

WHEREAS, an application has been filed by United Properties to rezone property from Farm Residential to Development Flex as part of File No. 21-0049; and

WHEREAS, said case involves land described as follows:

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 Blaine Planning Commission reviewed said case file on July 13, 2021; and

WHEREAS, the Blaine Planning Commission recommended approval of rezoning the subject properties from Farm Residential to Development Flex; and

WHEREAS the Blaine City Council reviewed said case file on August 16, 2021, at which time the action was tabled until the September 8, 2021 meeting; and

WHEREAS, at the September 8, 2021 City Council meeting, an amendment to the 2040 Comprehensive Plan required for the applicant's proposed development on the subject properties, which would change the future land use designation for the subject properties from Medium Density Residential (MDR) to High Density Residential (HDR), was not approved; and

WHEREAS, rezoning the properties to Development Flex to allow for high density residential development is not consistent with the 2040 Comprehensive Plan; and

WHEREAS, pursuant to Minn. Stat. § 473.858, Subd. 1 and § 473.865, Subd. 2, the City may not adopt an official control that conflicts with its comprehensive plan;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that rezoning application is hereby denied for Applewood of Blaine based on the following finding:

1. The proposed rezoning of the properties to Development Flex and the applicant's corresponding development plan is not consistent with the 2040 Comprehensive Plan.

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