

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION AMENDING THE COMPREHENSIVE  
PLAN FOR THE CITY OF COON RAPIDS (PC 15-8)**

**WHEREAS**, the Comprehensive Plan adopted by the City Council for the City of Coon Rapids on March 18, 2008, designated an Office use for property described as follows:

That part of the southeast 1/4 of the northeast 1/4 of section 36, township 31 range 24 described as follows: Beginning at a point on the southwesterly right of way of U.S. Highway 10, 400 feet as measured along the said right of way from the east line of said 1/4 of the 1/4 (assumed bearing north 42 degrees 27 minutes west), thence continuing north 42 degrees 27 minutes west along said right of way, 34.34 feet, thence south 55 degrees 41 minutes 03 seconds west, 170 feet, thence north 33 degrees 43 minutes 51 seconds west, 160.80 feet, thence north 82 degrees 29 minutes 24 seconds west, 161.50 feet to easterly right of way of state highway number 47, thence southerly along said right of way, 390 feet to the intersection with a line drawn from the point of beginning to a point on the south line of said 1/4 of the 1/4, 1229.7 feet west of the southeast corner of said 1/4 of the 1/4, thence northeasterly along said line 538.8 feet to the point of beginning, except for road subject to easements of record.

**WHEREAS**, after consideration by the Planning Commission of appropriate use for this area, the Commission has recommended that the property previously designated as Office use be designated as Community Commercial; and

**WHEREAS**, the City Council, after due deliberation and consideration of the recommendations of the Planning Commission, concurs with said recommendations.

**NOW, THEREFORE, BE IT RESOLVED** by the Coon Rapids City Council that the Comprehensive Plan as amended be further amended to provide that the property hereinafter described be designated as Community Commercial, to-wit:

That part of the southeast 1/4 of the northeast 1/4 of section 36, township 31 range 24 described as follows: Beginning at a point on the southwesterly right of way of U.S. Highway 10, 400 feet as measured along the said right of way from the east line of said 1/4 of the 1/4 (assumed bearing north 42 degrees 27 minutes west), thence continuing north 42 degrees 27 minutes west along said right of way, 34.34 feet, thence south 55 degrees 41 minutes 03 seconds west, 170 feet, thence north 33 degrees 43 minutes 51 seconds west, 160.80 feet, thence north 82 degrees 29 minutes 24 seconds west, 161.50 feet to easterly right of way of state highway number 47, thence southerly along said right of way, 390 feet to the intersection with a line drawn from the point of beginning to a point on the south line of said 1/4 of the 1/4, 1229.7 feet west of the southeast corner of said 1/4 of the 1/4, thence northeasterly along said line 538.8 feet to the point of beginning, except for road subject to easements of record.

Adopted by the Coon Rapids City Council this 17<sup>th</sup> day of March, 2015.

---

Jerry Koch, Mayor

ATTEST:

---

Joan Lenzmeier, City Clerk