Greenleaf Elementary Improvements

PROJECT REVIEW

Existing Conditions

Property Location:	13333 Galaxie Avenue		
Legal Description:	Parcel 1: The South 3/4 of the Southeast Quarter of the Northwest Quarter of Section 22, Township 115, Range 20. And The East 33 feet of the Southwest Quarter of the Northwest Quarter of Section 22, Township 115, Range 20, Dakota County, Minnesota, except the South 22 acres thereof. Parcel 2: All that part of the North 20 rods of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) 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 Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of said Section 22, distant 1315.64 feet Westerly of the Southeast corner of the said North 20 rods of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4); thence Westerly along the South line of the said North 20 rods of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4), a distance of 20.32 feet, more or less, to the Southwest corner of the said North 20 rods of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4); thence Northerly along the West line of the said Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4), a distance of 330 feet, more or less, to the Northwest corner of the said Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4); thence Easterly along the North line of the said Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4), a distance of 23.59 feet, more or less, to a point distant 1312.02 feet Westerly of the Northeast corner of the said Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4); thence Southerly 330 feet, more or less, to the point of beginning.		
Comprehensive Plan Designation	INST-Institutional		
Zoning Classification	P-Institutional		
Existing Platting	Lot is currently unplatted.		
Current Land Use	Elementary school		
Size:	30.86 acres		
Topography:	Rolling		
Existing Vegetation	Urban landscape in area of school on east side of site, heavily wooded on west side of site.		
Other Significant Natural Features	N/A		
Adjacent Properties/Land Uses	**NORTH**	**Large lot single family (uplatted) and Summerfield Townhomes**	
		Comprehensive Plan	LD-Low Density Residential, 2-6 units/acre
		Zoning/Land Use	R-1 (Sing fam, 40,000 sf min. lot) and M-3C (Multi-fam, 3-6 units/acre)
	SOUTH	**Eagle Hills 3rd Addn**	
		Comprehensive Plan	LD-Low Density Residential, 2-6 units/acre
		Zoning/Land Use	R-3 – Single family residential, 11,000 sf min. lot
	EAST	**Greenleaf 2nd Addition**	
		Comprehensive Plan	LD-Low Density Residential, 2-6 units/acre
		Zoning/Land Use	R-3 – Single family residential, 11,000 sf min. lot
	WEST	**Oakwood Hills and Cherry Oak Estates**	
		Comprehensive Plan	LD-Low Density Residential, 2-6 units/acre
		Zoning/Land Use	R-3 – Single family residential, 11,000 sf min. lot