RESOLUTION R2023-090

A RESOLUTION OF THE CITY OF SHAKOPEE APPROVING THE PRELIMINARY PLAT OF ARBOR BLUFF

WHEREAS, U.S. Home, LLC, applicant, and Terry L & Kitty S. Hauer/ TK & CO LLLP, property owners, have made application for Preliminary Plat of ARBOR BLUFF; 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 August 3, 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 O2023-013 and this Resolution; and

WHEREAS, the City Council reviewed the Preliminary Plat on August 15, 2023; and

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Shakopee, Minnesota that the Preliminary Plat of ARBOR BLUFF 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 July 27, 2023 (including compliance with red-lined comments).
E. 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 O2023-013.
F. Comply with SPU standard terms and conditions.
G. Fire hydrants shall be placed in accordance with local requirements and the Minnesota State Fire Code.
H. Provide a temporary turn-around on Street A, and provide proposed street names for review and approval prior to Final Plat submittal.
I. The open space area would consist of Outlots A, B & C, which exceeds the minimum 15% required area.

DRAFT

Passed in regular session of the City Council of the City of Shakopee, Minnesota held on the 15th day of August, 2023.

_____
Mayor of the City of Shakopee

Attested:

_____
Lori Hensen, City Clerk

DRAFT