

CITY OF PLYMOUTH

RESOLUTION No. 2024-234

RESOLUTION APPROVING A COMPREHENSIVE PLAN AMENDMENT TO REGUIDE ROUGHLY 5.96-ACRES FROM O TO LA-5 AND TEXT AMENDMENT TO INCREASE THE LAND AREA MAXIMUMS AND AMEND THE LOCATION CRITERIA IN THE LA-5 GUIDING FOR “DORAN APARTMENTS” (2024019)

WHEREAS, Doran Development, LLC has requested a comprehensive plan amendment to reguide roughly 5.96-acres of land located at 3140, 3030, 3020 Harbor Lane and 3131 Fernbrook Lane from O (office) to LA-5 (living area 5); and

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

Parcel 1: Lot 2, Block 2, Fox Meadows First Addition filed October 28, 1970 in Book 186 of Plats, Page 7, Hennepin County, Minnesota, except that part lying Southerly of the following described line:

Beginning at a point in the East line of Lot 2, distant 156.52 feet North of the Southeast corner thereof; thence West at a right angle to said East line 167.56 feet; thence Southerly deflecting to the left 60 degrees 58 minutes 33 seconds a distance of 70.21 feet to the Southwesterly line of said Lot 2 and there terminating, Hennepin County, Minnesota.

Parcel 2: Lot 1, Block 2, Fox Meadows First Addition, Hennepin County, Minnesota.

Parcel 3: Mutual driveway easement created by Agreement dated June 15, 1982, filed February 2, 1983, as document No. 4769680. (All Abstract Property)

Parcel 1: That part of Lot 2, Block 2, Fox Meadows First Addition, Hennepin County, Minnesota, lying Southerly of a line beginning at a point in the East line of said Lot 2, distant 156.52 feet North of the Southeast corner thereof; thence West at a right angle to said East line 167.56 feet; thence Southerly deflecting to the left 60 degrees 58 minutes 33 seconds a distance of 70.21 feet to the Southwesterly line of said Lot 2, and there terminating. (All Abstract Property)

Parcel 2: Mutual driveway easement for ingress and egress purposes, as created by Agreement, dated June 15, 1982, recorded February 2, 1983, as Document No. 4769680.; 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 hereby does approve an amendment to the comprehensive plan to reguide roughly 5.96-acres of land located at 3140, 3030, 3020 Harbor Lane and 3131 Fernbrook Lane from O (office) to LA-5 (living area 5).

FURTHER BE IT RESOLVED, to incorporate the changes, the city will modify Figure 3-2, 2040 Land Use Plan in Chapter 3 of the Plymouth Comprehensive Plan; and

FURTHER BE IT RESOLVED, to incorporate the changes, the city will modify the LA-5 area maximum to be 6 acres and amend the location criteria to has reasonable direct access and within 1,000 feet to a principal arterial and abuts LA-4 on at least one side, 2040 Land Use Plan in Chapter 3 of the Plymouth Comprehensive Plan; and

FURTHER BE IT RESOLVED, 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 5th day of August, 2024.

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 August 5, 2024, 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