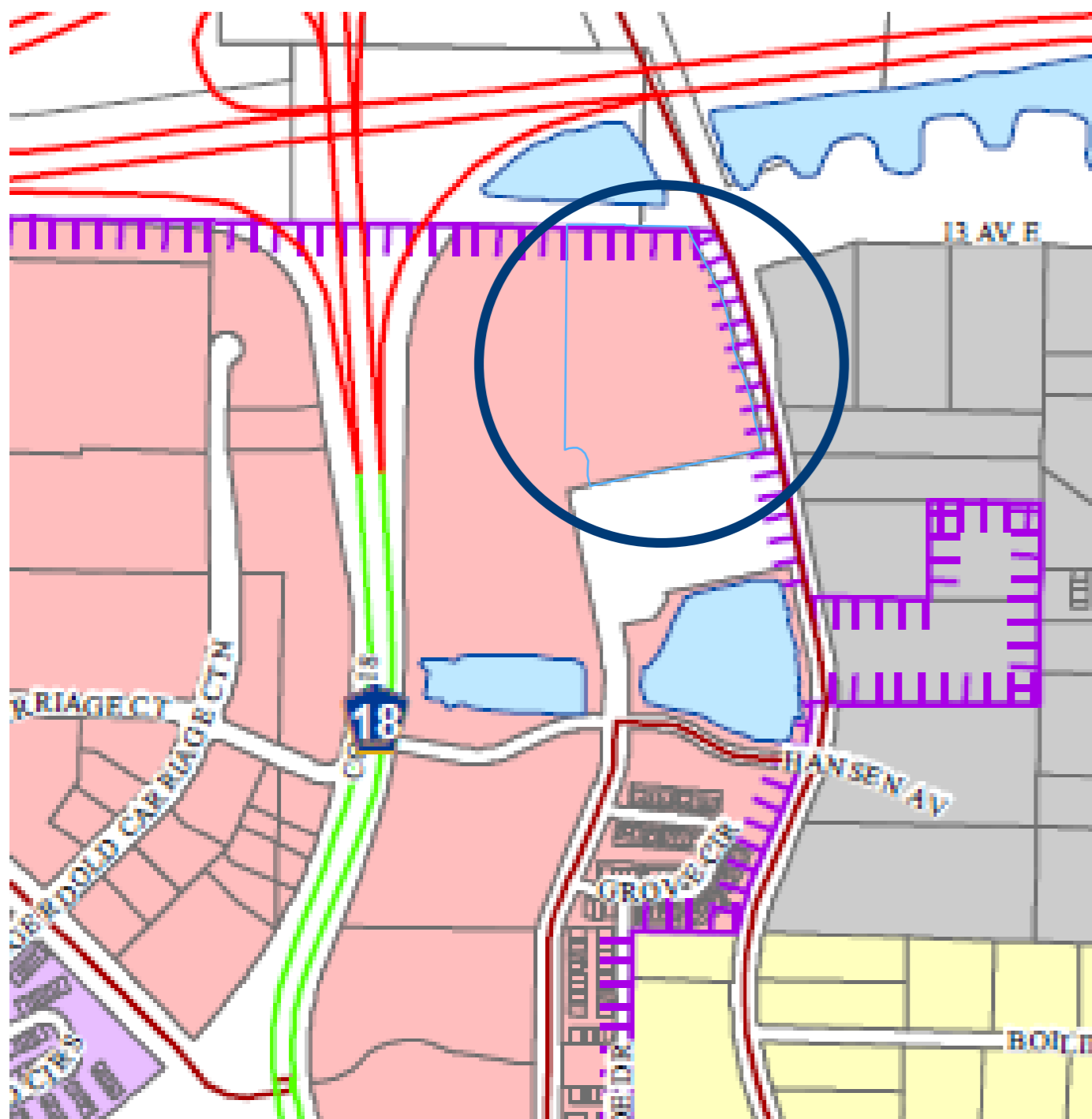
- Existing (Open to Public)
- In Master Plan (Not Open to Public)
- Planned Units
- Existing Regional Trails
- Planned Regional Trails

Amendment Details

- Reguides 12.6 acres of Commercial land use to High Density Residential
- Associated project: Southbridge Crossing
 - 314 residential units
 - The project is already constructed
- This amendment resolves an outstanding inconsistency between the City's adopted comprehensive plan land use guiding and a locally approved development proposal.

