

WHEREAS, Minnesota Statutes, Chapter 462.355, Subdivision 2, prescribes the procedure for amending the Comprehensive Plan; and

WHEREAS, the Planning Commission held a public hearing on July 13, 2021, and recommended approval regarding the Comprehensive Plan amendment request for:

Parcel A: 11967 Radisson Road

The Land is described as follows:

That part of the Southeast Quarter of Section 9, Township 31, Range 23, described as follows:

Commencing at the intersection of the West line of said Southwest Quarter and the center line of County Road No. 52 as the same is now laid out and traveled, said County Road also known as Radisson Road and said point of intersection being 281.40 feet South of the Northwest corner of said Southeast Quarter; thence South 40 degrees 53 minutes East on said center line a distance of 486.56 feet; thence South 56 degrees 48 minutes East on said center line a distance of 17.02 feet; thence North 52 degrees, 28 minutes East a distance of 840.43 feet; thence South 80 degrees 48 minutes East a distance of 215.10 feet; thence South 41 degrees 40 minutes 44 seconds West a distance of 828 feet, more or less, to the centerline of said County Road No 52; thence North 56 degrees 46 minutes 48 seconds West along said centerline a distance of 300 feet to intersect a line drawn South 47 degrees 11 minutes 05 seconds West from the point of beginning; thence North 47 degrees 11 minutes 05 seconds East a distance of 896.84 feet to the point of the beginning, according to the United States Government Survey thereof and situate in Anoka County, Minnesota; The West line of said Southeast Quarter is assumed to bear due South for the purposes of this description. Except Parcel 12, Anoka County Right-of-way plat No. 59 as described in Final Certificate dated July 7, 2004, files July 13, 2004, as Document No. 1939878
Anoka County, Minnesota
Abstract Property

Parcel B: 11985 Radisson Road NE

The part of the Southeast quarter of Section 9, Township 31, Range 23, in Anoka County, Minnesota described as follows:

Commencing at the intersection of the West line of said Southeast Quarter and the centerline of County Road No. 52 as the same is now laid out and traveled, said the County Road also known as Radisson Road and said point of intersection being 281.40 feet South of the Northwest corner of said Southeast Quarter; thence South 40 degrees, 53 minutes East on said center line a distance of 486.56 feet; thence South 56 degrees, 48 minutes East on said center line a distance of 17.02 feet to the point of the beginning of the land to be described; thence North 52 degrees, 28 minutes East a distance of 840.43 feet; thence South 80 degrees 48 minutes East a distance of 215.10

feet; thence South 42 degrees, 48 minutes East a distance of 44.22 feet; thence South 47 degrees, 11 minutes, 03 seconds West a distance of 896.84 feet, more or less, to the center line of said County Road No. 52 thence North 56 degrees 46 minutes 48 seconds West along said center line a distance of 300 feet to the point of the beginning. Except Parcels 11 and 11B, Anoka County Highway Right-of-Way Plat No. 59 as described in Final Certificate dated July 7, 2004, filed July 13, 2004, as Document No. 1939878.
Anoka County, Minnesota
Abstract Property

WHEREAS, the City Council considered a motion to approve said Comprehensive Plan Amendment at the August 16, 2021 City Council meeting and said motion failed by a vote of 4 aye votes and 2 nay votes; and

WHEREAS, at the August 16, 2021 City Council meeting, the Council articulated its concerns that the scale and intensity of the proposed High Density Residential (HDR) use was out of place with the Medium Density Residential (MDR) uses that surround the properties, and that the height of the proposed project was also out of place with the surrounding uses; and

WHEREAS, the City Council discussed the item again at the September 8, 2021 City Council meeting.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that the request to amend the 2040 Comprehensive Plan as contained within Case File No. 21-0049, from MDR (Medium Density Residential) to HDR (High Density Residential) is hereby denied based on the following findings:

1. The proposed project type, a cooperative, is identified as a use allowed with the High-Density Residential (HDR) land use category in the 2040 Comprehensive Plan. Other similar product types such as apartments and condominiums are also listed as allowed uses. These specific uses are not identified within the Medium Density Residential (MDR) land use category. Uses allowed within the MDR land use category are single family homes such as triplexes, quads and townhomes. Scale of a project in the MDR land use category is low to medium with the intensity also being low to medium. Scale of a project in the HDR land use category is large and intensity being high. The use, scale, intensity and height of the proposed project is not compatible with adjacent land uses which are also guided MDR.

PASSED by the City Council of the City of Blaine this 8th day of September, 2021.