

RESOLUTION R2022-122

A RESOLUTION OF THE CITY OF SHAKOPEE, MINNESOTA APPROVING THE PRELIMINARY AND FINAL PLAT OF RELIAKOR FIRST ADDITION

WHEREAS, John Mesenbrink (applicant) and Hansen Avenue LLC (property owner), have made application for the Preliminary and Final Plat of Reliakor First Addition; and

WHEREAS, the property is legally described as:

That part of the West one-half of the Southeast one-quarter and the West one-seventh of the East one-half of the Southeast one-quarter, lying Easterly of the centerline of County Road 89, and lying South of the North 1735.18 feet, all in Section 12, Township 115, Range 22, Scott County, Minnesota; and

WHEREAS, notice was provided and on September 8, 2022 the Planning Commission held a public hearing regarding the Preliminary and Final Plat of Reliakor First 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 Reliakor First Addition on September 20, 2022; and

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Shakopee, Minnesota that the Preliminary and Final Plat of Reliakor First 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 29, 2022.
- B. Comply with all Shakopee Public Utilities requirements and provide payment of the applicable fees.
- C. The park dedication fee is due in the amount of the current City of Shakopee fee schedule.
- D. Easements must be dedicated consistent with the City Engineering Department recommendation.

- E. 30' sight triangles must be added to the right-of-way at the intersection of Hansen Avenue and Stagecoach Road.
- F. The applicant must provide drainage and utility easements to encompass the 100-year HWL for all stormwater basins, wetlands, and EOF outlet paths.
- G. The pending special assessment on the existing lots for the Maras Street and Hansen Avenue utility project will be adjusted to reflect the adjusted lot areas of parcels created by this plat.

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

- A. Additional curbed landscape islands and trees are required in parking areas at 1 island per 10 parking spaces to comply with City Code.
- B. Building design and materials and site development for the future building must meet City Code requirements for the I-1, Light Industry zone.
- C. Storage of vehicles, equipment, or materials on newly paved areas on the south portion of the site is not permitted without a conditional use permit for exterior storage.
- D. Additional plantings and a berm at least 3' in height along with acceptable to planning / engineering staff along the south side of Lot 1 is required to comply with the screening requirements of City Code Section 151.111.
- E. Tree protection fencing is required at the dripline of existing trees to be saved prior to any excavation or construction on the site.

**Adopted in regular session of the City Council of the City of Shakopee, Minnesota,
held the 20th day of September 2022.**

Mayor

Attest:

City Clerk