



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Details (With Text)

File #:	RES 21-203	Version:	1	Name:	Plat - The Blaine Back 40 (21-0026)
Type:	Resolution	Status:	Passed		
File created:	10/18/2021	In control:	City Council		
On agenda:	10/18/2021	Final action:	10/18/2021		
Title:	Granting a Preliminary Plat to Subdivide 46.26 acres into Four (4) Lots and One Outlot to be Known as The Blaine Back 40 at 104th Lane & Flanders Street NE. Aerojet LLC. (Case File No. 21-0026/SLK)				
Sponsors:	Erik Thorvig				
Indexes:					
Code sections:					
Attachments:	1. Attachments, 2. Unapproved PC Minutes 091421				

Date	Ver.	Action By	Action	Result
10/18/2021	1	City Council	Adopted	Pass

Development Business - *Erik Thorvig, Community Development Director*

Title

Granting a Preliminary Plat to Subdivide 46.26 acres into Four (4) Lots and One Outlot to be Known as The Blaine Back 40 at 104th Lane & Flanders Street NE. Aerojet LLC. (Case File No. 21-0026/SLK)

Executive Summary

This application is a request to preliminary plat approximately 46 acres into four (4) lots and one (1) outlot for industrial development.

Schedule of Actions

Planning Commission Public Hearing	09/14/21
City Council (Preliminary Plat)	10/18/21
City Council (Final Plat)	TBD
Action Deadline	12/06/21

Background

Staff report prepared by Shawn Kaye, Associate Planner

Rezoning

The applicant, Aerojet, LLC, is proposing to plat three parcels into four lots and one outlot. The proposed plat would allow the construction of two new office/manufacturing/warehouse buildings (site plan approval required) and increase the lot sizes (Lot 1 Block 2 and Lot 3 Block 1) for two existing lots that front on 104th Lane NE on the south.

The northern 40 acre parcel is currently zoned PBD (Planned Business District) which requires an office/manufacturing use with limited warehousing. The applicant would like to rezone the property just north of his two existing buildings that front 104th Lane NE from PBD (Planned Business District)

to I-1 (Light Industrial) to allow for the future expansion of the existing buildings. The remainder of the 40-acre parcel will remain at the PBD zoning (Lot 3 Block 1 and Lot 1 Block 2).

The I-1 and PBD zoning does not permit any outside storage on site.

Preliminary Plat

The proposed plat creates four lots for two future building additions and the construction of two new buildings. The plat also has one outlot for existing wetlands.

- Lot 1 Block 1 is 8.53 acres - proposed I-1 zoning
- Lot 2 Block 1 is 4.64 acres - proposed I-1 zoning
- Lot 3 Block 1 is 6.01 acres - PBD zoning
- Lot 1 Block 2 is 8.57 acres - PBD zoning
- Outlot A - PBD zoning

Park dedication will be due with the platting of Lots 1 and 2, Block 1 for that portion of the lots that has not paid park dedication in the past with the development of the existing buildings. The two new lots (Lot 3 Block 1 and Lot 1 Block 2) will be required to pay park dedication for the developable area on each parcel. The 2021 park dedication rate for industrial development is \$6,702/acre for a total due of \$54,554 (for 8.14 developed acres). This fee will need to be paid at the rate in effect at the time of the final plat, prior to release of mylars for recording at Anoka County.

A grading plan must be submitted for city approval prior to work being performed on site. Tree preservation, erosion control details, protection of existing wetlands, and lowest floor elevations to protect from flooding must be included on the grading plan.

Internal utility and street improvements will be the developer's responsibility. Plans and specifications require city approval before construction can begin. Developer will need to obtain additional right-of-way for Flanders Street to be extended north. The proposed plat shows right-of-way for the street extension on the adjacent parcel to the west.

A portion of the south side of the proposed plat is an unnumbered A-zone on the Federal Emergency Management Agency flood insurance map. This designation indicates an area susceptible to 100-year flooding. The developer will be required to keep lowest opening elevations two feet above the 100-year flood elevation. An as-built survey will be required for each structure to verify lowest opening elevation.

Standard utility and drainage easements must be dedicated along all lot lines, over delineated wetlands, and storm water treatment and detention basins. Street name shall be Flanders Street NE to be consistent with Anoka County grid system and the plat to the north.

