

RESOLUTION NO. R2021-136

**A RESOLUTION OF THE CITY OF SHAKOPEE, MINNESOTA APPROVING THE
PRELIMINARY AND FINAL PLAT OF VALLEY PARK NINETEENTH ADDITION**

WHEREAS, Mike Brandt (applicant) and TOKE LLC (property owner), have made application for the Preliminary and Final Plat of Valley Park Nineteenth Addition; and

WHEREAS, the property is legally described as:

Lots 1, 2, 3 and 4, Valley Park 15th Addition; and

WHEREAS, notice was provided and on September 9, 2021 the Planning Commission held a public hearing regarding the Preliminary and Final Plat of Valley Park Nineteenth Addition, at which time it heard from City Planning staff and invited members of the public to comment; and

WHEREAS, the City Council reviewed the Preliminary and Final Plat of Valley Park 19th Addition on September 21, 2021; and

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Shakopee, Minnesota that the Preliminary and Final Plat of Valley Park Nineteenth Addition is hereby approved subject to the following conditions:

I) The following procedural actions must be addressed/completed prior to the release of the recording of a Final Plat:

- A. Comply with the Engineering Department memorandum dated August 26, 2021.
- B. Comply with all Shakopee Public Utilities requirements and pay the applicable fees.
- C. A Lower Minnesota River Watershed District permit is required.
- D. The park dedication fee is due in the amount of the current City of Shakopee fee schedule.
- E. Easements must be dedicated consistent with the City Engineering Department recommendation.

II. Following approval and recording of the final plat, the following conditions shall apply:

- A. The address number of this site on 12th Avenue will be revised based on the driveway location to match the addressing grid and addresses of surrounding properties.
- B. Due to existing utilities on the site, landscaping and monument sign placement will be limited. The applicant must work with the City of Shakopee and easement holders to provide landscaping on the site consistent with City Code.
- C. The applicant must place a concrete pad on the site adjacent to 12th Avenue to accommodate a bus stop in this area, contact the City Engineering Department for design specifications.
- D. Additional landscape islands are required in parking areas at 1 island per 10 parking spaces to comply with City Code.
- E. Soil compaction notes / requirements must be added to the landscape plan to comply with City Code.
- F. Building design and materials must meet City Code requirements for the Business Park Zone.

Adopted in regular session of the City Council of the City of Shakopee, Minnesota, held the _____ day of September 2021.

Mayor

Attest:

City Clerk