RESOLUTION R2023-071

A RESOLUTION OF THE CITY OF SHAKOPEE APPROVING THE PRELIMINARY PLAT OF J AND J MINNEAPOLIS

WHEREAS, J & J Minneapolis, LLC, property owner and applicant, have made application for Preliminary Plat of J AND J MINNEAPOLIS; and

WHEREAS, the property is legally described as:

That part of Lot 2, Block 1, Opus MVW, Scott County, Minnesota, which lies Easterly of a line described as follows: Commencing at the Northwest corner of said Lot 2; thence North 89 degrees 49 minutes 19 seconds East, assumed bearing, along the North line of said Lot 2 a distance of 744.71 feet to the point of beginning of the line to be described; thence South 0 degrees 10 minutes 41 seconds East a distance of 1294.77 feet to the South line of said Lot 2 and said line there terminating; and

That part of Lot 1, Block 1, OPUS MVW 2ND ADDITION, Scott County, Minnesota lying northerly of a line described as beginning at the southwest corner of Lot 2, Block 1, Opus MVW, according to the recorded plat thereof; thence South 89 degrees 18 minutes 14 seconds East, assumed bearing, along the south line of said Lot 2 a distance of 1698.4 feet; thence northeasterly 246.00 feet along a tangential curve concave to the northwest having a radius of 366.50 feet and a central angle of 38 degrees 27 minutes 26 seconds; thence North 52 degrees 14 minutes 20 seconds East, tangent to said curve, a distance of 285.50 feet; thence northeasterly 229.32 feet along a tangential curve concave to the southeast having a radius of 353.50 feet and a central angle of 37 degrees 10 minutes 08 seconds; thence North 89 degrees 24 minutes 28 seconds East, tangent to said curve, a distance of 228.26 feet to the easterly line of said Lot 1 and there terminating.

EXCEPT that part thereof lying within Parcel 17, SCOTT COUNTY RIGHT OF WAY PLAT NO. 110, according to the recorded plat thereof; and

WHEREAS, notices were duly sent and posted, and a public hearing was held before the Planning Commission on June 8, 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 proposed; and

WHEREAS, the City Council reviewed the Preliminary Plat on June 20, 2023.

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

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I) The following procedural actions must be addressed/completed 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 May 25, 2023 (including compliance with red-lined comments).
E. The applicant shall comply with the City Code and Design Criteria (specifically, Sections 151.045 Light Industry Zone & 151.108 Construction Materials) as required by the Planning Department.
F. The applicant shall contact SPU directly for regulations regarding their standard terms and conditions.
G. Fire hydrants shall be placed in accordance with local requirements and the Minnesota State Fire Code.

Passed in regular session of the City Council of the City of Shakopee, Minnesota held on the 20th day of June, 2023.

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Mayor of the City of Shakopee

Attest:

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Lori Hensen, City Clerk

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