RESOLUTION R2023-___

A RESOLUTION OF THE CITY OF SHAKOPEE APPROVING THE PRELIMINARY PLAT OF HIGHVIEW PARK

WHEREAS, D.R. Horton Inc. - Minnesota, applicant, and William & Jean Luers, LaTour Farms LP, David Brown, and Harriet Plekkenpol, property owners, have made application for Preliminary Plat of HIGHVIEW PARK; 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 April 6, 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 this Resolution; and

WHEREAS, the City Council reviewed the Preliminary Plat on April 18, 2023; and

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Shakopee, Minnesota that the Preliminary Plat of HIGHVIEW PARK 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 March 20, 2023 (including compliance with red-lined comments).
E. Site development shall comply with the conditions noted in the SPU red-lined comments (attached to report) and with their standard terms and conditions.
F. Construction and development of lots shall comply with the design and performance standards of City Code Section 151.034 (Urban Residential Zone), Section 151.036 (Medium Density Residential Zone), and 151.108 (Construction Materials).
G. Fire hydrants shall be placed in accordance with local requirements and the Minnesota State Fire Code.

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Passed in regular session of the City Council of the City of Shakopee, Minnesota held on the 18th day of April, 2023.

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Mayor of the City of Shakopee

Attest:

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Lori Hensen, City Clerk

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