

RESOLUTION NO. R2021-060

A RESOLUTION OF THE CITY OF SHAKOPEE APPROVING THE FINAL PLAT OF SUMMERLAND PLACE FIRST ADDITION

WHEREAS, Summergate Development, LLC, applicant, and GENE HAUER FARMS, LP, a Minnesota limited partnership, EUGENE F. HAUER, AS TRUSTEE OF THE EUGENE F. HAUER TRUST DATED JANUARY 10, 1995 and JANE M. HAUER, property owners, have made application for Final Plat of SUMMERLAND PLACE FIRST ADDITION; and

WHEREAS, the property is legally described as:

See Summerland Place Legal Description Exhibit; 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.

WHEREAS, the City Council reviewed the Final Plat on April 6, 2021.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Shakopee, Minnesota that the Final Plat of SUMMERLAND PLACE FIRST ADDITION 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 provided prior to the recording of the final plat, with the Outlots fees to be addressed at time of Final Plat of those parcels.
- C. Landscaping and site design & performance standards (re: residential lots, open space and trail construction) are required consistent with City Code requirements.
- D. The applicant shall comply with conditions addressed in City Engineering's Memorandum dated April 1, 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.
- E. The applicant shall comply with conditions noted in Scott County's memo dated November 24, 2020.
- F. The applicant shall comply with conditions noted in Shakopee Public Utilities Memorandum attached to this Resolution.
- G. Provide funds for the construction of a trail along the property frontage on 17th Avenue (CSAH 16).
- H. Fire hydrants shall be placed in accordance with local requirements and the Minnesota State Fire Code.

- I. 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.
- J. Addressing shall be consistent with City Code requirements.
- 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.

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

Attested:

Lori Hensen, City Clerk