RESOLUTION R2024-072

A RESOLUTION OF THE CITY OF SHAKOPEE, MINNESOTA APPROVING THE PRELIMINARY AND FINAL PLAT OF MARAS STREET FIRST ADDITION

WHEREAS, John Mesenbrink (applicant) and Maras Street LLC (property owner), have made application for the Preliminary and Final Plat of Maras Street First Addition; and

WHEREAS, the property is legally described as:

(See Attached Exhibit)*; and*

WHEREAS, notice was provided and on May 9, 2024 the Planning Commission held a public hearing regarding the Preliminary and Final Plat of Maras Street First 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 Preliminary and Final Plat of Maras Street First Addition on May 21, 2024; and

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Shakopee, Minnesota that the Preliminary and Final Plat of Maras Street First 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. Comply with the Engineering Department memorandum dated April 19, 2024.
B. The applicant must comply with the conditions of the stormwater review memo and comments on plans.
C. Comply with all Shakopee Public Utilities requirements / redlines comments on plans and provide payment of the applicable fees, including the Truck Water Charge, Maras / Hansen/ 13th Ave Stagecoach Equivalent Lateral Watermain Fee and Water Capacity Charge.
D. A dedicated easement must be granted to SPU for the future building's electric service. Contact SPU for additional details.

E. The park dedication fee is due in the amount of the current City of Shakopee Fee Schedule at the time of recording.
F. Easements must be dedicated consistent with the City Engineering Department recommendation.
G. The applicant must provide drainage and utility easements to encompass the 100-year HWL for all stormwater basins, wetlands, and EOF outlet paths.

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

A. Additional curbed landscape islands and trees are required in parking areas at 1 island per 10 parking spaces to comply with City Code for the new building.
B. Building design and materials and site development for the future building must meet City Code requirements for the I-1, Light Industry zone.
C. Tree protection fencing is required at the dripline of existing trees to be saved prior to any excavation or construction on the site, as noted on plans.
D. The existing fence along the east side of the lot that is adjacent to residential properties must be repaired and maintained in good condition.

Adopted in regular session of the City Council of the City of Shakopee, Minnesota, held the 21st day of May 2024.

_____
Mayor

Attest:

_____
City Clerk

That part of the West Half of the East Six-sevenths of the East Half of the Southeast Quarter of Section 12, Township 115 North, Range 22 West, Scott County, Minnesota, described as follows:

Beginning at the Southeast Corner of Lot 4, Block 1, Maras Addition, according to the recorded plat thereof said point being on the East line of said West Half of the East Six-sevenths of the East Half of the Southeast Quarter, said line being also the West line of Registered Land Survey No. 24; thence on an assumed bearing of South 0 degrees 18 minutes 40 seconds East along said East line of West Half of the East six-sevenths of the East Half of the Southeast Quarter, said line being also the West line of Registered Land Survey No. 24 for a distance of 767.25 feet; thence West parallel with the South line of said Lot 4 for a distance of 283.87 feet; thence North 0 degrees 18 minutes 26 seconds West 767.25 feet to said South line of Lot 4; thence East along said South line of Lot 4 for a distance of 283.82 feet to the actual point of beginning. (Abstract Property)

Except the North 191.85 feet (as measured perpendicular to the North line thereof, the same being the South line of Lot 4, Maras Addition, Scott County, Minnesota) thereof.

and

That part of the West Half of the East Six-sevenths of the East Half of the Southeast Quarter of Section 12, Township 115 North, Range 22 West, Scott County, Minnesota, described as follows:
Commencing at the Southeast Corner of Lot 4, Block 1, Maras Addition, according to the recorded plat thereof, said point being on the East line of said West Half of the East Six-sevenths of the East Half of the Southeast Quarter, said line being also the West line of Registered Land Survey No. 24; thence on an assumed bearing of South 0 degrees 18 minutes 40 seconds East along said East line of West Half of the East six-sevenths of the East Half of the Southeast Quarter, said line being also the West line of Registered Land Survey No. 24 for a distance of 767.25 feet to the actual point of beginning of the tract to be described; thence continuing South 0 degrees 18 minutes 40 seconds East along said East line of the West Half of the East Six-sevenths of the East Half of the Southeast Quarter, said line being also the West line of Registered Land Survey No. 24 for a distance of 449.09 feet to the Southeast Corner of said West Half of the East Six-sevenths of the East Half of the Southeast Quarter, said corner being also the Southwest Corner of Registered Land Survey No. 24; thence North 89 degrees 58 minutes 57 seconds West along the South line of said West Half of the East Six-sevenths of the East Half of the Southeast Quarter 283.905 feet; thence North 0 degrees 18 minutes 26 seconds West 449.00 feet; thence East parallel with the South line of said Lot 4, 283.87 feet to the actual point of beginning.

and

That portion of Tract R, Registered Land Survey No. 24, files of the Registrar of Titles, Scott County, Minnesota, lying Southerly of a line 50 feet North and parallel to the following described line:
Beginning at a point on the East line of the Southeast Quarter, Section 12, Township 115 North, Range 22 West, Scott County, Minnesota, said point 1,493 feet Southerly of the Northeast corner of said Southeast Quarter; thence Northwesterly on a direct line to a point of exit on the West line of said East 3/7 of the East Half of the Southeast Quarter, said point of exit being 1,233 feet South of the Northwest corner thereof.