

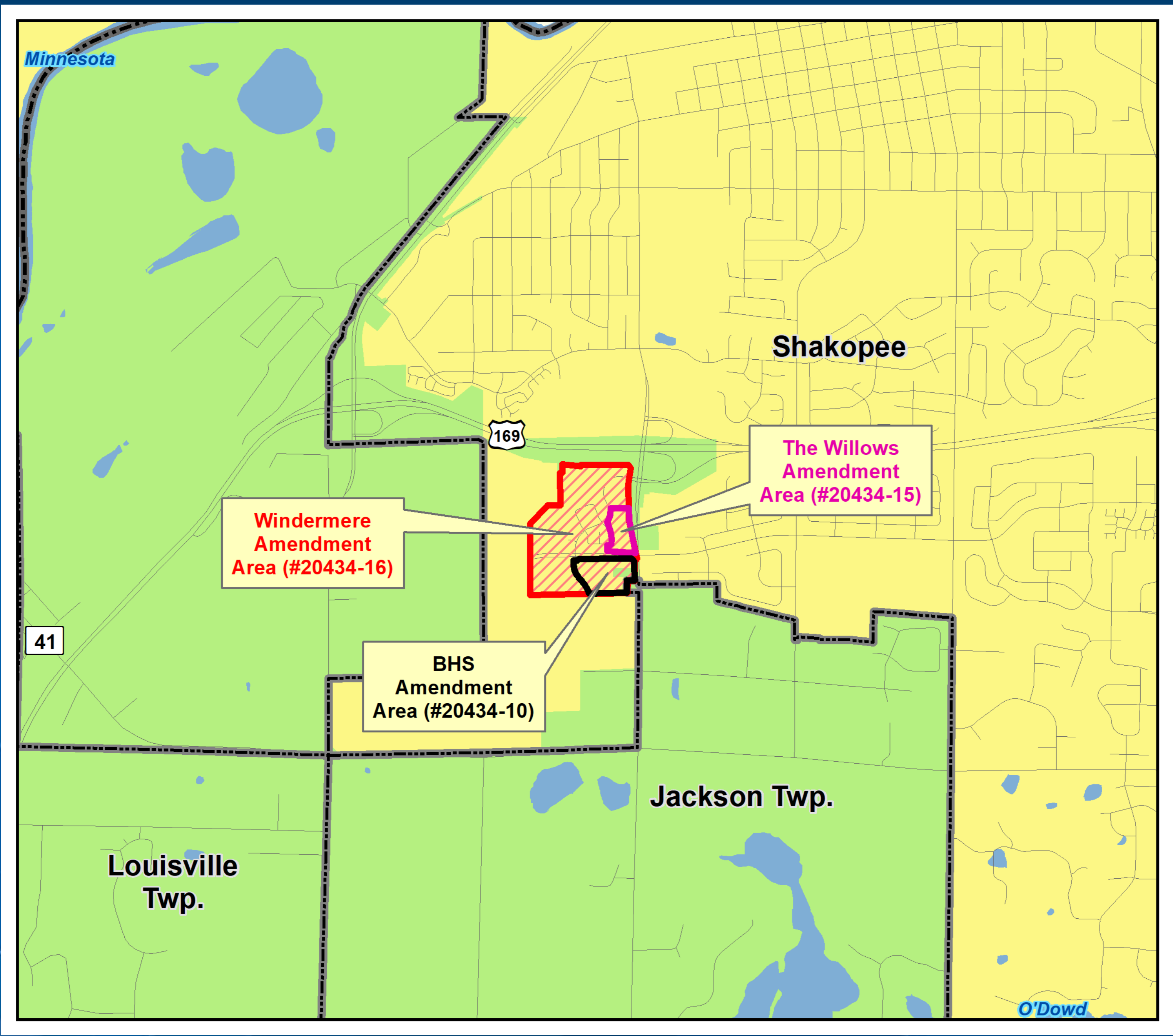
City of Shakopee – District 4

Windermere, The Willows, BHS Comprehensive Plan Amendments

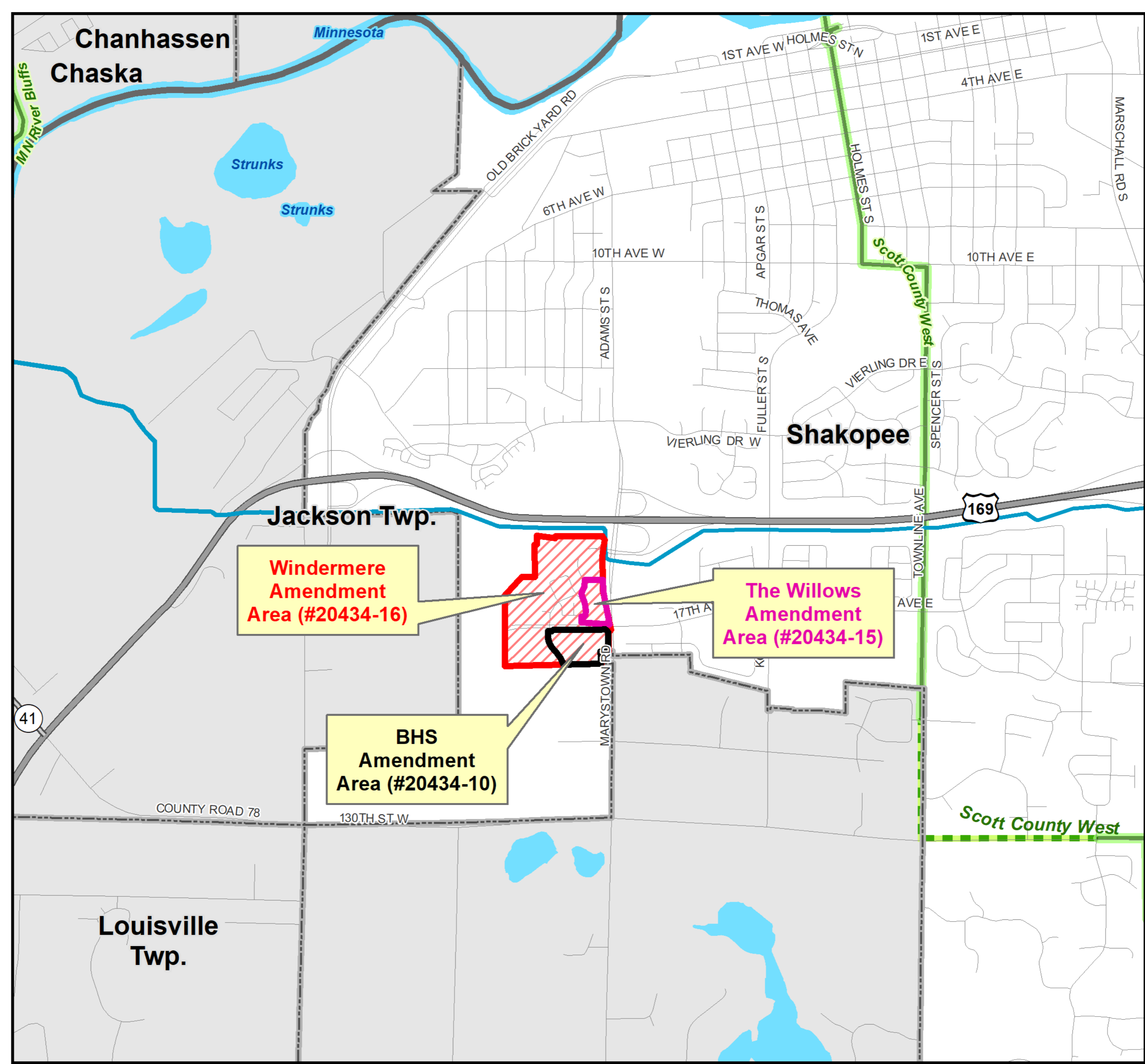
September 17, 2018

Community Development Committee





- Agricultural
- Rural Residential
- Diversified Rural
- Rural Center
- Emerging Suburban Edge
- Suburban Edge
- Suburban
- Urban
- Urban Center
- Ncompass Street Centerlines



