RESOLUTION R2023-011

A RESOLUTION OF THE CITY OF SHAKOPEE APPROVING THE PRELIMINARY PLAT OF BLUFF VIEW ADDITION

WHEREAS, Summergate Development, applicant, and R & J Breeggemann Partnership, property owners, have made application for Preliminary Plat of BLUFF VIEW ADDITION; and

WHEREAS, the property is legally described as:

See attached legal description; *and*

WHEREAS, notices were duly sent and posted, and a public hearing was held before the Planning Commission on February 9, 2023, at which time all persons present were given an opportunity to be heard; and

WHEREAS, the Planning Commission has recommended to the City Council that the Preliminary Plat be adopted as conditioned by Ordinance O2023-002 and this Resolution; and

WHEREAS, the City Council reviewed the Preliminary Plat on February 21, 2023; and

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Shakopee, Minnesota that the Preliminary Plat of BLUFF VIEW ADDITION is hereby approved subject to the following conditions:

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

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 paid prior to the recording of the final plat.
C. Tree removal and new landscaping shall occur consistent with City Code Sections 151.112 (Landscape Requirements) and 151.113 (Tree Preservation Requirements).
D. Site development shall comply with the conditions noted in the City Engineering memo dated January 9, 2023 (including compliance with red-lined comments).
E. Final Plat approval is contingent upon sanitary sewer, water, and the street being extended to the property from the adjacent parcel to the east.
F. Provide funds for and/or construct 17th Avenue (CSAH 16) and associated improvements located within this plat.
G. Construction and development of lots shall comply with the design standards of City Code Section 151.034 (Urban Residential Zone), except as specifically approved by PUD Ordinance O2023-002.
H. Comply with SPU standard terms and conditions.
I. Fire hydrants shall be placed in accordance with local requirements and the Minnesota State Fire Code.

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J. Provide funds for and/or construct a trail along the property frontage on 17th Avenue (CSAH 16), and construct additional walks and trails as shown on the Preliminary Plat plans, (including that trail shown on Outlots A & G, and what is currently identified as Outlot E). consistent with City and County requirements

K. The open space area would consist of Outlots A & G. Outlot E would not be factored into that open space requirement; that proposed area shall be incorporated into the adjacent lots with a 16' wide public trail easement centered over the trail.

Passed in regular session of the City Council of the City of Shakopee, Minnesota held on the 21st day of February, 2023.

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Mayor of the City of Shakopee

Attested:

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Lori Hensen, City Clerk

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