

bought the property, they proceeded with their project that was consistent with that same land use. The property also has a zoning of DF (Development Flex) which requires a conditional use permit for all development.

The developer of the Emberwood Apartments went through several variations of their site plan before receiving approval from the Council. Those variations, at times, consisted of a larger apartment project that also included the two vacant parcels (just under 2.5 acres) immediately on the corner of 126th Avenue and the frontage road. The final site plan for the project did not include these two parcels at the direction of the City Council. The Council determined they would rather see commercial development on these two parcels rather than a high density residential project.

Given that the Council has stated their vision for these two parcels is commercial development, the City is now reviewing this comprehensive land use amendment that would change the land use from HDR (High Density Residential) to CC (Community Commercial). The zoning of the property will remain DF (Development Flex). This will give the City an opportunity to review any commercial or retail development that is proposed for this corner through the conditional use permit process.

City Council action on this amendment to the land use plan is contingent upon review and approval by the Metropolitan Council.

By motion, approve the Resolution.

Zoning and Location Map
Aerial

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 June 13, 2017, and recommended approval regarding the Comprehensive Plan amendment request for:

Lot 37, Block 2, Honey Grove, Anoka County, Minnesota, except that part thereof embraced within Parcel 60 on Minnesota Department of Transportation Right of Way Plat No. 02-32 filed October 17, 2006, as Document No. 1988341.001, which was taken by the State of Minnesota in Final Certificate dated October 18, 2010, filed October 21, 2010, as Document No. 2018260.001.

AND

That part of the Southeast Quarter of the Southwest Quarter of Section 5, Township 31, Range 23, Anoka County, Minnesota, described as follows:

Commencing at a point on the East line of said Southeast Quarter of the Southwest Quarter that is 482 feet South of the Northeast corner thereof; proceeding thence West and parallel to the North line of said Southeast Quarter of the Southwest Quarter for a distance of 435 feet; proceeding thence South and parallel to the East line for a distance of 100 feet; proceeding thence East and parallel to said North line to the East line of said Southeast Quarter of the Southwest Quarter; proceeding thence North on said East line to the point of commencement, less portions thereof taken of record for highway purposes.

EXCEPT that part thereof embraced within Parcel 60 on Minnesota Department of Transportation Right of Way Plat No. 02-32 filed October 17, 2006, as Document No. 1988341.001, which was taken by the State of Minnesota in Final Certificate dated October 18, 2010, filed October 21, 2010, as Document No. 2018260.001.

WHEREAS, the City Council has reviewed the Comprehensive Plan amendment request and finds the change to be in general conformance to the adopted Comprehensive Plan for land use compatibility.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that the land use plan be amended, contingent upon review and approval of the Metropolitan Council to change the property, as described above, and based on land use maps contained within Case File No. 14-0002, from HDR (High Density Residential) to CC (Community Commercial).

PASSED by the City Council of the City of Blaine this 13th day of July, 2017.