

RESOLUTION NO. R2020-144

A RESOLUTION OF THE CITY OF SHAKOPEE APPROVING THE PRELIMINARY PLAT OF WINDERMERE SOUTH FOURTH ADDITION

WHEREAS, D.R. Horton, Inc. – Minnesota, applicant, and LaTour Farms LP, property owners, have made application for Preliminary Plat of WINDERMERE SOUTH FOURTH ADDITION; and

WHEREAS, the properties are legally described as:

Outlot A, LA TOUR TERRACE, Outlot E and F, WINDERMERE, and Outlot A and B, WINDERMERE SOUTH 2ND ADDITION, according to the recorded plat thereof, Scott County, Minnesota; and

WHEREAS, notices were duly sent and posted, and a public hearing was held before the Planning Commission on December 3, 2020, at which time all persons present were given an opportunity to be heard; and

WHEREAS, the Planning Commission has recommended to the City Council that the Preliminary Plat be adopted as proposed; and

WHEREAS, the City Council reviewed the Preliminary Plat on December 15, 2020.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Shakopee, Minnesota that the Preliminary Plat of WINDERMERE SOUTH FOURTH 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. Park dedication fees and/or dedication of land in the amount required by the City Code and adopted City fee schedule shall be provided at time of recording the final plat.
- C. The applicant shall comply with Engineering Memorandum dated November 25, 2020, except that the applicant shall work with staff regarding conditions included in comment #5.
- D. The applicant shall comply with Shakopee Public Utilities Memorandum general conditions, terms and fees.
- E. The applicant shall provide an approved cash escrow amount for the construction of a future greenway trail.
- F. Landscaping is required consistent with City Code requirements. Financial security shall be provided in accordance with City Code.
- G. Fire hydrants shall be placed in accordance with local requirements and the Minnesota State Fire Code.
- H. August Drive, as an overlength cul-de-sac, shall not have more than the maximum allowed 30 lot accesses.

- I. Street naming for the transition from Attenborough Street to Aloha Avenue shall comply with City Fire Department requirements.

Passed in regular session of the City Council of the City of Shakopee, Minnesota held on the _____ day of _____, 2020.

Attested:

City Clerk

Mayor

DRAFT