

Resolution 15-79

A Resolution of the City of Coon Rapids Granting Approval of the Final Plat for Carousel Motor Group Addition, Planning Case No. PC 15-21

WHEREAS, application has been made for approval of a final plat, pursuant to Section 11-1504.2 of the Coon Rapids Code of Ordinances, of the property legally described on attached Exhibit A and hereinafter referred to as “the Property”; and

WHEREAS, the Planning Commission on May 21, 2015 recommended approval of the preliminary plat of the Property;

WHEREAS, a preliminary plat of the Property was approved by the City Council on June 2, 2015; and

WHEREAS, the proposed final plat is consistent with the preliminary plat as approved by the City Council; and

NOW, THEREFORE, BE IT RESOLVED

1. It is hereby determined by the City Council for the City of Coon Rapids as follows:
 - A. The proposed subdivision is consistent with the Title 11, Chapter 1500 of the City Code of Ordinances and conforms with all of its requirements.
 - B. The proposed subdivision is consistent with all applicable general and specialized city, county, and regional plans including, but not limited to, the City’s Comprehensive Plan.
 - C. The physical characteristics of the site, including, but not limited to, topography, soils, vegetation, susceptibility to erosion and siltation, susceptibility to flooding, and drainage are suitable for the type and density of development and uses contemplated.
 - D. The proposed subdivision makes adequate provision for water supply, storm drainage, sewage transportation, parks and walkways, erosion control and all other services, facilities and improvements otherwise required herein.
 - E. The proposed subdivision will not cause substantial environmental damage.
 - F. The proposed subdivision will not have an undue or adverse impact on the reasonable development of neighboring land.

2. Approval of the final plat is hereby granted for the Property, subject to the conditions set forth in attached Exhibit B.
3. The officers of the City are hereby authorized, once the conditions set forth in Exhibit B are met and complied with, to sign the final plat for the Property and to issue a certified copy of this Resolution giving final approval of the survey.
4. The owner of the Property is authorized to record the final plat as required by law and shall file proof of said recording with the City. No building permits will be issued for the Property until the registered land survey is recorded.
5. This final plat approval may be rescinded 90 days from the date of this resolution if the plat is not recorded within that time.

Adopted this 2nd day of June 2015.

Jerry Koch, Mayor

ATTEST:

Joan Lenzmeier, City Clerk

STATE OF MINNESOTA)
COUNTY OF ANOKA)ss.
CITY OF COON RAPIDS)

CERTIFICATION OF CLERK

I, the undersigned, being the duly qualified and acting City Clerk of the City of Coon Rapids, Minnesota, hereby certify that I have carefully compared the attached and foregoing Resolution with the original thereof on file in my office and the same is a full, true and complete transcript therefrom, insofar as the same relates to Planning Case 15-21.

WITNESS hand officially as such City Clerk and the corporate seal of the City of Coon Rapids this ___ day of _____, 2015.

Joan Lenzmeier, City Clerk

EXHIBIT A
LEGAL DESCRIPTION

Part of the West One-Half of the South One-Half of the South One-Half of the Northwest One-Quarter (W 1/2 of S 1/2 of S 1/2 of NW 1/4) of Section 24, Township 31, Range 24, lying Westerly of the Westerly right-of-way line of Trunk Highway No. 10, Anoka County, Minnesota, EXCEPT the following described tract: Beginning at West Quarter corner of Section 24, Township 31, Range 24, Anoka County, Minnesota; thence North 00 degrees 10 minutes 31 seconds East, assumed bearing, along the West line of the Northwest Quarter of said Section 24, 150.00 feet to the right-of-way line of Woodcrest Drive; thence Southeasterly along the right-of-way line, a non-tangential curve, concave to the Southwest, central angle of 48 degrees 51 minutes 44 seconds, radius 410.00 feet, length of 349.65 feet, chord bears South 65 degrees 23 minutes 37 seconds East to the South line of the Northwest Quarter of said Section 24; thence South 88 degrees 22 minutes 15 seconds West, 308.94 feet to the point of beginning and terminating.
(Abstract Property)

and

Lot 1, Block 3, CARLA DE ADDITION, Anoka County, Minnesota, EXCEPT Parcel 49B of the Minnesota Department of Transportation Right of Way Plat No. 02-8 per Document No. 255096.
(Torrens Property)

EXHIBIT B
CONDITIONS OF APPROVAL

1. All comments of the Assistant City Engineer be addressed prior to releasing the plat for recording.
2. All comments of MNDOT be addressed.