

**UP TO 379,407 Sq. Ft. (8.71 acres) general commercial land on Highway 47 at St.
Francis, MN
FOR SALE @ \$2.45 per square foot**

Address: Highway 47 and Cree Street, St. Francis, Mn
Legal: Lot 1, Block 2, Meadows of St. Francis, Anoka County, MN

The south and east boundary of this parcel is heavily traveled Highway 47 along which is located most of the major new commercial development in this area. Highway frontage is about 1,960 feet and this parcel has 2 entry points from Highway 47. The north side of the parcel has a **Dollar Store** neighbor and the west side of this parcel has frontage on Cree Street. St. Francis is located in the very outer Minneapolis/St. Paul metro area, in the path of further development on a major Highway. This parcel has water, sewer and natural gas hook ups on site. Zoning for the entire tract is B-2, General Business District, generally high intensity commercial, but also some other uses such as offices. **This is the best high traffic parcel in St. Francis.**

000121bh/2

MEADOWS OF ST. FRANCIS 4TH ADDITION

01D549 .001
CITY OF ST. FRANCIS
COUNTY OF ANOKA
SEC. 06, TWP. 33, RANG. 24

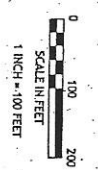
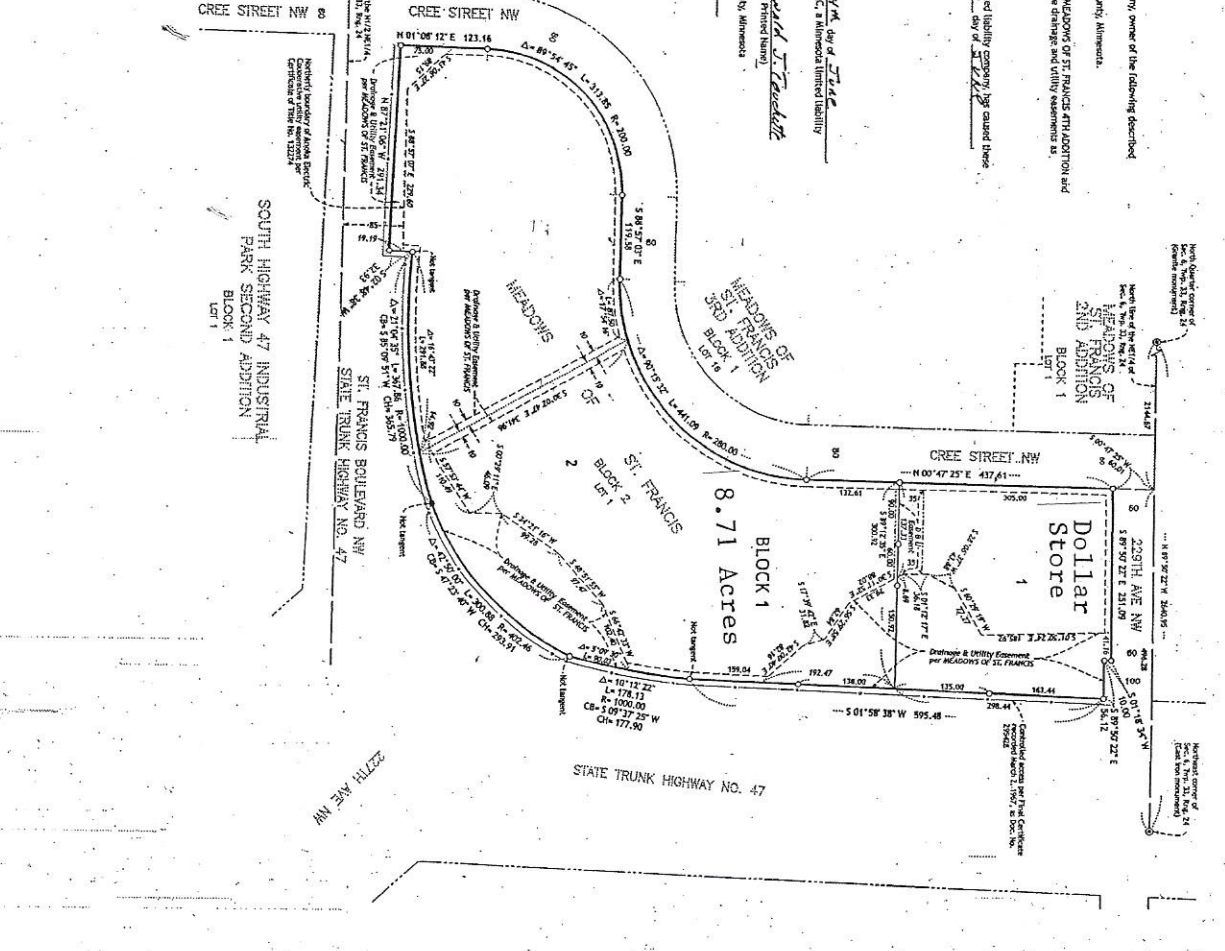
PERSONS BY THESE PRESENTS:

