



# City of Blaine Anoka County, Minnesota

Blaine City Hall  
10801 Town Sq Dr NE  
Blaine MN 55449

## Legislation Details (With Text)

|                       |   |                      |              |              |                                   |
|-----------------------|---|----------------------|--------------|--------------|-----------------------------------|
| <b>File #:</b>        | RES 20-145  | <b>Version:</b>      | 1            | <b>Name:</b> | Waiver - Jonathan Homes (20-0034) |
| <b>Type:</b>          | Resolution  | <b>Status:</b>       | Passed       |              |                                   |
| <b>File created:</b>  | 10/5/2020   | <b>In control:</b>   | City Council |              |                                   |
| <b>On agenda:</b>     | 10/5/2020   | <b>Final action:</b> | 10/5/2020    |              |                                   |
| <b>Title:</b>         | 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) |                      |              |              |                                   |
| <b>Sponsors:</b>      | Lori Johnson  |                      |              |              |                                   |
| <b>Indexes:</b>       |   |                      |              |              |                                   |
| <b>Code sections:</b> |   |                      |              |              |                                   |
| <b>Attachments:</b>   | 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 3<sup>rd</sup> 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 3<sup>RD</sup> ADDITION

#### **PARCEL B**

LOT 16, BLOCK 2, WAGAMON RANCH 3<sup>RD</sup> ADDITION

### **NEW DESCRIPTION**

#### **PARCEL A**

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

#### **PARCEL B**

LOT 16, BLOCK 2, WAGAMON RANCH 3<sup>RD</sup> 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 5<sup>th</sup> day of October, 2020.