

**CITY OF ST. FRANCIS
ST. FRANCIS, MN
ANOKA COUNTY**

RESOLUTION 2024-22

**A RESOLUTION APPROVING THE PRELIMINARY PLAT FOR THE PATRIOT
PARKWAY DEVELOPMENT**

WHEREAS, the City, in conjunction with First Baptist Church, applied for preliminary plat approval for the property legally described in Exhibit A; and

WHEREAS, the site was guided for High Density Residential and Commercial use in the Comprehensive Plan by Resolution 2023-11; and

WHEREAS, the Planning Commission on May 15, 2024, opened and closed a duly noticed public hearing and considered the applicant's submission, the contents of the staff report, public testimony, and other evidence available to the Commission; and made recommendations for consideration by the City Council; and

WHEREAS, on May 15, 2024, the Planning Commission recommended approval of the requested preliminary plat; and

WHEREAS, the City Council on June 3, 2024, has considered the recommendations of Staff and the Planning Commission, the Applicant's submissions, the contents of the associated staff reports, public testimony, and other evidence available to the Council.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of St. Francis hereby approves the preliminary plat for the Patriot Parkway development based on the following findings of fact:

1. The proposed preliminary plat is consistent with the City's 2040 Comprehensive Plan and is compatible with present and future land uses of the area.
2. The development is consistent with the City's Zoning and Subdivision Ordinances. Block 2 Lots 1 and 2 are undersized in lot area today and will continue to be undersized with this preliminary plat.

Approved and adopted by the City Council of the City of St. Francis on the 3rd day of June, 2024.

Joseph Muehlbauer, Mayor

Attest: Jennifer Wida, City Clerk

Dated

DRAFTED BY:

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800 Washington Ave N, Suite 103

Minneapolis, MN 55401

EXHIBIT A

Legal Descriptions

EXISTING PROPERTY DESCRIPTION:

(PID: 31-34-24-44-0005) (Per Title Commitment)

PARCEL 1:

That part of the Southeast Quarter of the Southeast Quarter of Section 31, Township 34, Range 24, Anoka County, Minnesota, described as follows: Commencing at a point on the west right of way line of State Trunk Highway No. 47, said point being 297 feet South of the centerline of County Road No. 81 as now traveled; thence West on a line parallel to said centerline of County Road No. 81 a distance of 103 feet; thence South on a line parallel to the west right of way line of said State Trunk Highway No. 47 a distance of 146 feet; thence East on a line parallel to said centerline of County Road No. 81 a distance of 103 feet to the west right of way line of State Trunk Highway No. 47; thence North along said west right of way line a distance of 146 feet to the place of commencement.

AND

That part of the Southeast Quarter of the Southeast Quarter of Section 31, Township 34, Range 24, Anoka County, Minnesota, described as follows: Beginning at a point on the centerline of County Road No. 81 as now laid out and traveled, which point is 247.5 feet West of the east line of said Southeast Quarter of the Southeast Quarter; thence South parallel with the said east line of said Southeast Quarter of the Southeast Quarter a distance of 297 feet to the place of commencement of the tract of land hereby conveyed; thence continue South parallel with said east line a distance of 200 feet; thence East parallel with the centerline of said County Road No. 81 a distance of 103 feet; thence North and parallel with said east line a distance of 200 feet; thence West parallel with the centerline of said County Road No. 81 a distance of 103 feet to the point of commencement; (EXCEPT THE PART DESCRIBED AS FOLLOWS:

Commencing at a point on the west right of way line of State Trunk Highway No. 47, said point being 297 feet South of the centerline of Anoka County Road No. 81 as now laid out; thence West on a line parallel to said centerline a distance of 133 feet; thence South on a line parallel to the west right of way line of said State Trunk Highway No. 47 a distance of 146 feet; thence East parallel to said centerline of County Road No. 81 a distance of 133 feet to the west right of way line of State Trunk Highway No. 47; thence North along said west right of way line to the place of commencement).

PARCEL 2:

Non-exclusive appurtenant easement for road purposes for ingress and egress over the following described tract: That part of the Southeast Quarter of the Southeast Quarter of Section 31, Township 34, Range 24, Anoka County, Minnesota, described as follows: Commencing at point on the centerline of County Road No. 81 said point being 103 feet West of the west right of way line of State Trunk Highway No. 47; thence South parallel with said west right of way line a distance of 443 feet; thence West parallel to said centerline a distance of 30 feet; thence North parallel with said west right of way line a distance of 443 feet, more or less, to the centerline of County Road No. 81; thence East along said centerline 30 feet to the place of commencement.

Together With:

(PID: 31-34-24-44-0003) (Per Title Commitment)

PARCEL 1:

That part of the Southeast Quarter of the Southeast Quarter of Section 31, Township 34, Range 24, Anoka County, Minnesota, described as follows: Beginning at a point on the west right of way line of State Trunk Highway No. 47, said point being 185 feet South of the centerline of County Road No. 81 as now traveled; thence South on said west right of way line a distance of 112 feet; thence West on a line parallel to said centerline a distance of 103 feet; thence North on a line parallel to said west right of way line a distance of 112 feet; thence East on a line parallel to said centerline a distance of 103 feet to the point of beginning.

PARCEL 2:

Non-exclusive appurtenant easement for driveway purposes over the West 15 feet of the following described tract: That part of the Southeast Quarter of the Southeast Quarter of Section 31, Township 34, Range 24, Anoka County, Minnesota, described as follows: Beginning at the intersection of the west right of way line of State Trunk Highway No. 47 and the centerline of County Road No. 81 as now travelled; thence South on said west right of way line a distance of 185 feet; thence West on a line parallel to said centerline a distance of 103 feet; thence North on a line parallel to said west right of way line a distance of 185 feet to said centerline; thence East on said centerline a distance of 103 feet to the point of beginning.

Together With:

(PID: 31-34-24-44-0009) (Per Title Commitment)

That part of the Southeast Quarter of the Southeast Quarter of Section 31, Township 34, Range 24, Anoka County, Minnesota lying southerly of the centerline of County Road No. 81; EXCEPT that part which lies Southerly and Easterly of the following described line: Commencing at the point of intersection of the centerline of County Road No. 81, as now laid out and traveled, and the west right of way line of State Trunk Highway No. 47; thence Westerly along the centerline of said County Road No. 81 a distance of 103 feet; thence South on a line parallel to said west right of way line a distance of 342.92 feet; thence West parallel with said centerline of County Road No. 81 a distance of 744.02 feet; thence South parallel with the east line of said Southeast Quarter of the Southeast Quarter a distance of 832.70 feet, more or less, to the south line of said Southeast Quarter of the Southeast Quarter, said line there terminating; ALSO EXCEPT that part of the East 808.50 feet (as measured along the north line of said Southeast Quarter of the Southeast Quarter) lying Northerly of the centerline of County Road No. 81, Anoka County, Minnesota.