

RESOLUTION NO. R2020-143

A RESOLUTION OF THE CITY OF SHAKOPEE APPROVING THE PRELIMINARY PLAT OF SUMMERLAND PLACE

WHEREAS, Summergate Development, applicant, and Gene Hauer, property owner, have made application for Preliminary Plat of SUMMERLAND PLACE; 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 SUMMERLAND PLACE is hereby approved subject to the following conditions:

I) The following procedural actions must be addressed prior to the release of the recording of a Final Plat:

- A. Approval of title by the City Attorney.
- B. 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. Review and discuss with City Engineering the conditions included in their memo dated November 25, 2020.
- D. Review and discuss with Scott County the conditions included in their memo dated November 24, 2020.
- E. Review and discuss with Shakopee Public Utilities Commission the conditions included in their memo dated April 1, 2020.
- F. Provide funds for the construction of a trail along the property frontage on 17th Avenue (CSAH 16).
- G. Fire hydrants shall be placed in accordance with local requirements and the Minnesota State Fire Code.
- H. 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.
- I. Fire Dept. requires a turning movement plan for the parking lot area.
- J. Fire Dept. requires the type of construction and square footage by floor of the apartment buildings.
- K. Fire Dept. requires private drives at the ends of the town house structures, with address markers at the intersection with public road.
- L. Consult with Centerpoint Energy staff regarding their service requirements for this subdivision.

- M. There is a deferred special assessment that requires the total amount (\$507,958.69) to be paid in full.
- N. While the site is not within 1/4 mile of existing MVTA routes, MVTA is supportive of the proposed pedestrian connections within the development to enhance the pedestrian experience.

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

Mayor of the City of Shakopee

Attested:

Lori Hensen, City Clerk