The applicant will need to receive a Rice Creek Watershed District Permit prior to any site work.

Wetland setback/buffer requirement will need to be met or a variance received from the Rice Creek Watershed District.

Review of the proposed site plan will occur during the site plan approval process and building permit approval. This would include meeting proper fire access and parking requirements. Therefore, there are no approvals being granted at this time for building/parking placement and size.

Strategic Plan Relationship

Not Applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the rezoning. There were comments at the public hearing related to potential lighting and noise from future buildings/businesses. Staff explained that there is a large wetland on the north side of the site and the proposed building pads are approximately 125 feet to 350 feet from the north property line. The lighting ordinance also requires all lighting to be down lit and shielded.

Financial Impact

Not Applicable.

Public Outreach/Input

Notice of a public hearing 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.

Staff Recommendation

By motion, adopt the Resolution.

Attachment List

Zoning and Location Map

Preliminary Plat

Grading Plan (3)

Utility Plan (3)

Unapproved Planning Commission Minutes 091421

WHEREAS, an application has been filed by Aerojet LLC as subdivision Case File No. 21-0026; and

WHEREAS, said case involves the division of land described as follows:

The Southwest Quarter of the Northeast Quarter of Section 22, Township 31, Range 23, Anoka County, Minnesota.

AND

Lots 1 and 2, Block 1, FLANDERS POND 1ST ADDITION, Anoka County, Minnesota.

AND

Lot 1, Block 1, FLANDERS POND 2nd ADDITION, Anoka County, Minnesota.

WHEREAS, the Blaine Planning Commission has reviewed said case file on September 14, 2021; and

WHEREAS, the Blaine Planning Commission has recommended subdivision Case File No. 21-0026 be approved subject to certain stipulations; and

WHEREAS the Blaine City Council has reviewed said case file on October 18, 2021.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that preliminary plat approval per Section 74-42 of the subdivision regulations is hereby granted for The Blaine Back 40 permitting preparation of a final plat for approval per Section 74-43 subject to the following conditions:

1. Applicant to submit a copy of Rice Creek Watershed permit to the City prior to any site work.
2. Park dedication will be due with the platting of Lots 1 and 2, Block 1 for that portion of the lots that has not paid park dedication in the past with the development of the existing buildings. The two new lots (Lot 3 Block 1 and Lot 1 Block 2) will be required to pay park dedication for the developable area on each parcel. The 2021 park dedication rate for industrial development is \$6,702/acre for a total due of \$54,554 (for 8.14 developed acres). Calculation for acreage to include all upland areas including areas to be used for drainage ponds. This fee will need to be paid at the rate in effect at the time of the final plat, prior to release of final plat mylars for recording at Anoka County.
3. Site plan approval per lot as each develops. Review of the proposed site plan will occur during the site plan approval process and building permit approval. This would include meeting fire access and parking requirements.
4. Developer must submit a grading plan for city approval prior to work being performed on site. Tree preservation details, erosion control details, protection of existing wetlands, and lowest floor elevations to protect from flooding must be included on the grading plan.
5. Trunk sanitary sewer in the amount of \$6,863.00 per acre District 6 will become due with platting at the 2021 rate of \$57,238.
6. Internal utility and street improvements will be the developer's responsibility. Plans and specifications require city approval before construction can begin.
7. An as-built survey will be required for each structure to verify lowest opening elevation is two feet above 100-year flood elevation.
8. Standard utility and drainage easements must be dedicated along all lot lines, over delineated wetlands, and storm water treatment and detention basins.
9. Street name shall be Flanders Street NE to be consistent with Anoka County grid system and the plat to the north.
10. A National Pollutant Discharge Elimination System (NPDES) permit is required from the Minnesota Pollution Control Agency (MPCA) when over five acres are graded.
11. Wetland setback / buffer requirement will be required to be met or a variance received from Rice Creek Watershed District.
12. Execution and recording of a development agreement outlining the items mentioned above in greater detail including tree preservation, park dedication, financial guarantees, etc.
13. 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 Blaine Back 40.

PASSED by City Council of the City of Blaine this 18th day of October, 2021.