

CITY OF PLYMOUTH

RESOLUTION No. 2021-057

RESOLUTION APPROVING A COMPREHENSIVE PLAN AMENDMENT TO REGUIDE ROUGHLY 7.5 ACRES FROM LA-1 TO LA-2 FOR THE MAJORITY OF THE MISSION PONDS SUBDIVISION LOCATED AT THE NORTHWEST CORNER OF ZACHARY LANE AND 36TH AVENUE (2020072)

WHEREAS, Mission Ponds Homeowners Association (HOA) has requested a comprehensive plan amendment to reguide the townhome portion of the Mission Ponds subdivision, roughly 7.5 acres of land, located at the northwest corner of Zachary Lane and 36th Avenue from LA-1 (living area-1) to LA-2 (living area-2); and

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

Lots 1-12, Block 1, Mission Ponds; and

Lot 13, Block 1, Missions Ponds except that part of Lot 13, Block 1, Mission Ponds according to the plat on file and of record in the office of the County Recorder, Hennepin County, Minnesota described as follows: Beginning at the most easterly corner of Lot 3, Block 3 Mission Hills Park Second Addition according to the plat on file and of record in the office of the County Recorder, Hennepin County, Minnesota; Thence north 32 degrees 28 minutes 10 seconds west assumed bearing along the northeasterly line of said Lot 3 a distance of 176.18 feet to the most northerly corner of said Lot 3; thence easterly along a nontangential curve concave to the south, having a radius of 228.48 feet, a central angle of 33 degrees 00 minutes, 00 seconds, an arc length of 131.59 feet, a chord length of 129.78 feet and a chord bearing of north 74 degrees 01 minutes 50 seconds east; thence south 00 degrees 31 minutes 50 seconds west a distance of 92.00 feet; thence south 34 degrees 28 minutes 10 seconds east a distance of 80.57 feet; thence south 70 degrees 55 minutes 01 seconds west a distance of 79.30 feet to the point of beginning and there terminating; and

Lots 1-18, Block 1, Mission Ponds 2nd Addition; and

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 does approve an amendment to the comprehensive plan to reguide roughly 7.5 acres of land located within the townhome portion of the Mission Ponds subdivision located at the northwest corner of Zachary Lane and 36th Avenue from LA-1 (living area-1) to LA-2 (living area-2), based on the following findings:

1. As the circumstances of the proposed reguiding are unique and the characteristics of the vacant area make it suitable for construction of a single family home, the City finds it appropriate to re-examine the existing land use designation to allow additional development on the site.

2. The site meets the criteria for LA-2 guiding,
3. Reguiding of the parcel would not adversely impact land supply or demand.
4. The proposed project has merit beyond the interests of the applicant.
5. The proposal would not result in negative impacts on the other Comprehensive Plan elements.
6. The proposal would not result in negative fiscal impacts to the City.

FURTHER, to incorporate the changes, the city will modify Figure 3-1, 2030 Land Use Plan in Chapter 3 of the Plymouth Comprehensive Plan; and

FURTHER, 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 9th day of February, 2021.

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) SS

The undersigned, being the duly qualified and appointed City Clerk of the City of Plymouth, Minnesota, certifies that I compared the foregoing resolution adopted at a meeting of the Plymouth City Council on February 9, 2021, with the original thereof on file in my office, and the same is a correct transcription thereof.

WITNESS my hand officially as such City Clerk and the Corporate seal of the City this _____ day of _____, _____.

City Clerk