1. LLC, a Minnesota limited liability company, owner of the following described
2. MEADOWS OF ST. FRANCIS, Anoka County, Minnesota.

of the same to be surveyed and platred as MEADOWS OF ST. FRANCIS 4TH ADDITION and
to be signed by its proper officers this _____ day of _____, 2022.

Witness my hand and seal of the City of St. Francis, Minnesota, this _____ day of _____, 2022.
Mayor
City Clerk

LEAS DELEO
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 10000
ANOKA COUNTY, MINNESOTA
11/15/2019



THE DISTANCE AND UNIT EQUIVALENTS TO BE USED IN THIS PLAT ARE AS SHOWN IN THE FOLLOWING TABLE:



- PROPERTY BOUNDARY MONUMENT LEGEND**
- SET 1/2-INCH SQUARES BORN WITH CAP STAYED FIELD MARK
 - FOUND 1/2-INCH SQUARES BORN WITH CAP W/1/4\"/>
 - ⊙ GOVERNMENT SECTION CORNER MONUMENT

SURVEYOR'S CERTIFICATION
I, Surveyor, do hereby certify that this plat was prepared by me or under my direct supervision, that I am a duly Licensed Land Surveyor in the State of Minnesota, that this plat is a true and correct copy of the original plat as filed in the office of the County Clerk of Anoka County, Minnesota, and that all monuments depicted on this plat have been correctly designated on this plat; that all monuments depicted on this plat have been set within one year; that all year boundaries and well corners are shown and labeled on this plat; and all public ways are shown and labeled on this plat.
Dated this 9th day of June, 2022.

James L. DeLeo, Licensed Land Surveyor
Minnesota License Number 40341
STATE OF MINNESOTA
COUNTY OF ANOKA
This instrument was acknowledged before me on the 9th day of June, 2022, by James L. DeLeo.

By: Richard H. Hays (Neary Signature) City Clerk
By: Shirley Hays (Neary Printed Name) County, Minnesota
My commission expires: January 31, 2022

City Council, City of St. Francis, Minnesota
This plat of MEADOWS OF ST. FRANCIS 4TH ADDITION was approved and accepted by the City Council of the City of St. Francis, Minnesota, on this 21st day of June, 2022, in compliance with the provisions of Minnesota Statutes, Section 360.03, Subd. 2.
City Council, City of St. Francis, Minnesota
By: [Signature] Mayor
By: [Signature] City Clerk

County Surveyor
I hereby certify that in accordance with Minnesota Statutes, Section 365.021, Subd. 11, this plat has been reviewed and approved this 21st day of June, 2022.
By: [Signature] Anoka County Surveyor

County Auditor/Treasurer
Pursuant to Minnesota Statutes, Section 365.021, Subd. 9, taxes payable in the year 2022 on the land and improvements described herein shall, after 45 days from the date of recording of this plat, be levied and collected as provided in Minnesota Statutes, Section 372.12, there are no delinquent taxes and transfer entered this 21st day of June, 2022.
By: [Signature] Property Tax Administrator
By: [Signature] Deputy

County Recorder/Registrar of Titles
I hereby certify that this plat of MEADOWS OF ST. FRANCIS 4TH ADDITION was filed in the office of the County Recorder/Registrar of Titles of Anoka County, Minnesota, on this 21st day of June, 2022, at 1:54 PM, and was duly recorded as provided in Minnesota Statutes, Section 365.021.
By: [Signature] County Recorder/Registrar of Titles
By: [Signature] Deputy

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SECTION 63. - B-2, GENERAL BUSINESS DISTRICT

10-63-1. - Purpose.

