



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Details (With Text)

File #:	RES 18-173	Version:	1	Name:	PC18-0055 Final Plat Parkside North 12th
Type:	Resolution	Status:	Passed		
File created:	9/6/2018	In control:	City Council		
On agenda:	9/6/2018	Final action:	9/6/2018		
Title:	GRANTING FINAL PLAT APPROVAL TO SUBDIVIDE 3.04 ACRES INTO ONE LOT AND ONE OUTLOT TO BE KNOWN AS PARKSIDE NORTH 12TH ADDITION, LOCATED AT 12312 FRAIZER STREET NE. PARKSIDE NORTH, LLC (CASE FILE 18-0055/SLK).				
Sponsors:	Bryan Schafer				
Indexes:					
Code sections:					
Attachments:	1. Final Plat Attachments				

Date	Ver.	Action By	Action	Result
9/6/2018	1	City Council	Adopted	Pass

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

GRANTING FINAL PLAT APPROVAL TO SUBDIVIDE 3.04 ACRES INTO ONE LOT AND ONE OUTLOT TO BE KNOWN AS PARKSIDE NORTH 12TH ADDITION, LOCATED AT 12312 FRAIZER STREET NE. PARKSIDE NORTH, LLC (CASE FILE 18-0055/SLK).

Planning Commission (Public Hearing) (11/12/14)
City Council (Preliminary Plat) (12/18/14)
City Council (Final Plat) (09/06/18)

The final plat will consist of one lot and one outlot on Fraizer Street NE and 122nd Avenue NE. The proposed lots are consistent with the approved preliminary plat that was issued by the City Council in 2014. The proposed Lot 1 will be for a proposed Rainbow Daycare Center and is scheduled on the September 6th City Council agenda. The proposed outlot will be used for future development. The outlot will be required to be re-platted for future development.

Park dedication will be required for newly created lot and with the re-platting of the outlot. The Lexington Athletic Complex (LAC) just to the southwest of this Plat is located on 40 acres that were purchased from the applicant. An element of that purchase relied on future park dedication as a credit for what the City owes on the balance of the purchase (originally \$1.4 Million). The Park Dedication that will then be due from the platting of lot and the outlot will be established

as a credit against the balance that is owed by the City. Also consistent with the park purchase agreement the 2011 park rate of \$7,163 per commercial acre will be used to calculate the credit. Future lots that are final platted will also be calculated as a park credit in the same manner.

A Rice Creek Watershed District (RCWD) permit is required prior to the start of any site work.

The final plat is consistent with the approved preliminary plat, Resolution No. 14-239.

By motion, approve the Resolution.

Zoning and Location Map

Final Plat

WHEREAS, an application has been filed by Parkside North, LLC as subdivision Case No. 18-0055; and

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

Outlot A, Parkside North 11th Addition, Anoka County, Minnesota

WHEREAS, the Blaine City Council granted preliminary plat approval on December 18, 2014, subject to the stipulations as contained in Blaine City Council Resolution No.14-239; and

NOW, THEREFORE, BE IT RESOLVED, by the Blaine City Council of the City of Blaine that final plat approval for Parkside North 12th Addition per Section 74-43 of the subdivision regulations is hereby granted subject to the following conditions:

1. Anoka County Highway Department to review prior to release of plat.
2. 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 Parkside North 12th Addition.
3. The outlot will need to be re-platted into a lot and block description and recorded as part of a successive final plat application prior to development of the site.
4. Development requires a National Pollutant Discharge Elimination System (NPDES) Phase II General Storm Water Permit for Construction Activity from Minnesota Pollution Control Agency (MPCA). A prerequisite to the MPCA permit application includes preparation of a site Storm Water Pollution Prevention Plan (SWPPP) for the development site.

5. Water and sewer availability charges (WAC and SAC) become due with building permit.
6. Park dedication will be due with the final platting and to be paid for 1.58 acres at the commercial rate of \$7,163 per acre (2011 rate) for a total of \$11,317. The total payment of \$11,317 will be applied as a credit against the original \$1.4 Million that was owed by the City for the purchase of the Lexington Athletic Complex property.
7. A Rice Creek Watershed District (RCWD) permit is required prior to the start of any site work.

PASSED by the City Council of the City of Blaine this 6th day of September, 2018.