



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Details (With Text)

File #: RES 20-145 **Version:** 1 **Name:** Waiver - Jonathan Homes (20-0034)
Type: Resolution **Status:** Passed
File created: 10/5/2020 **In control:** City Council
On agenda: 10/5/2020 **Final action:** 10/5/2020
Title: GRANTING A WAIVER OF PLATTING TO MOVE THE SHARED LOT LINE LOCATED AT 13151 AND 13157 CORAL SEA COURT NE. JONATHAN HOMES OF MN, LLC. (CASE FILE NO. 20-0034/LSJ)
Sponsors: Lori Johnson
Indexes:
Code sections:
Attachments: 1. Attachments

Date	Ver.	Action By	Action	Result
10/5/2020	1	City Council	Adopted	Pass

PUBLIC HEARING - *Lori Johnson, City Planner*

GRANTING A WAIVER OF PLATTING TO MOVE THE SHARED LOT LINE LOCATED AT 13151 AND 13157 CORAL SEA COURT NE. JONATHAN HOMES OF MN, LLC. (CASE FILE NO. 20-0034/LSJ)

City Council (Waiver of Platting) 10/05/20
Action Deadline 11/20/20

Jonathon Homes would like to construct a new home on Lot 15, Block 2 of Wagamon Ranch 3rd Addition. The home that the potential homeowner would like to construct would not be able to meet side yard setbacks due to its proposed size. Lot 16, Block 2 is also vacant at this time. Jonathon Homes has both properties under contract, so there is only one property owner between the two lots. Jonathon Homes has proposed a lot line adjustment that would move the original lot line 6 feet to the southwest. This allows new homes on both Lot 15 and Lot 16 to meet setback requirements.

The applicant will also need to process an easement vacation for the existing drainage and utility easements on the lot line between the two lots of the original plat.

This item has been moved forward to the city council due to the simple nature of the request, the fact that there are currently no homes on either parcel and because there is only one property owner involved. All public hearing notification procedures were followed.

By motion, approve the resolution.

Attachments

Zoning and Location Map

Survey with Lot Line Adjustment

WHEREAS, an application has been filed by Jonathan Homes of MN, LLC as Case No. 20-0034 and;

WHEREAS, said case involves the lot line adjustment of 6 feet between two separate lots, Anoka County, Minnesota, described as follows:

CURRENT DESCRIPTION

PARCEL A

LOT 15, BLOCK 2, WAGAMON RANCH 3RD ADDITION

PARCEL B

LOT 16, BLOCK 2, WAGAMON RANCH 3RD ADDITION

NEW DESCRIPTION

PARCEL A

LOT 15, BLOCK 2, WAGAMON RANCH 3RD ADDITION, TOGETHER WITH THE NORTHEASTERLY 6 FEET OF LOT 16, SAID BLOCK 2, WAGAMON RANCH 3RD ADDITION.

PARCEL B

LOT 16, BLOCK 2, WAGAMON RANCH 3RD ADDITION, EXCEPT THE NORTHEASTERLY 6 FEET THEREOF.

WHEREAS, the City Council of the City of Blaine has reviewed said case on October 5, 2020.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Waiver of Platting per Section 18-9(B)(2) of the Subdivision Ordinance is hereby granted to Jonathan Homes of MN, LLC allowing to record the above described division with the Anoka County Recorder's Office, based on the following conditions:

1. The applicant will need to process an easement vacation for the existing drainage and utility easements on the lot line between the two lots of the original plat.
2. The Mayor, City Clerk and City Manager are hereby authorized to execute any and all necessary documents, agreements and releases related to the approval, recording or administration of the waiver of platting.

PASSED by the City Council of the City of Blaine this 5th day of October, 2020.