Cedar Park Elementary Improvements

PROJECT REVIEW

Existing Conditions

Property Location:	7500 Whitney Drive		
Legal Description:	(Per Warranty Deed Doc. No. 360219) The South 3/4ths of the Southeast 1/4th of the Northwest 1/4th of Section 22, Township 115, Range 20 according to the Government survey thereof: And also including as a part of the land herein conveyed, the East 33 feet of the Southeast 1/4 of the Northwest 1/4 of Section 22, Township 115, Range 20 except the south 22 acres thereof, according to the Government Survey, subject to easements thereon of record. AND (Per Quit Claim Deed Doc. No. 567409) All that part of the north 20 rods of the Southeast Quarter (SE-1/4) of the Northwest Quarter (NW-1/4) of Section 22, Township 115, Range 20, Dakota County, Minnesota, described as follows: Beginning at a point in the south line of the north 20 rods of the SE-1/4 of the NW-1/4 of said Section 22, distant 1315.64 feet westerly of the southeast corner of the said north 20 rods of the SE-1/4 of the NW-1/4; thence westerly along the south line of the said north 20 rods of the SE-1/4 of the NW-1/4, a distance of 20.32 feet, more or less, to the southwest corner of the said north 20 rods of the SE-1/4 of the NW-1/4; thence northerly along the west line of the said SE-1/4 of the NW-1/4 a distance of 330 feet, more or less, to the north line of said SE-1/4 of the NW-1/4; thence easterly along the north line of the said SE-1/4 of the NW-1/4, a distance of 23.59 feet, more or less, to a point distant 1312.02 feet westerly of the northeast corner of the said SE-1/4 of the NW-1/4; thence southerly 330 feet, more or less, to the point of beginning. Source: Boundary, Location, Topographic and Utility Survey, Sunde Land Surveying, May 19, 2017.		
Comprehensive Plan Designation	INST-Institutional		
Zoning Classification	P-Institutional		
Existing Platting	Lot is unplatted.		
Current Land Use	Elementary school		
Size:	668,750 sf (15.35 acres)		
Topography:	Flat		
Existing Vegetation	Urban landscape		
Other Significant Natural Features	N/A		
Adjacent Properties/Land Uses	**NORTH**	**Delegard Plaza & Oaks of Apple Valley**	
		Comprehensive Plan	C-Commercial and MD-Medium Density Residential, 6 to 12 units/acre
		Zoning/Land Use	PD-532 (commercial) and M-6C (Medium density res'l, 6-12 units/acre)
	SOUTH	**Morningview 9th Addition**	
		Comprehensive Plan	MD-Medium Density Residential, 6 to 12 units/acre
		Zoning/Land Use	PD-251
	EAST	**Carol Center 4th Addition (Red Robin, Holiday, Carmike Theater)**	
		Comprehensive Plan	C-Commercial
		Zoning/Land Use	PD-400
	WEST	**Morningview (Single family)**	
		Comprehensive Plan	LD-Low Density Residential (0-6 units/acre)
		Zoning/Land Use	PD-251