



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Details (With Text)

File #:	RES 18-46	Version:	2	Name:	18-10 Panera Bread - Waiver
Type:	Resolution	Status:	Passed		
File created:	4/5/2018	In control:	City Council		
On agenda:	4/5/2018	Final action:	4/5/2018		
Title:	GRANTING A WAIVER OF PLATTING TO SEPARATE AN APPROXIMATELY 4,200 SQUARE FOOT PARCEL FROM LOT 1, BLOCK 1, VICTORY VILLAGE 4TH ADDITION TO ADD TO THE PARCEL LOT 2, BLOCK 1, VICTORY VILLAGE 4TH ADDITION, AT 1530 109TH AVENUE NE FOR PANERA BREAD. THE AVALON GROUP. (CASE FILE NO. 18-0010/LSJ)				
Sponsors:	Bryan Schafer				
Indexes:					
Code sections:					
Attachments:	1. Panera - Attachments.pdf				

Date	Ver.	Action By	Action	Result
4/5/2018	2	City Council	Adopted	Pass
3/13/2018	1	Planning Commission	Recommended for Approval	Pass

DEVELOPMENT BUSINESS - *Bryan K. Schafer, Planning and Community Development Director*

GRANTING A WAIVER OF PLATTING TO SEPARATE AN APPROXIMATELY 4,200 SQUARE FOOT PARCEL FROM LOT 1, BLOCK 1, VICTORY VILLAGE 4TH ADDITION TO ADD TO THE PARCEL LOT 2, BLOCK 1, VICTORY VILLAGE 4TH ADDITION, AT 1530 109TH AVENUE NE FOR PANERA BREAD. THE AVALON GROUP. (CASE FILE NO. 18-0010/LSJ)

Planning Commission (Public Hearing)	03/13/18
City Council (Waiver of Platting)	04/05/18
Action Deadline	04/09/18

Victory Village is the commercial/retail development on the southeast corner of 109th Avenue and Highway 65. This development includes Super Target and the surrounding retail lots. There is one lot yet to be developed in this retail center and at this time, the developer is proposing to construct a 4,628 square foot restaurant, Panera Bread, on this last lot. The site is zoned PBD (Planned Business District) and each use in this zoning district requires a conditional use permit, which is being requested at this time. The restaurant will also have outdoor dining and shared accesses which are included in this request. Also being requested is a waiver of platting that basically rearranges the lot lines on the west side of the lot.

Waiver of Platting

The applicant is proposing to split an approximately 4,200 square foot portion off of Lot 1, Block 1, Victory Village 4th Addition, and adding that portion to Lot 2, Block 1, Victory Village 4th Addition. The waiver of platting would approve the split and would approve a new legal description for both lots (Parcel A and Parcel B). The split needs to occur so there is enough area on the new Parcel B to develop the Panera building and all associated site improvements.

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Certificate of Survey

Site Plan

Landscape Plan

Enlarged Patio Plan

Floor Plan

Exterior Elevations (3)

WHEREAS, an application has been filed by The Avalon Group as Waiver of Platting Case No. 18-0010 and;

WHEREAS, said case involves the division of a parcel into two separate lots, Anoka County, Minnesota, described as follows:

CURRENT DESCRIPTION

Lot 1 and Lot 2, Block 1, VICTORY VILLAGE 4TH ADDITION, according to the recorded plat thereof, Anoka County, Minnesota.

PARCEL A

That part of Lot 1, Block 1, VICTORY VILLAGE 4TH ADDITION, according to the recorded plat thereof, Anoka County, Minnesota, lying westerly of the most westerly line of Lot 2, said Block 1, VICTORY VILLAGE 4TH ADDITION and its northerly extension.

PARCEL B

Lot 2, Block 1, VICTORY VILLAGE 4TH ADDITION, according to the recorded plat thereof, Anoka County, Minnesota, TOGETHER WITH, that part of Lot 1, said Block 1, VICTORY VILLAGE 4TH ADDITION lying easterly of the northerly extension of the most westerly line of said Lot 2.

WHEREAS, the Blaine Planning Commission has reviewed said case on March 13, 2018; and

WHEREAS, the Blaine Planning Commission has recommended said case be approved; and

WHEREAS, the City Council of the City of Blaine has reviewed said case on April 5, 2018.

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 separate a 4,211 square foot parcel from Lot 1, Block 1, Victory Village

4th Addition, allowing to record the above described division with the Anoka County Recorder's Office, based on the following conditions:

1. The waiver of platting documents must be released for recording at Anoka County prior to issuance of site plan approval and a building permit.

PASSED by the City Council of the City of Blaine this 5th day of April, 2018.