



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 21-135, Version: 1

Consent - *Lori Johnson, City Planner*

Title

Granting Final Plat Approval to Subdivide 14.65 Acres into One Lot and Two Outlots to be Known as Lexington Meadows 4th Addition at 4181 108th Avenue NE. Lexington Meadows LLC (Case File No. 21-0032/LSJ)

Executive Summary

This final plat includes one lot and two outlots that will facilitate the construction of the Lexington Meadows Medical Building that is being proposed on Lot 1 of the final plat. This area was preliminarily platted as outlots with the original Lexington Meadows plat.

Schedule of Actions

Planning Commission Public Hearing	04/10/18
City Council (Preliminary Plat)	05/03/18
City Council (Final Plat)	07/07/21

Background

Staff report prepared by Lori Johnson, City Planner

The City Council approved a preliminary plat for Lexington Meadows on May 3, 2018. This is the proposed development on the southwest corner of Lexington Avenue and 109th Avenue. Wellington Management is the developer of the project.

Outlot A of the Lexington Meadows 2nd Addition plat is being replatted to create one lot and two new outlots to be known as Lexington Meadows 4th Addition. This new lot will be used for the Lexington Meadows Medical Building, and the conditional use permit for this development will be reviewed by the City Council on July 7, 2021. The outlots will be used for further development consistent with the PBD (Planned Business District) zoning district.

A permit is required from the Rice Creek Watershed District.

The developer will need to pay park dedication for each lot as it develops at the rate in effect at that time. For the one new commercial lot being developed, a park dedication fee of \$8,704 per acre will be required. The total acreage of the one new lot is 3.27 acres. The total park dedication fee for this plat is \$28,462. This fee shall be paid prior to the final plat mylars being released for recording purposes at Anoka County.

Wellington Management will be responsible for all planting and maintenance of the landscaping in the right-of-way, and underground irrigation must be provided for the landscaping.

A Site Improvement Performance Agreement (SIPA) will be required prior to any work commencing on site. This agreement will include financial guarantees for the site work.

The final plat is consistent with the approved preliminary plat, Resolution No. 18-77.

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the preliminary plat. The Planning Commission does not review final plats.

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing on the preliminary plat were:

1. Mailed to property owners within 350 feet of the property boundaries.
2. Published in Blaine/Spring Lake Park/Columbia Heights/Fridley Life.
3. Posted on the City's website.
4. Posted (sign) on the property with contact information for the Planning Department.

Notifications are not required for final plats.

Staff Recommendation

By motion, adopt the resolution.

Attachment List

Zoning and Location Map
Final Plat

WHEREAS, an application has been filed by Lexington Meadows LLC as subdivision Case No. 21-0032; and

WHEREAS, said case involves the division of land in Anoka County, Minnesota, described as follows:

Outlot A, LEXINGTON MEADOWS 2ND ADDITION, according to the recorded plat thereof, Anoka County, Minnesota.

WHEREAS, the Blaine City Council granted preliminary plat approval on May 3, 2018, subject to the stipulations as contained in Blaine City Council Resolution No. 18-77; and

WHEREAS, the applicant has submitted a final plat in general conformance with the approved preliminary plat.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that final plat approval for Lexington Meadows 4th Addition per Section 74-43 of the subdivision regulations is

hereby granted subject to the following conditions:

1. The developer will need to pay park dedication for each lot as it develops at the rate in effect at that time. For the one new commercial lot being developed, a park dedication fee of \$8,704 per acre will be required. The total acreage of the new lot is 3.27 acres. The total park dedication fee for this plat is \$28,462. This fee shall be paid prior to the final plat mylars being released for recording purposes at Anoka County.
2. Rice Creek Watershed District permit is required prior to start of site work.
3. A Site Improvement Performance Agreement is required prior to any site work being performed on this lot.
4. Developer to install landscaping within the right-of-way as shown on the plans presented for approval for the first phase of development. Developer is responsible for planting and maintenance of this landscaping and underground irrigation must be provided to the landscaping.
5. Each lot/use in the plat will be required to obtain a conditional use permit per the Zoning Ordinance requirements of the PBD (Planned Business District).
6. The Mayor, City Clerk and City Manager are hereby authorized to execute any and all necessary documents, agreement and releases related to the approval, recording or administration of Lexington Meadows 4th Addition.

PASSED by the City Council of the City of Blaine this 7th day of July, 2021.