

RESOLUTION R2024-065

A RESOLUTION OF THE CITY OF SHAKOPEE, MINNESOTA APPROVING THE PRELIMINARY AND FINAL PLAT OF CDA SHAKOPEE ADDITION

WHEREAS, Paul Knutson, UrbanWorks Architecture in partnership with Steve Dunbar, Ivy Properties, applicants, and Scott County Community Development Agency, property owner, have made application for the Preliminary and Final Plat of CDA Shakopee Addition; and

WHEREAS, the property is legally described as:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, all in Block 74, CITY OF SHAKOPEE, Scott County, Minnesota, together with vacated alley accruing thereto by reason of vacation thereof, as set forth in Resolution R2023-070 adopted July 5, 2023, filed November 15, 2023, as Document No. A1181597; and

WHEREAS, notice was provided and on May 9, 2024, the Planning Commission held a public hearing regarding the Preliminary and Final Plat of CDA Shakopee 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 CDA Shakopee 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 CDA Shakopee 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 26, 2024.
- B. Easements for drainage, utility, and stormwater purposes
- C. must be dedicated consistent with the City Engineering Department recommendations and design criteria.
- D. Comply with all Shakopee Public Utilities (SPU) requirements, review and sign Terms and Conditions for Water and Electric Service, enter into a SPU Underground Distribution Agreement, and provide payment of the applicable fees.

- E. A separate, 10-foot-wide electric utility easement is required for any SPU owned electric that is currently, or will be constructed in the future, outside of the proposed drainage and utility easement. These are not to be shown on the plat but granted separately to SPU.
- F. The park dedication fee is due in the amount of the current City of Shakopee fee schedule.

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

- A. Development of Lot 1, Block 1 must comply with conditions and design of the PUD #13 (Scott County CDA Office and Senior Housing).
- B. Plan revision comments provided on the architectural plans and civil drawings need to be made prior to submitting for building or sewer and water permit.
- C. New underground electric shall be constructed from the southeast corner, in the east drainage and utility easement, in the north drainage and utility easement, and shall terminate at the existing underground electric in the northwest corner.
- D. Plan revision comments provided on the landscaping plan for the project must comply with City Code requirements and financial security requirements set forth by City Code.

**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