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 Lift Stations
- 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

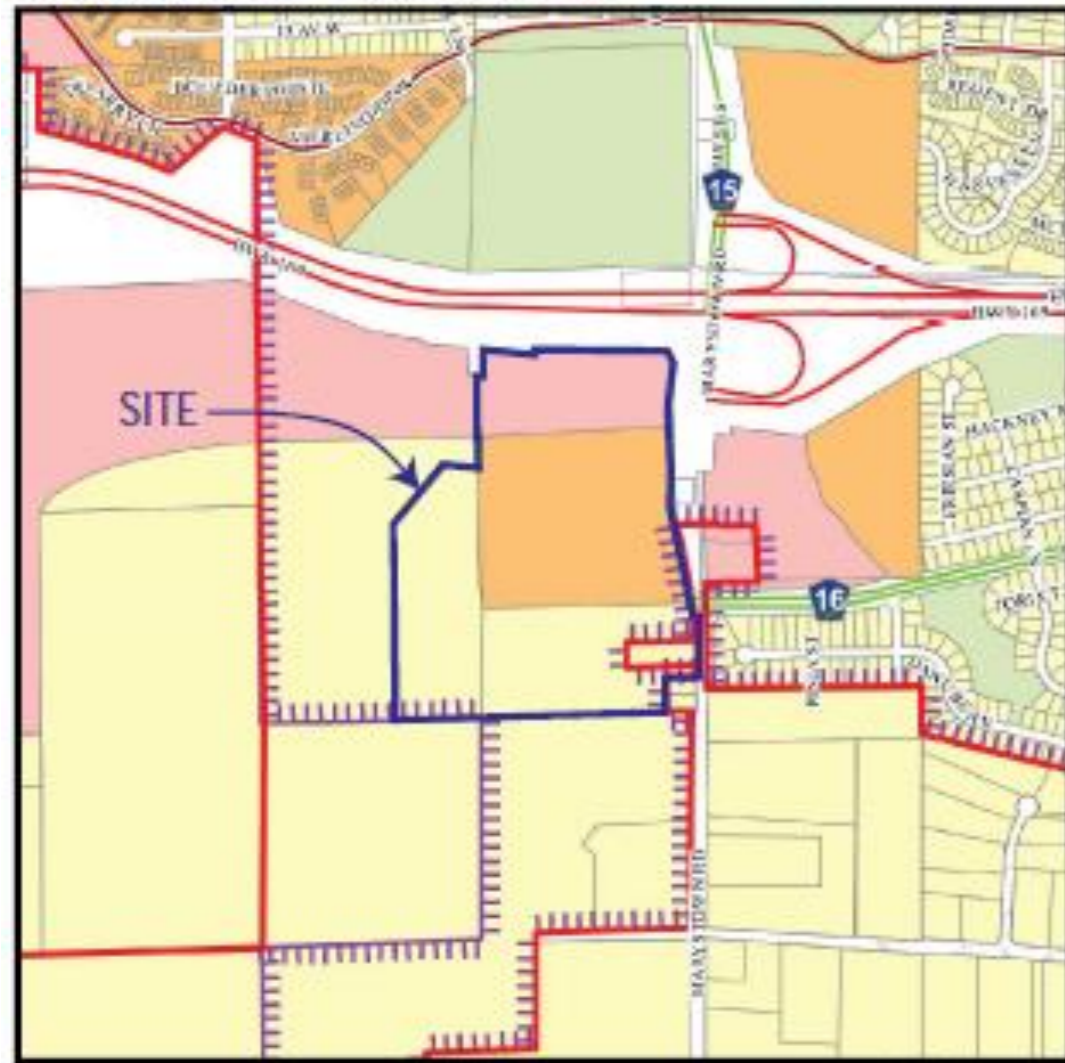
Amendment Details

- Reguides 78 acres
- Associated projects:
 - The Willows, 60 unit affordable development on 3.25 acres
 - BHS Windermere, 277 unit senior living facility on 12 acres

