

RESOLUTION NO. R2021-046
A RESOLUTION OF THE CITY OF SHAKOPEE, MINNESOTA, APPROVING
THE FINAL PLAT OF SOUTHBRIDGE CROSSINGS APARTMENTS SECOND
ADDITION

WHEREAS, Megan Carr, applicant, and Shakopee Crossings Limited Partnership, property owner, has made application for the final plat of Southbridge Crossings Apartments Second Addition; and

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

Outlots A and B, Southbridge Crossings Apartments First Addition; and

WHEREAS, all required public notices regarding the public hearing for the preliminary plat and conditional use permit for development of this site were duly sent and posted and all persons appearing at the hearing the Planning Commission Meeting on July 7, 2016 have been given an opportunity to be heard thereon; and

WHEREAS, the City Council of the City of approved the final plat of Southbridge Crossings Apartments First Addition on July 19, 2016; and

WHEREAS, the City Council reviewed the proposed final plat of Southbridge Crossings Apartments Second Addition on March 16, 2021; and

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Shakopee, Minnesota that the final plat of Southbridge Crossings Apartments Second Addition is hereby approved subject to the following conditions:

I. The following actions must be completed prior to the recording of the Final Plat:

1. Refer to Shakopee Public Utilities comments for watermain location / easements.
2. Conduct a title search to confirm other interests on the property.
3. Pay all applicable fees/charges listed below, as required by the most current City of Shakopee Fee Schedule including: Trunk Storm Water Charge, Trunk Sanitary Sewer Charge, and Storm Water Management Plan Review fee.
4. Easements will be shown on the Final Plat as approved by the City Engineer. They include, but are not limited to the following:
 - Verify appropriate drainage and utility easements are provided. The minimum widths of drainage and utility easements are set forth in Section 10.1.A-D of the City of Shakopee Design Criteria.

- Dedicate five (5) feet of drainage and utility easement along all common internal property line between Lots 1 and 2 of Block 1 and between Lot 2, Block 1 and Lot 1, Block 1 of the Southbridge Crossings Apartments First Addition plat.
- 5. Submit a detailed lot area drawing showing the total plat area, the total drainage and utility easement area encompassing 100-year high water levels of wetlands/storm water basins, the total area of conservation easements and outlots and the total area of lots.
- 6. Approval of the final plat does not constitute approval of the submitted plans.
- 7. Submit an amendment to the Traffic Impact Study that was previously submitted. If one was not previously submitted, a Traffic Impact Study must be prepared, and all improvements required for this development must be paid for by the applicant.
- 8. Submit recorded cross access and maintenance agreements for the private driveways, sanitary sewer and storm sewer on the site.
- 9. Obtain final approval of the development's storm water management plan.
- 10. Provide the City a copy of MnDOT approval of the storm water discharge pipe.
- 11. Provide electronic files (AutoCAD and Portable Document Format – PDF) of the Final Plat to be recorded with datum on the Scott County coordinate system.

II: The following conditions must be addressed / completed prior to approval of a grading permit and/or a street and utility plan:

1. A Lower Minnesota River Watershed District individual permit is required. Application must be made directly to the watershed district for this permit.
2. Obtain a NPDES construction site permit prior to any land disturbing activity. A copy of the permit must be provided to the city.
3. Grade the entire site, as proposed on the approved plans, in one phase within one year from the date of approval of the grading permit application. Grading is defined as bringing the site to the proposed finished grade with materials deemed acceptable by the City of Shakopee engineering department, providing topsoil per City requirements and applying seed, mulch and/or sod per City requirements and providing an as-built record grading plan per Section 2.5 of the City of Shakopee Design Criteria.
4. The applicant will work with the City to provide any needed easements to accommodate a future trail along Stagecoach Road.
5. The applicant must revise the plans to provide a graded trail corridor along Stagecoach Road adjacent to Lots 1 and 2 of Block 1. The corridor must meet all applicable trail design guidelines.
6. Submit a cash deposit for future construction of a trail along Stagecoach Road adjacent to Lots 1 and 2 of Block 1.
7. Submit a landscaping plan in compliance with the most recent version of the City of Shakopee's Easement Fencing and Landscaping Policy.
8. Submit a Travel Demand Management Plan for the proposed development.
9. Enter into a Utility Facilities Easement Agreement with the city and have the agreement recorded.
10. The contractor must submit a Construction Management Plan to the city prior to any construction activities.
11. Record plans need to be provided per the City of Shakopee Design Criteria, Section 2.5 and Section 11.2 (A-L). The record plans need to be certified and submitted to the engineering department. Provide a letter from the engineer of record certifying all improvements were constructed per approved plans and under the direct supervision of the engineer of record.

12. The applicant must comply with conditions of the MnDOT review memo for this site dated June 23, 2016.
13. The applicant must obtain approval of the site's stormwater management plan from the Public Works Department.
14. The applicant must grade the entire site, as proposed on the approved plans, in one (1) phase, within one (1) year from the date of the approval of the grading permit application. Grading is defined as bringing the site to the proposed finished grade with materials deemed acceptable by the City of Shakopee engineering department, providing topsoil per City requirements and applying seed, mulch and/or sod per City requirements and providing an as-built record grading plan per Section 2.5 of the City of Shakopee Design Criteria. If the grading is not completed within one (1) year, a new grading permit is required.
15. All sanitary sewer and storm sewer serving this subdivision will be privately owned, operated, and maintained.
16. The applicant must provide a tree preservation and landscape plan that meets the requirements of City Code Sections 151.112 and 151.113.
17. The applicant must work with Magellan Pipeline to comply with requirements for development of the site.
18. The applicant must construct a sidewalk along the east side of north-south private drive shared with River Valley Church to connect to the existing sidewalk constructed by River Valley Church.

III: Following approval and recording of the final plat, the following conditions shall apply:

1. The applicant must use the appropriate Sound Transmission Class rated windows / construction materials in the development to comply with the previously completed noise study.
2. Any signage for the development must comply with City Code and receive sign permits.
3. Park Dedication Fees must be paid at time of Building Permit in accordance with the current fee schedule.

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

Mayor of the City of Shakopee

ATTEST:

Lori Hensen, City Clerk

PREPARED BY:
City of Shakopee
485 Gorman Street
Shakopee, MN 55379