RESOLUTION R2022-096
A RESOLUTION OF THE CITY OF SHAKOPEE, MINNESOTA, APPROVING THE PRELIMINARY AND FINAL PLAT OF RIVER VALLEY BUSINESS PARK

WHEREAS, The Opus Group, applicant, and Roger J & Phyllis E Theis Trust, property owners, have made application for Preliminary & Final Plat of River Valley Business Park; and

WHEREAS, the property upon which the request is being made is legally described as:

See Attached Exhibit; and

WHEREAS, notices were duly sent and posted, and a public hearing was held before the Planning Commission on July 7, 2022, 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 River Valley Business Park on August 3, 2022; and

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

A. Approval of title by the City Attorney.
B. Park dedication fees in the amount required by the City Code and adopted City fee schedule shall be provided at time of recording the Final Plat.
C. The applicant shall comply with conditions addressed in the City Engineering Memorandum dated June 24, 2022, which notes 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, including payment of fees/securities related to plat/site development.
D. Comply with mark ups on the submitted plans, as provided by City Engineering and Fire Departments. Landscaping is required consistent with City Code requirements, including providing screening to the residential properties to the north. The developer may work with those property owners to the north to provide the required screening. Financial security shall be provided in accordance with City Code (including security for tree replacement).

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 regular session of the City Council of the City of Shakopee, Minnesota, held the 3rd day of August, 2022.

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Mayor of the City of Shakopee

ATTEST:

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Lori Hensen, City Clerk

PREPARED BY:
City of Shakopee
485 Gorman Street
Shakopee, MN 55379