

RESOLUTION R2023-080

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

WHEREAS, D.R. Horton Inc. - Minnesota, applicant, and LaTour Farms LP, David Brown, and Roger & Vickie Plekkenpol, property owners, have made application for Final Plat of HIGHVIEW PARK; and

WHEREAS, the property is legally described as:

*The North 60 acres of the East Half of the Northwest Quarter (E ½ of NW ¼),
Section 23, Township 115, Range 23, Scott County, Minnesota; and*

*The North 11 acres of the South 20 acres of the East Half of the Northwest Quarter
(E ½ of the NW ¼) of Section 23, Township 115, Range 23, Scott County,
Minnesota; and*

*The North 20 acres of the South 35 acres of the Southwest Quarter of the
Northeast Quarter (SW ¼ of NE ¼) of Section 23, Township 115, Range 23,
Scott County, Minnesota; and*

*The South 15 acres of the Southwest Quarter of the Northeast Quarter (SW ¼ of
NE ¼) of Section 23, Township 115, Range 23, Scott County, Minnesota; 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 and approved the Preliminary Plat on April 18, 2023; and

WHEREAS, the City Council reviewed the Final Plat on July 5, 2023; and

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Shakopee, Minnesota that the Final 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 June 28, 2023 (including compliance with red-lined comments).
- E. Site development shall comply with SPU's 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.
- H. Street names shall be revised to comply with the Fire Marschall requirements.
- I. Those segments of property (identified on the Annexation Exhibit, dated 05/22/2023) must be annexed into the City properly prior to the recording of this plat.
- J. Any work within the Scott County right-of-way shall require a Scott County permit.
- K. No ponding, berming, signage, or landscaping shall be permitted in the Scott County right-of-way.

Passed in regular session of the City Council of the City of Shakopee, Minnesota held on the 5th day of July, 2023.

Mayor of the City of Shakopee

Attest:

Lori Hensen, City Clerk