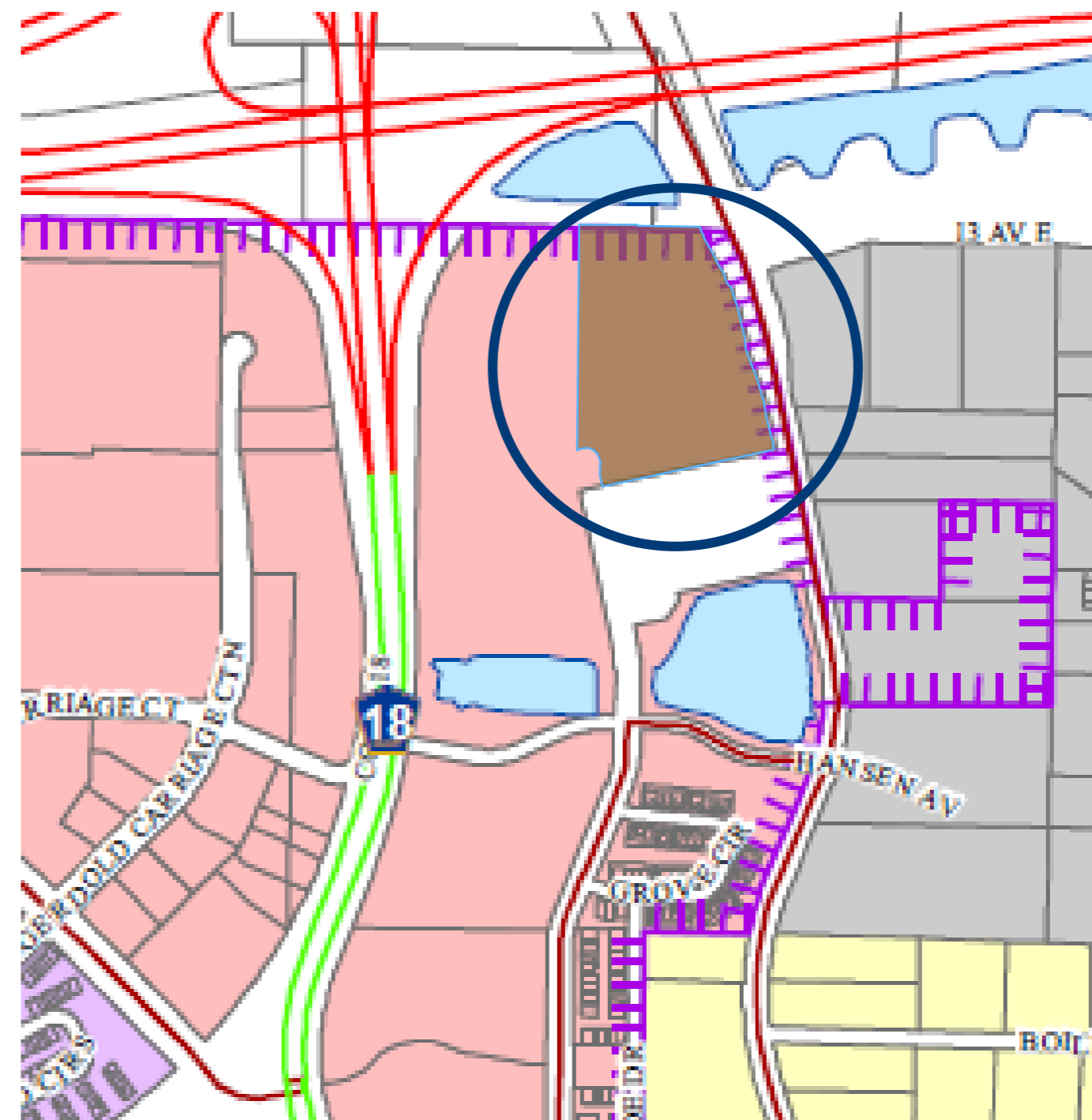
Amendment Land Use

Existing Planned Land Use



- City Boundary
- Potential Aggregate Mining Area
- Existing MUSA Boundary
- SMSC Property in Fee / Trust
- Proposed Land Use Designation
 - Business Park
 - Commercial
 - Entertainment
 - Industrial
 - Institutional
 - Mixed Use
 - High Density Residential
 - Medium Density Residential
 - Single Family Res. (3-5 Units/ Acre)
 - Open Space
 - Park

Proposed Planned Land Use



- City Boundary
- Potential Aggregate Mining Area
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- SMSC Property in Fee / Trust
- Proposed Land Use Designation
 - Business Park
 - Commercial
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 - Mixed Use
 - High Density Residential
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 - Single Family Res. (3-5 Units/ Acre)
 - Open Space
 - Park

Findings

That the proposed amendment:

- Conforms to regional system plans
- Is consistent with Council policies
- Is compatible with the plans of adjacent and affected jurisdictions

Proposed Action

That the Metropolitan Council:

1. Adopt the attached Review Record and allow the City of Shakopee to place the Sand Company Apartments (Southbridge Crossing) Comprehensive Plan Amendment into effect.
2. Find that the proposed amendment changes the City's forecasts. The City will address all forecast adjustments, including both community-wide and TAZ forecasts, through the City's 2040 Comprehensive Plan.
3. Advise the City to implement the advisory comments in the Review Record for Transportation, Forecasts, Land Use, Housing, and Environment.