

**CITY OF PLYMOUTH
NOTICE OF
PUBLIC HEARING
BY THE CITY PLANNING
COMMISSION**

NOTICE is hereby given that the Planning Commission of the City of Plymouth will conduct a public hearing in the Council Chambers of Plymouth City Hall, 3400 Plymouth Boulevard, on Wednesday, January 15, 2025, at 7:00 p.m. to consider a request by North Shore Development Partners under File 2024085, requesting approval of the following items for the proposed development of roughly 4.8-acre site located at 18710, 18800, and 18810 State Highway 55:

1) Reguiding of the site from LA-2 (living area 2) to LA-3 (living area 3).

2) Amendment to the transportation plan to remove a future major collector roadway connection through the site.

The property is more specifically described as follows:

Parcel 1: That part of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ lying Northeasterly of State Highway Number 55, in Section 7, Township 118, Range 22, according to the United States Government Survey thereof, Hennepin County, Minnesota.

Abstract Property

Parcel 2: All that part of the Northwest Quarter of the Southwest Quarter of Section 7, Township 118, Range 22 described as follows: Beginning at the Southeast corner of the said Northwest Quarter of the Southwest Quarter of said Section 7, Township 118, Range 22, thence West along the South line thereof 370 feet, thence at right angles North 469.5 feet to the right-of-way of the Minneapolis St. Paul & Sault Ste. Marie Railway, thence Easterly along said right-of-way 370 feet more or less to the Easterly line of said Northwest Quarter of said Southwest Quarter of said Section, Township and Range, thence South along the East line thereof 474 feet to the place of beginning except that part thereof lying West of the following described line: commencing at a point in the South line of said Northwest Quarter of the Southwest Quarter distant 290 feet West of the Southeast corner thereof thence Northerly to a point 298.86 feet Westerly along the Northerly boundary of said property from the Easterly line thereof.

Being Registered land as is evidenced by Certificate of Title No. 557491.

Parcel 3: Par 1: All that part of the Northwest Quarter of the Southwest Quarter of Section 7, Township 118, Range 22 described as follows: Beginning at the Southeast corner of the said Northwest Quarter of the Southwest Quarter of said Section 7, Township 118, Range 22, thence West along the South line thereof 370 feet, thence at right angles North 469.5 feet to the right-of-way of the Minneapolis, St. Paul & Sault Ste. Marie Railway, thence Easterly along said right-of-way 370 feet more or less to the Easterly line of said Northwest Quarter of said Southwest Quarter of said Section, Township and Range; thence South along the East line thereof 474 feet to the place of beginning except the West 60 feet thereof lying West of the following described line: Commencing at a point in the South line of said Northwest Quarter of the Southwest Quarter distant 290 feet West of the Southeast corner thereof, thence Northerly to a point 298.86 feet Westerly along the Northerly boundary of said property from the Easterly line thereof.

Par 2: The West 60 feet of all that part of the Northwest Quarter of the Southwest Quarter of Section 7, Township 118, Range 22 described as follows: Beginning at the Southeast corner of the said Northwest Quarter of the Southwest Quarter of said Section 7, Township 118, Range 22, thence West along the South line thereof 370 feet, thence at right angles North 469.5 feet to the right-of-way of the Minneapolis, St. Paul & Sault Ste. Marie Railway, thence Easterly along said right-of-way 370 feet more or less to the Easterly line of said Northwest Quarter of said Southwest Quarter of said Section, Township, Range, thence South along the East line thereof 474 feet to the place of beginning except that part lying West of the following described line: Commencing at a point in the South line of said Northwest Quarter of the Southwest Quarter distant 350 feet Westerly of the Southeast corner of the said Northwest Quarter of the Southwest Quarter, thence Northerly to a point 358.9 feet Westerly along the Northerly boundary of said property from the Easterly line thereof.

Being Registered land as is evidenced by Certificate of Title No. 1301711.

Parcel 4: Par 1: that part of the Northwest Quarter of the Southwest Quarter of Section 7, Township 118, North, Range 22 West of the Fifth Principal Meridian, described as follows: Beginning at a point of the South line of the Right of Way of the Minneapolis, St. Paul and Sault Ste Marie railway, which point is 370 feet West of the East line of said Northwest Quarter of Southwest quarter measured parallel with the South line of said Northwest quarter of Southwest quarter, thence West along the South line of said Right of Way of said railway 178 feet, thence South and parallel with the East line of said Northwest quarter of Southwest quarter to the North line of State Highway Number 55, thence Southeasterly along the North of said State Highway No. 55 to a point, which point is 370 feet West of the East line of said Northwest quarter of Southwest quarter measured parallel with the South line of said Northwest quarter of Southwest quarter, thence North to point of beginning.

Par 2: All that part of the Northwest Quarter of the Southwest Quarter of Section 7, Township 118, Range 22 described as follows: Beginning at the Southeast corner of the said Northwest Quarter of the Southwest Quarter of said Section 7, Township 118, Range 22 thence West along the South line thereof 370 feet, thence at right angles North 469.5 feet to the right-of-way of the Minneapolis, St. Paul & Sault Ste. Marie Railway, thence Easterly along said right-of-way 370 feet more or less to the Easterly line of said Northwest Quarter of said Southwest Quarter of said Section, Township and Range thence South along the East line thereof 474 feet to the place of beginning lying Westerly of the following described line: commencing at a point in the South line of said Northwest Quarter of the Southwest Quarter distant 350 feet Westerly of the Southeast corner of the said Northwest Quarter of the Southwest Quarter thence Northerly to a point 358.9 feet Westerly along the Northerly boundary of said property from the Easterly line thereof.

Being Registered land as is evidenced by Certificate of Title No. 1170202.

Parcel 5

Outlot A, Creekside Hills, according to the recorded plat thereof, Hennepin County, Minnesota.

Being Registered land as is evidenced by Certificate of Title No. 1555164.

SUCH PERSONS as desire to express their opinion with reference to this proposal will be heard at this meeting. This NOTICE is given pursuant to the zoning ordinance and subdivision regulations of the City of Plymouth.

INFORMATION relating to this request may be examined at the community and economic development information counter (lower level of City Hall), on Mondays through Friday from 8:00 a.m. to 4:30 p.m., except holidays or provided by the Community and Economic Development Department. Please email any such request to planning@plymouthmn.gov or call 763-509-5450.

Chloe McGuire

Planning and

Development Manager

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