

RESOLUTION R2024-086

A RESOLUTION OF THE CITY OF SHAKOPEE APPROVING THE FINAL PLAT OF COUNTRYSIDE 3RD ADDITION

WHEREAS, Prairie Meadows, LLC, applicant and property owner, has made application for Final Plat of Countryside 3rd Addition; and

WHEREAS, the property is legally described as:

See attached legal description; and

WHEREAS, notices were duly sent and posted, and a public hearing for the Preliminary Plat was held before the Planning Commission on March 7, 2024, at which time all persons present were given an opportunity to be heard; and

WHEREAS, the Planning Commission recommended to the City Council that the Preliminary Plat be adopted as conditioned by this Resolution; and

WHEREAS, the City Council reviewed the Preliminary Plat on April 2, 2024; and

WHEREAS, the City Council reviewed the Final Plat of Countryside 3rd Addition on June 4, 2024; and

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Shakopee, Minnesota that the Final Plat of COUNTRYSIDE 3RD ADDITION 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 May 28, 2024 (including compliance with red-lined comments).
 - E. Site development shall comply with SPU conditions, including the following: 1) payment of Trunk Water Charge; 2) place Plan Review and Inspection deposit; 3) sign SPU Electric Terms and Conditions; 4) sign Underground Distribution Agreement; and 5) pay an Underground Contribution in Aid of Construction to SPU before SPU will construct underground electric for Countryside 3rd.

- F. Construction and development of lots shall comply with the design and performance standards of City Code Section 151.034 (Urban Residential Zone) and 151.108 (Construction Materials).
- G. Fire hydrants shall be placed in accordance with local requirements and the Minnesota State Fire Code.

Passed in regular session of the City Council of the City of Shakopee, Minnesota held on the 4th day of June, 2024.

Mayor of the City of Shakopee

Attest:

Lori Hensen, City Clerk