

RESOLUTION NO. R2022-032

**A RESOLUTION OF THE CITY OF SHAKOPEE APPROVING THE FINAL PLAT OF
HENTGES INDUSTRIAL PARK 2ND ADDITION**

WHEREAS, Cretex Industrial Park, LLC, property owner, has made application for Final Plat of HENTGES INDUSTRIAL PARK 2nd Addition; and

WHEREAS, the properties are legally described as:

Outlot B, Hentges Industrial Park, Scott County, Minnesota; and

WHEREAS, notices were duly sent and posted, and public hearings were held before the Planning Commission on December 3, 2020 and March 4, 2021, at which time all persons present were given an opportunity to be heard; and

WHEREAS, the Planning Commission recommended to the City Council that the Preliminary Plat be adopted as proposed; and

WHEREAS, the City Council approved the Preliminary and Final Plat of Hentges Industrial Park on March 16, 2021; and

WHEREAS, the City Council reviewed the Final Plat of Hentges Industrial Park 2nd Addition on March 1, 2022.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Shakopee, Minnesota that the Final Plat of HENTGES INDUSTRIAL PARK 2ND ADDITION is hereby approved subject to the following conditions:

- A. Approval of title by the City Attorney.
- B. Park dedication fees and/or dedication of land in the amount required by the City Code and adopted City fee schedule shall be provided at time of recording the Final Plat for Lot 1, with the Outlot fees to be addressed at time of Final Plat of that parcel.
- C. The applicant shall comply with conditions addressed in the City Engineering Memorandum dated February 22, 2022, noting conditions to be completed prior to recording and those to be completed prior to approval of a grading permit, a street and utility plan and/or a building permit.
- D. SPU requires additional information regarding the use of the field hydrants, and how much water will be used by the field hydrants.
- E. Landscaping is required consistent with City Code requirements. Financial security shall be provided in accordance with City Code (including security for tree replacement).
- F. Fire department access shall be provided as required by the Minnesota State Fire Code. Access roads with widths of less than 20-feet shall require special approval.
- G. Backflow prevention is required on all fire hydrants that extend after building service line. Coordinate with Shakopee Utilities and Shakopee Fire on layout.

- H. The Minnesota Valley Transit Authority (MVTA) requests the applicant/developer include pedestrian connections to and from all buildings, as a lack of pedestrian infrastructure would limit potential future transit service.

After the adoption of the Resolution, the City Clerk shall file certified copies hereof with the County Auditor and County Recorder of Scott County.

Adopted in _____ session of the City Council of the City of Shakopee, Minnesota,
held the _____ day of _____, 2022.

Mayor of the City of Shakopee

ATTEST:

Lori Hensen, City Clerk