

## RESOLUTION R2023-011

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

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**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 17<sup>th</sup> 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.

- J. Provide funds for and/or construct a trail along the property frontage on 17<sup>th</sup> 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 21<sup>st</sup> day of February, 2023.

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Mayor of the City of Shakopee

Attested:

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Lori Hensen, City Clerk