

RESOLUTION NO. R2021-113

**A RESOLUTION OF THE CITY OF SHAKOPEE APPROVING THE FINAL PLAT OF
VALLEY CREST FIRST ADDITION**

WHEREAS, M/I Homes of Minneapolis / St Paul LLC, applicant and property owner, has made application for Final Plat of Valley Crest First Addition; and

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

The Southeast Quarter of the Northwest Quarter of Section 16, Township 115, Range 22, Scott County, Minnesota, excepting therefrom the northerly 10 acres thereof

And

The Northeast Quarter of the Southwester Quarter, Section 16, Township 115, Range 22, Scott County, Minnesota, except the south 453.6' thereof; and

WHEREAS, notice was provided and on April 8, 2021, the Planning Commission held a public hearing regarding the Valley Crest preliminary plat, at which time it heard from city planning staff and invited members of the public to comment; and

WHEREAS, the City Council reviewed the Planned Unit Development and Preliminary Plat of Valley Crest on April 20, 2021.

WHEREAS, the City Council reviewed the Final Plat of Valley Crest First Addition on July 20, 2021

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Shakopee, Minnesota that Final Plat of Valley Crest First Addition is hereby approved subject to the following conditions:

- I) The following procedural actions must be addressed/completed prior to the release of the Final Plat for recording:**
1. The applicant must comply with all conditions of the Valley Crest Planned Unit Development Ordinance.
 2. A Developer's Agreement must be executed and recorded consistent with City Code requirements for the public improvements.
 3. The applicant must comply with the Engineering Department Memorandum dated July 12, 2021.

4. The applicant must comply with the Stormwater Review Memorandum dated July 6, 2021.
5. The applicant must comply with plan review and plat review red-lined comments on the submitted drawings.
6. The applicant must refer to Shakopee Public Utilities comments for watermain plans.
7. The applicant must conduct a title search to confirm other interests on the property.
8. Street names on the final plat must be approved by city staff.
9. The name on the final plat drawing must be revised to be Valley Crest First Addition.
10. Financial security for landscaping in this final plat must be provided in accordance with City Code prior to the release of the final plat for recording.
11. Park dedication fees are due in the amount of the current city fee schedule at the time of recording of the final plat.

II) The following items need to be addressed/completed prior to approval of a grading permit, a street and utility plan and/or a building permit:

1. All open space areas must be deeded to the city at the time of recording of this final plat, including Outlot E.
2. The open space areas of the outlots to be deeded to the City must be seeded with a seed mix to be approved the Public Works / Engineering Department.
3. All trails in the open space areas must be completed with the initial infrastructure of this plat.
4. If a monument sign is to be provided to identify the subdivision, a separate sign easement and maintenance agreement must be prepared for maintenance of the landscaping and signage. The easement must be recorded on the property where the sign is located. City Code requirements for setback, sign area and height must be met. A sign permit is required.
5. City Code requirements for soil compaction for landscaped areas must be added to the landscape plan.
6. Additional boulevard trees are required on Thrush Street, Street A and Street E to comply with the 40' spacing requirement for boulevard trees in City Code.
7. The applicant must provide a list of all 23 lots from the preliminary plat that will exceed 50% impervious surfaces (19 lots at 52% and 4 lots at 54%).
8. The final alignment for the trails in the open space areas must be approved the City staff.
9. Field monumentation is required for open space areas. The applicant must work with City staff on a monumentation plan and install the field monumentation.

**Adopted in regular 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