

RESOLUTION NO. R2018 - 076

A RESOLUTION OF THE CITY OF SHAKOPEE APPROVING THE FINAL PLAT OF CANTERBURY SEVENTH ADDITION

WHEREAS, Doran Canterbury 1, LLC, applicant, and Canterbury Park Holding Corporation, Canterbury Development, LLC & Canterbury Park Entertainment, LLC, property owners, have made application for Final Plat of Canterbury 7th Addition; and

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

Lot 1, Block 1, Canterbury Park Sixth Addition, Lot 1, Block 1, Canterbury Park Fifth Addition, Outlots B, C, D, F, G, & H, Canterbury Park Sixth Addition, and that part of vacated Shenandoah Drive as dedicated on Canterbury Park Sixth Addition, lying northerly of the southeasterly extension of the southerly line of Outlot D, Canterbury Park Sixth Addition, Scott County, Minnesota; and

WHEREAS, notice was provided and on April 5, 2018, the Planning Commission held a public hearing regarding the Canterbury Park Seventh Addition preliminary plat, at which it heard from City Planning staff and invited members of the public to comment; and

WHEREAS, the City Council reviewed the Preliminary Plat on April 17, 2018.

WHEREAS, the City Council reviewed the Final Plat on July 3, 2018.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Shakopee, Minnesota that the Final Plat of Canterbury 7th 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. Approval of title by the City Attorney.
- B. Cash in lieu of land is recommended to satisfy the Park Dedication Requirement. 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. All conditions shall be met that are including in the attached Engineering Memo dated June 28, 2018 and the attached memo from SPUC.
- D. Preliminary park dedication calculations (to be confirmed at time of recording) are as follows: 295 units @ \$2225/unit = \$656,375 for the multiple family residential project.

- E. Roadways and roundabouts must accommodate movement of fire apparatus and other large emergency vehicles.
- F. Roadway names should be consistent with names of adjoining streets.
- G. Fire hydrants shall be placed in accordance with local requirements and the Minnesota State Fire Code.
- H. Full growth landscaping shall not obstruct fire department access.
- I. Fire department access shall be provided as required by the Minnesota State Fire Code. Access roads with widths of less than 20-feet shall require special approval.
- J. Any gates shall be provided with emergency access.
- K. Residential living areas and parking garage areas shall be provided with standpipes as required by the Shakopee Fire Department.

**Adopted in regular session of the City Council of the City of Shakopee, Minnesota,
held the _____ day of _____, 2018.**

Mayor of the City of Shakopee

Attest:

Lori Hensen, City Clerk