The purpose of the B-2, General Business District is to provide for higher intensity commercial uses primarily consisting of retail and service oriented business together with other inherently complementary and compatible uses. The uses in this District shall be generally dependent upon access and proximity to higher classification roadways and similar commercial uses.

(Ord. 206, SS 11-23-2015)

10-63-2. - Permitted uses.

Subject to applicable provisions of this Ordinance, the following are permitted uses in the B-2 District:

- A. Banks and financial institutions.
- B. Chemical dependency treatment center.
- C. Reserved.
- D. Essential services.
- E. Garden supply stores.
- F. Hospitals.
- G. Hotels.
- H. Liquor sales, off-sale.
- I. Liquor sales, on-sale.
- J. Municipal government and utility buildings.
- K. Nursery, commercial.
- L. Nursing home.
- M. Office business, clinic.
- N. Office business, general.
- O. Personal service.
- P. Pet shop.
- Q. Post office.
- R. Recreational business.
- S. Restaurants, cafes, and coffee shops.
- T. Retail business.
- U. Schools.
- V. Service business, off-site.
- W. Service business, on-site.
- X. Temporary/seasonal outdoor sales as regulated by Section 10-17-13 of this Ordinance.
- Y. Reserved.
- Z. Veterinary clinics.

AA. Brewpub.

(Ord. 206, SS, 11-23-2015)

10-63-3. - Accessory uses.

Subject to applicable provisions of this Ordinance, the following are permitted accessory uses in the B-2 District:

- A. Accessory outdoor dining.
- B. Accessory uses, buildings and structures customarily incidental and directly related to the uses allowed as permitted, conditional, and interim permit in this Ordinance.
- C. Keeping of animals subject to applicable provisions of the City Code.
- D. Off-street parking and off-street loading as regulated by Chapter 19 of this Ordinance.
- E. Play equipment accessory to a permitted use.
- F. Secondary or accessory use antennas as regulated by Chapter 22 of this Ordinance.

10-63-4. - Conditional uses.

Subject to applicable provisions of this Ordinance, the following are conditional uses in a B-2 District and require a conditional use permit based upon procedures set forth in and regulated by Chapter 6 of this Ordinance:

- A. Accessory outdoor sales/storage.
- B. Automobile repair, minor.
- C. Automobile sales.
- D. Automobile service station.
- E. Day care centers.
- F. Garage, public.
- G. Mortuaries and funeral parlors.
- H. Motor fuel station.
- I. Parking ramp.
- J.

Truck

stop.

10-63-5. - Interim uses.

Subject to applicable provisions of this Ordinance, the following are interim uses in a B-2 District and require an interim use permit based upon procedures set forth in and regulated by Chapter 7 of this Ordinance.

- A. Excavation, filling, or grading of more than one hundred (100) cubic yards not related to an approved subdivision or site plan, provided that:
 - 1. The use will be in compliance with the provisions of Chapter 31 of this Ordinance and other provisions of the City Code.
 - 2. The interim use permit shall terminate at a date determined by the City Council to be adequate to allow for completion of the operation based upon:
 - a. The quantity of material to be removed and the plan of operation
 - b. Compatibility with present and future land uses in the area.

- c. Compliance with the requirements of the Zoning Ordinance and conditions specific to the interim use permit approval.

B. Farms, farmsteads and farming.

10-63-6. - Lot area and setback requirements.

The following minimum requirements shall be observed in a B-2 District, subject to additional requirements, exceptions and modifications set forth in this Chapter:

A. Minimum Lot Area: Twenty thousand (20,000) square feet.

B. Minimum Lot Width: One hundred (100) feet.

C. Setbacks:

1. From Streets:

a. Collector or Arterial Streets: Fifty (50) feet.

b. Local Streets: Twenty-five (25) feet.

2. Side Yards: Ten (10) feet.

3. Rear Yard: Twenty-five (25) feet.

4. Setback from R-1 and R-2 Districts: Fifty (50) feet.

D. Wetland setback for all structures: Thirty (30) feet from the delineated edge.

10-63-7. - Building height/lot coverage.

A. Maximum Building Height: Forty (40) feet.

B. Maximum Impervious Surfaces: Eighty (80) percent.