

RESOLUTION NO. R2021-039

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

WHEREAS, D.R. Horton, Inc. – Minnesota, applicant, and La Tour Farms LP, property owners, have made application for Final 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, the Planning Commission held a public hearing and reviewed the Preliminary Plat on December 3, 2020 and 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, and

WHEREAS, the City Council reviewed the Final Plat on March 16, 2021.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Shakopee, Minnesota that the Final Plat of WINDERMERE SOUTH FOURTH ADDITION is hereby approved subject to the following conditions:

- A. Approval of title by the City Attorney.
- B. Park dedication fees and/or dedication of land and improvements in the amount required by the City Code and adopted City fee schedule shall be provided prior to recording the final plat.
- C. The applicant shall provide a cash escrow amount for the construction of park equipment and the proposed greenway trail within this development consistent with City staff recommendations.
- D. Landscaping and site design & performance standards (re: residential lots, open space and trail construction) are required consistent with City Code requirements.
- E. The applicant shall provide financial security for tree replacement and landscaping in accordance with City Code requirements.
- F. The applicant shall comply with conditions noted in Shakopee Public Utilities Memorandum attached to this Resolution.
- G. The applicant shall comply with conditions addressed in City Engineering's Memorandum dated February 23, 2021, noting conditions to be completed prior to recording and those to be completed prior to approval of a grading permit, a street and utility plan and/or a building permit.

- H. Fire hydrants shall be placed in accordance with local requirements and the Minnesota State Fire Code.
- I. August Drive, as an overlength cul-de-sac, shall not have more than the maximum allowed 30 lot accesses.
- J. Determine street name break location for Attenborough St. and Aloha Ave. Add street signage as needed to clearly identify break location. Coordinate signage with Shakopee Fire Department.
- K. MVTA encourages the developer to include pedestrian access to both sides of every street, whenever possible.

After the adoption of the Resolution, the City Clerk shall file certified copies hereof with the County Auditor and County Recorder of Scott County.

Adopted in _____ session of the City Council of the City of Shakopee, Minnesota,
held the _____ day of _____, 2021.

Mayor of the City of Shakopee

ATTEST:

Lori Hensen, City Clerk