



**City of Blaine
Anoka County, Minnesota
Signature Copy**

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Resolution: RES 22-148

File Number: RES 22-148

**Granting a Preliminary Plat to Create One Lot and Two Outlots to be Known as
Green Acres 2nd Addition at 111 99th Avenue NE. Blaine Apartments LLC (Case
File No. 22-0048/EES)**

WHEREAS, an application has been filed by Goers Mark J & Debra J as Case File No. 22-0048 for a preliminary plat known as Green Acres 2nd Addition; and

WHEREAS, said case involves the division of land described as follows:

Parcel 1:

Outlot A, Pleasure Creek, according to the recorded plat thereof, Anoka County, Minnesota.
(Abstract Property)

Parcel 2:

The East Half of the North Half of Lot 30, Green Acres, according to the recorded plat thereof, Anoka County, Minnesota, together with that part of vacated President Street NE, dedicated in the plat of Green Acres as Aurelia Drive, accruing thereto, all lying southwesterly of 101st Avenue Northeast. The East 30 feet of the West Half of Lot 30, Green Acres Addition, according to the recorded plat thereof, Anoka County, Minnesota .
(Abstract Property)

Parcel 3:

The North Half of Lot 31, Green Acres, according to the recorded plat thereof, Anoka County, Minnesota, together with that part of vacated President Street NE, dedicated in the plat of Green Acres as Aurelia Drive, accruing thereto, all lying southwesterly of 101st Avenue Northeast.
(Abstract Property)

Parcel 4:

South Half (S 1/2) of Lot Thirty-one (31), Green Acres Addition, Anoka County, Minnesota.
Being Registered land as is evidenced by Certificate of Title No. 80190.

WHEREAS, the preliminary plat meets the general requirements of section 74-81 of the Blaine Zoning Code; and

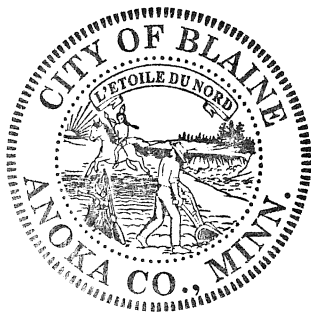
WHEREAS, the Blaine Planning Commission held a public hearing on August 10, 2022, and recommend approval regarding said plat with conditions.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that

preliminary plat approval per Section 74-42 of the subdivision regulations is hereby granted for Green Acres 2nd Addition permitting preparation of a final plat for approval per Section 74-43 subject to the listed conditions. **NOW, THEREFORE, BE IT FURTHER RESOLVED** The Mayor, City Clerk and City Manager are hereby authorized to execute all necessary documents, agreement and releases related to the approval, recording or administration of Green Acres 2nd Addition.

1. Park dedication is required for the 111 new residential units being constructed at the rate of \$4,449 per unit, for a total park dedication fee of \$493,839 if paid and recorded in 2022. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.
2. The developer shall be responsible for assessments for trunk sanitary sewer for parcels 30-31-23-21-0004 and 30-31-23-21-0037. 2022 Typical assessment rate for sanitary sewer trunk is \$4,377 per acre. At 0.25 acres of development for these parcels, the assessment total is \$1,904.25.
3. All development signage by separate review.
4. All existing structure removals require demolition permits. All wells and septic systems shall be properly abandoned per all local and state requirements.
5. The developer is responsible for recording the plat mylars with Anoka County. Proof of recording must be provided to the City prior to issuance of building permits.
6. Execution and recording of a development agreement, which sets forth in greater detail the plat conditions as well as other responsibilities for the development of this plat.
7. Outlot A shall be deeded to the City prior to release of any financial guarantees associated with the project.
8. The existing driveway shall be removed and restored to turf grass prior to release of any financial guarantees associated with the project.

PASSED by City Council of the City of Blaine this 5th day of December, 2022.



Signed by: _____

Tim Sanders
Tim Sanders, Mayor

Date December 5, 2022

Attest by: _____

Catherine Sorensen
Catherine Sorensen, CMC, City Clerk

Date December 5, 2022