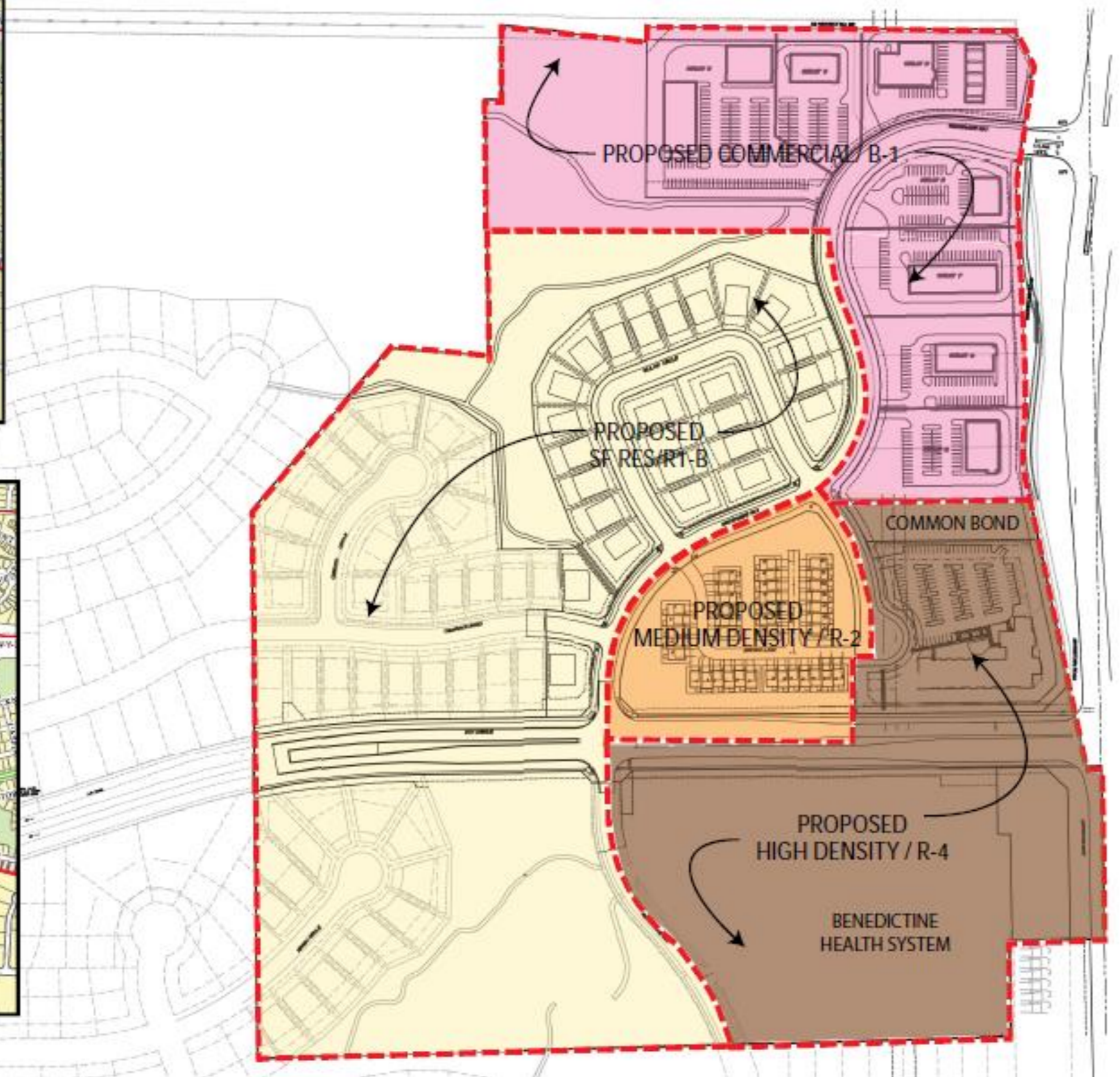
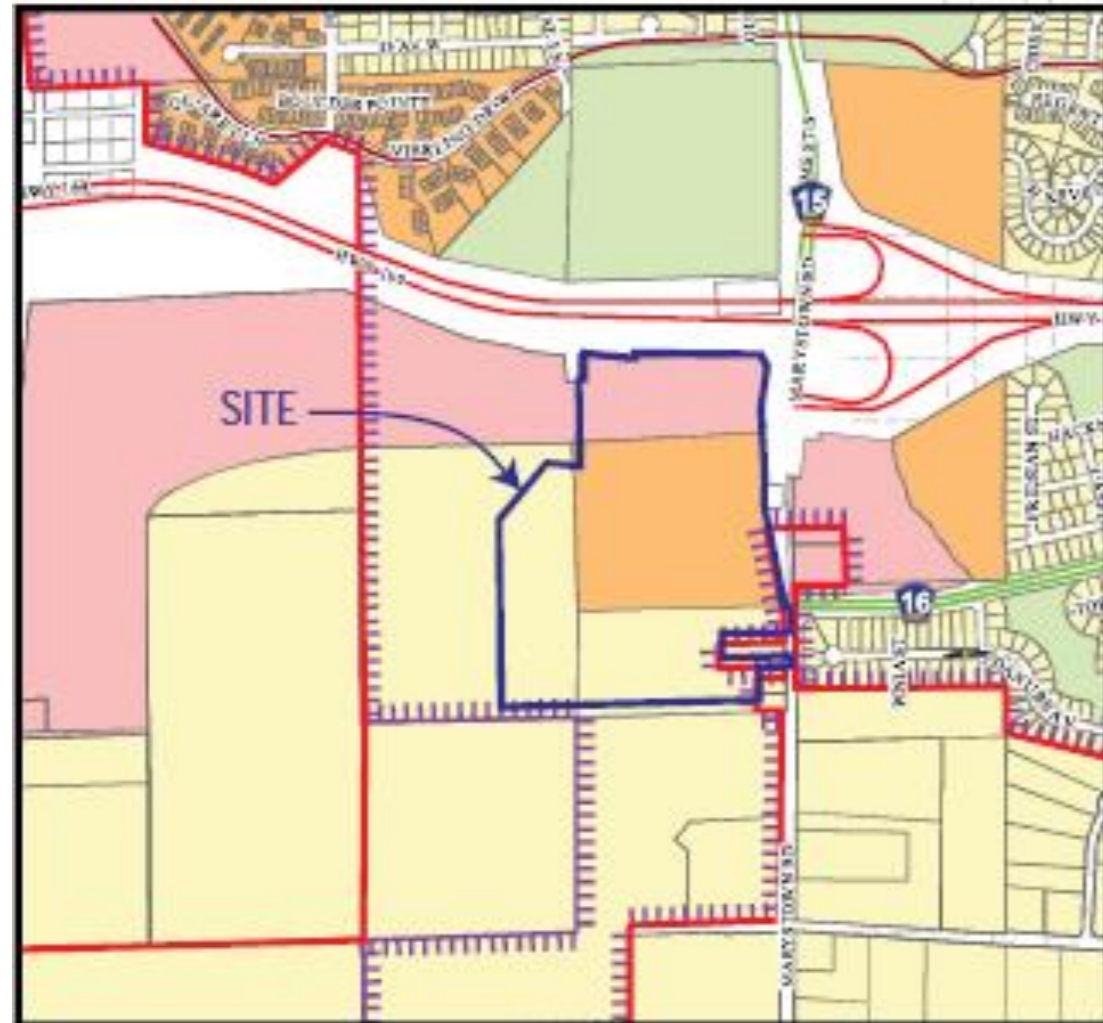
| | Acres | Before Amendment | With Amendment |
|-------------|------------------------------------|-------------------------|--------------------------|
| Windermere | 60+ (excluding other developments) | SFR MDR | SFR HDR Commercial |
| The Willows | 3.25 | MDR | HDR |
| BHS | 12 | SFR | HDR |

Amendment Land Use

EXISTING COMP PLAN GUIDING



EXISTING ZONING PLAN



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 Windermere, The Willows, and BHS Comprehensive Plan Amendments (amendments) into effect.
2. Find that the proposed amendments do change 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, Housing, and Stormwater.