

RESOLUTION NO. R2020-137

**A RESOLUTION OF THE CITY OF SHAKOPEE APPROVING THE PRELIMINARY
AND FINAL PLAT OF CANTERBURY CROSSING**

WHEREAS, Pulte Homes and Lifestyle Communities, applicants, and Canterbury Development LLC and Doran Canterbury II LLC, property owners, have made application for the Preliminary and Final Plat of Canterbury Crossing; and

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

*Outlot D, Canterbury Park Seventh Addition
and
Outlot F, Canterbury Park Ninth Addition; and*

WHEREAS, notice was provided and on October 8, 2020 and November 5, 2020, the Planning Commission held a public hearing regarding the Canterbury Crossing preliminary plat, 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 on November 17, 2020.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Shakopee, Minnesota that the Preliminary and Final Plat of Canterbury Crossing is hereby approved subject to the following conditions:

1. The applicant must comply with the Stormwater Review memorandum dated October 5, 2020.
2. The applicant must comply with the Engineering Department memorandum dated October 30, 2020.
3. Park dedication must be paid consistent with the current City of Shakopee fee schedule at the time of recording of the final plat for the townhouse lots. The park dedication for Lot 1, Block 1 is due at the time of building permit. The current fee for 2020 is \$4,450 / unit.
4. The declaration on the final plat drawing must be adjusted to include the owner of Outlot D, Canterbury Park Seventh Addition.

5. The private access easement for the adjacent farmstead property to the west must be vacated prior to the development of Outlot B.
6. The applicant must agree to the standard terms and conditions of Shakopee Public Utilities Commission in order to receive water and electric service.
7. Financial security for landscaping, including boulevard trees is required in the amount of 150% of an approved bid prior to the issuance of a grading permit or building permit. Financial security will be held for 2-years from the time of planting. Up to 75% of the financial security may be released or reduced upon an approved inspection at the time of planting if a 2-year warranty is provided.
8. Retaining walls that fall on private townhouse lots are required to be maintained by the future homeowner's association.
9. Development of the site, including public and private driveways, public and private sidewalks, parking areas and must be consistent with the submitted site plan and review comments provided on submitted drawings.

**Adopted in regular session of the City Council of the City of Shakopee, Minnesota,
held the _____ day of _____, 2020.**

Mayor of the City of Shakopee

Attest:

Lori Hensen, City Clerk