

RESOLUTION NO. R2023-133

**A RESOLUTION OF THE CITY OF SHAKOPEE, MINNESOTA APPROVING THE
FINAL PLAT OF CANTERBURY SOUTHWEST FOURTH ADDITION**

WHEREAS, Greystone Construction (applicant) and Canterbury DBSV Development LLC (property owner), have made application for Final Plat of Canterbury Southwest Fourth Addition; and

WHEREAS, the property is legally described as:

Outlot A, Canterbury Southwest Third Addition; and

WHEREAS, notice was provided and on May 7, 2020, the Planning Commission held a public hearing regarding the Preliminary Plat of Canterbury Park 9th Addition, at which time it heard from City Planning staff and invited members of the public to comment; and

WHEREAS, the City Council reviewed the Final Plat of Canterbury Southwest Fourth Addition on November 7, 2023; and

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Shakopee, Minnesota that the Final Plat of Canterbury Southwest Fourth Addition is hereby approved subject to the following conditions:

- I) The following procedural actions must be addressed/completed prior to the release of the recording of a Final Plat:**
- A. Approval of title by the City Attorney.
 - B. Provide electronic files (AutoCAD and Portable Document Format) of the Final Plat to be recorded with datum on the Scott County coordinate system.
 - C. Payment of the Stormwater Management Plan Review in accordance with the current fee schedule is required.
 - D. Comply with the Engineering Department memorandum dated October 31, 2023.
 - E. The park dedication fee is due in the amount of the current City of Shakopee fee schedule at time of plat recording.

- F. A Stormwater Management Plan must be approved prior to grading permit approval.
- G. A cross-access and maintenance agreement for the shared driveways and parking areas must be reviewed and approved by the City and recorded on the properties of this plat.
- H. An ingress and egress easement / agreement and shared parking agreement for the properties immediately to the east and west of this parcel must be reviewed and approved by the City and recorded at Scott County Land Records on this property. The shared parking on the property to the east of this site must be available after 5:00 p.m. on weekdays and on weekends. At least 30 parking spaces must be available for this site.
- I. The existing trail easement area and sign easement area and associated document numbers must be shown on the final plat drawing.

II. Following approval and recording of the final plat, the following conditions shall apply:

- A. Development of the site must comply with the initial Canterbury Southwest PUD and the PUD amendment for development of this site.
- B. Parking stalls adjacent to the sidewalk along Winner's Circle Drive must have at least 24" of separation from the sidewalk.
- C. Approval of the final plat does not constitute approval of the submitted plans.
- D. Private infrastructure must not encroach into public drainage and utility easements or right-of-way.
- E. The parking spaces on the adjacent eastern site must be paved by the end of 2024 if construction of the building and associated parking area on the east site has not happened by then.
- F. If required parking spaces for this site will be on the eastern site, those spaces must be available during construction of a future building on the eastern site. A parking area away from construction / staging may need to be available / fenced off for the duration of construction on the east site.
- G. The availability time or number of spaces in the agreement may need to be amended if warranted by a future use by the parking requirements of City Code, which would be reviewed as part of a tenant build out / change of occupancy.
- H. The applicant must comply with all Shakopee Public Utilities requirements / comments on plans.

Adopted in regular session of the City Council of the City of Shakopee, Minnesota, held the 7th day of November, 2023.

Mayor

Attest:

City Clerk