## RESOLUTION NO. 2020-90

Motion By: Nichols Seconded By: Schultz

## APPROVING FINAL PLAT AND DEVELOPMENT CONTRACT FOR "RAVINIA 15<sup>TH</sup> ADDITION" FOR THE LENNAR CORPORATION (PID 36-119-23-24-0045) (CITY FILE 20-033)

WHEREAS, The Lennar Corporation ("the applicant") has requested approval of a final plat for 33 single family homes and four outlots on property legally described as:

Outlot D, Ravinia 13<sup>th</sup> Addition

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORCORAN, MINNESOTA, that the Corcoran City Council approves the request for a final plat; and;

FURTHER, that the development contract for said plat shall be completed by city staff and the Mayor and that the City Administrator be authorized to execute the development contract on behalf of the City; and

FURTHER, that the approval is granted based on the following findings and conditions:

- 1. A final plat is approved to allow the creation of 44 lots and for Ravinia 15<sup>th</sup> Addition on 21.92 acres, in accordance with the application materials and plans received by the City on September 4, 2020 and revised materials received on September 15, 2020 and September 30, 2020, except as amended by this resolution.
- 2. Development is subject to the Ravinia preliminary approvals and amendments, except as otherwise amended.
- 3. The developer must submit a final plat for each future phase of development. No final approvals are granted at this time for future phases.
- 4. The applicant shall comply with all requirements of the City Engineer's memo, dated October 28, 2020.
- 5. The following conditions must be met prior to release of the final plat forrecording:
  - a. The development contract must be executed by the developer and the City and must be filed with the final plat.
  - b. The developer must comply with all conditions in the PUD approvals (Resolution 2020-89).
- 6. The following conditions be met prior to issuance of building permits:
  - a. The applicant must file the final plat at Hennepin County within 2 years of the date of approval or the approval shall expire.

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- The applicant must record the approving resolutions and associated documents at Hennepin County and provide proof of recording to the City.
- c. Wetland buffer monument signs must be purchased from the City and installed by the applicant in accordance with the standards in Section 1050.010.
- d. The applicant shall provide the approved preliminary and final plan drawings to the City in an electronic (AutoCAD) format.
- 7. The following conditions be met prior to release of remaining escrow:
  - a. Lot corner monuments shall be installed as required by the Subdivision Ordinance. As part of the development contract, a financial guarantee is required to ensure installation per city requirements.

VOTING AYE	VOTING NAY
Thomas, Ron	Thomas, Ron
🖂 Bottema, Jon	Bottema, Jon
🕅 Lother, Brian	Lother, Brian
Nichols, Jeremy	Nichols, Jeremy
Schultz, Alan	Schultz, Alan
Whereupon, said Resolution is hereby declared adopted on this 23 <sup>rd</sup> day of November 2020.	
	Ron Thomas - Mayor
ATTEST:	
Jessica Beise – Administrative Services Director	City Seal