

RESOLUTION NO. R2018-074
A RESOLUTION OF THE CITY OF SHAKOPEE, MINNESOTA,
APPROVING THE PRELIMINARY AND FINAL PLAT OF UNIVERSAL BUSINESS
CENTER

WHEREAS, John Mesenbrink, applicant and Dahlen Real Estate LLC, CFP Enterprises LLC, and Jeffrey and Colleen Loftsgaarden, property owners, has made application for a Preliminary & Final Plat, and

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

Lots 1-3, Block 1, Stagecoach Business Center, Scott County, Minnesota; and

WHEREAS, the Planning Commission of the City of Shakopee did review this application on June 7, 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 June 19, 2018 and:

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

That the Preliminary & Final Plat of Universal Business Center 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. All pending special assessments must be paid in full.
3. If the shape and size of Lot 1 is revised to meet Shakopee Public Utilities requirements, the lot must meet all City design standards.

4. The applicant must comply with the Engineering Department Memorandum dated 5/31/18.
5. The applicant must comply with Shakopee Public Utilities Memorandum dated 5/18/18.
6. The applicant must comply with the MnDOT memorandum dated 5/31/18.

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

1. Trees must be replaced on the site in accordance with an approved woodland management plan. Landscaping on the site must comply with City Code requirements.
2. The building materials of the building must comply with City Code requirements.
3. If there is an access to the cul-de-sac to the north of this plat, the driveway must be at least 24' in width, or be signed as a one-way drive aisle with the appropriate signage. Access to the cul-de-sac must be approved by Scott County and MnDOT.
4. Maximum impervious surface on the lots must not exceed 75%.

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