

# CITY OF PLYMOUTH

## RESOLUTION No. 2021-226

### RESOLUTION APPROVING A COMPREHENSIVE PLAN AMENDMENT TO REGUIDE ROUGHLY 24-ACRES FROM C AND LA-2 TO MXD-R AND P-I FOR “DUNDEE REDEVELOPMENT SITE” (2021032)

WHEREAS, Parkera, LLC has requested a comprehensive plan amendment to reguide roughly 24-acres of land located at 16800 Highway 55 and 3755 Dunkirk Lane from C (commercial), and LA-2 (living area 2) to MXD-R (mixed use residential) and P-I (public/semi-public/institutional); and

WHEREAS, the land affected by the reguiding is presently legally described as follows:

**Tract A:**

That part of the Southeast 1/4 of the Southwest 1/4 of Section 17, Township 118 North, Range 22 West of the 5th Principal Meridian, Hennepin County, Minnesota, described as follows: Commencing at a point on the East line of said Southeast 1/4 of the Southwest 1/4, 247.5 feet North of the Southeast corner thereof; thence West parallel to the South line of said Southeast 1/4 of the Southwest 1/4, a distance of 264 feet; thence South parallel with said East line to the Northerly line of State Highway No. 55; thence Northwesterly along the Northerly line of said Highway to its intersection with a line drawn parallel with the West line of said Southeast 1/4 of the Southwest 1/4 and distant 552 feet East at right angles therefrom; thence North along said parallel line to the North line of said Southeast 1/4 of the Southwest 1/4; thence East along said North line to the Northeast corner of said Southeast 1/4 of the Southwest 1/4; thence South along said East line to the point of beginning.

**Tract B:**

That part of the following described property: That part of the Southeast Quarter of the Southwest Quarter of Section 17, Township 118 North, Range 22 West of the 5th Principal Meridian, Hennepin County, Minnesota, described as follows: Beginning at the Southeast corner of the Southeast Quarter of the Southwest Quarter of said Section 17; thence North along the East line of said Southeast Quarter of Southwest Quarter, a distance of 247.5 feet; thence West, parallel with the South line of said Southeast Quarter of Southwest Quarter, a distance of 264 feet; thence South, parallel with the East line of said Southeast Quarter of Southwest Quarter, a distance of 247.5 feet to the South line of said Southeast Quarter of Southwest Quarter; thence East along the South line of said Southeast Quarter of Southwest Quarter a distance of 264 feet to point of beginning, according to the United States Government Survey thereof, Hennepin County, Minnesota, lying Northerly of the following described line:

Commencing at the Northeast corner of said described property; thence North along the East line of said Southwest Quarter 111.38 feet to the point of beginning of the line to be described; thence Southwesterly to a point on the North line of said described property distant 108.16 feet Westerly from the Northeast corner of said described property; thence continuing Southwesterly

along the extension of last described line 40.00 feet; thence Southwesterly deflection angle right 30 degrees 00 minutes 00 seconds to the West line of said described property and said line there terminating.

AND;

Lot 1, Block 1, Plymouth Presbyterian Church, Hennepin County, Minnesota.

WHEREAS, the Planning Commission has reviewed said request at a duly called public hearing and recommends approval.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA, that it should and hereby does approve an amendment to the comprehensive plan to reguide roughly 24-acres of land located at 16800 Highway 55 and 3755 Dunkirk Lane from C (commercial), and LA-2 (living area 2) to MXD-R (mixed use residential) and P-I (public/semi-public/institutional).

FURTHER, to incorporate the changes, the city will modify Figure 3-1, 2040 Land Use Plan in Chapter 3 of the Plymouth Comprehensive Plan and approval of the comprehensive plan amendment is contingent upon, and subject to, the required review and response by the Metropolitan Council.

APPROVED by the City Council on this 10th day of August, 2021.

STATE OF MINNESOTA)  
COUNTY OF HENNEPIN) SS

The undersigned, being the duly qualified and appointed Deputy City Manager of the City of Plymouth, Minnesota, certifies that I compared the foregoing resolution adopted at a meeting of the Plymouth City Council on August 10, 2021, with the original thereof on file in my office, and the same is a correct transcription thereof.

WITNESS my hand officially as such Deputy City Manager and the Corporate seal of the City this 13<sup>th</sup> day of August, 2021.

  
Deputy City Manager

