

RESOLUTION NO. R2018-031
A RESOLUTION OF THE CITY OF SHAKOPEE, MINNESOTA,
APPROVING THE PRELIMINARY AND FINAL PLAT OF VALLEY VIEW
BUSINESS PARK 3RD ADDITION

WHEREAS, Tom McCary, applicant and Scanell Properties #166 LLC, has made application for a Preliminary & Final Plat, and

WHEREAS, the property which the request is being made is legally described as:

Outlot A, Valley View Business Park 1st Addition, Scott County, Minnesota; and

WHEREAS, the Planning Commission of the City of Shakopee did review this application on March 8, 2018, and

WHEREAS, all required public notices regarding the public hearing for the application were duly sent and posted and all persons appearing at the hearing have been given an opportunity to be heard thereon; and

WHEREAS, the City Council of the City of Shakopee did review the Preliminary & Final Plat on March 20, 2018 and adopted the following findings:

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHAKOPEE, MINNESOTA, AS FOLLOWS:

That the Preliminary & Final Plat of Valley View Business Park 3rd Addition is hereby approved, subject to the following conditions:

I. Conditions to be met prior to recording of Final Plat:

1. Park dedication fees are due based on the current city feed schedule at the time of recording of the final plat. The current fee for 2018 is \$9,500 / acre.
2. A cash escrow must be provided in an amount based on an approved contractor's bid for a segment of sidewalk to connect the building on Lot 1 to a future sidewalk / trail along Barenscheer Blvd.
3. If Barenscheer Blvd is to be a public street (decision is scheduled for March 6), Lot 1 should be re-configured to remove the street frontage on 4th Avenue.

4. A maintenance agreement / ingress, egress easement will be required for the truck court area that crosses lot lines.
5. The applicant must submit a detailed lot area drawing showing the total plat area, the total area encompassing high water levels of wetlands/storm water basins and the total area of lots.
6. The applicant must obtain, at a minimum, conditional approval of the Storm Water Management Plan for the proposed development.
7. Provide electronic files (AutoCAD and Portable Document Format – PDF) of the Final Plat to be recorded with datum on the Scott County coordinate system.
8. Since this is a revised preliminary plat and Scott County requires the plat name to be changed, the name must be changed to an appropriate name.
9. Easements must be shown on the final plat as approved by the City Engineer. They include, but are not limited to, the following:
 - Provide drainage and utility easement encompassing the 100-year HWL for the storm pond.
 - An eleven (11) foot drainage and utility easement is shown along the west side of the ingress and egress easement area. This should be changed to ten (10) feet.
 - Provide all other easements required per City of Shakopee Design Criteria.

II. Conditions to be met prior to approval of a grading permit, utility plan, or building permit:

1. Maximum impervious surface on each lot is 75%
2. Landscaping on the site shall be at least the amount of the quantities and match the species diversity proposed on the table on the approved landscape plan.
3. Plantings must comply with notes on plan regarding no plantings in easements containing utilities and also a 6' setback from pavement for trees / shrubs
4. Planting areas shall meet City requirements for maximum compaction of 80% standard proctor, or 200 PSI.
5. Landscape islands and all planting areas shall meet City soil volume requirements for trees set forth in City Code.
6. Spacing / staggering of evergreens along Barescheer Blvd shall be increased to the maximum possible for this quantity.
7. Payment of the Trunk Storm Water Charge must be made, as required by the most current City of Shakopee Fee Schedule
8. The applicant must obtain final approval of a Storm Water Management Plan for the proposed development.
9. The applicant must obtain a NPDES construction site permit prior to any land disturbing activities. A copy of the coverage card and letter must be provided to the city.
10. The applicant must grade the entire site, as proposed on the approved plans, in one phase within one year from the date of approval of the grading permit application. Grading is defined as bringing the site to the proposed finished grade with materials deemed acceptable by the City of Shakopee engineering department, providing topsoil per City requirements and applying seed, mulch and/or sod per City requirements and providing an as-built record grading plan per Section 2.5 of the City of Shakopee Design Criteria.

11. As noted on the plans, Barenscheer Boulevard is currently a private road. The applicant shall provide the city a copy of a cross-access easement for the proposed driveways onto Barenscheer Boulevard.
12. The Ingress and Egress easement in the northeast portion of the property is not wide enough to accommodate the proposed driveway design and required setbacks. Any proposed access driveways must meet the minimum setback requirements.
13. The applicant must provide the city a copy of the easement to perform grading on the adjacent property to the east. The city does not authorize any grading on adjacent property until an easement has been submitted.
14. The applicant must comply with Shakopee Public Utilities policies and pay all necessary fees.
15. The applicant must enter into a Utility Facilities Easement Agreement with the City of Shakopee. A copy of the agreement can be obtained from the Public Works Department.
16. The applicant must enter into a Construction Management Agreement with the City of Shakopee. A copy of the agreement can be obtained from the Public Works Department.
17. Approval of the Preliminary and Final Plat requests does not constitute approval of the submitted plans.
18. Fencing must be placed on top of retaining walls in accordance with the building code.

III. Following Recording of the Plat and Issuance of a Grading / Building permit, the following conditions apply:

1. If a sidewalk / trail easement is necessary for a future trail / sidewalk along Barenscheer Blvd, a current or future property owner shall dedicate the necessary easement at no cost to the City.
2. The proof of parking area on Lot 1 must connect to the private driveway to Shenandoah Drive, if and when the parking area is needed.
3. If / when proof of parking area is needed, sidewalks / pedestrian ramps are required to cross the landscape island and currently proposed drive aisle.

Adopted in _____ session of the City Council of the City of Shakopee, Minnesota, held on the ____ day of _____, 2018.

Mayor of the City of Shakopee

ATTEST:

Lori Hensen, City Clerk

PREPARED BY:
City of Shakopee
129 Holmes Street South
Shakopee, MN 55379