



City of Blaine
Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 12-006, Version: 2

ITEM: 11.3 Development Business - *Bryan K. Schafer, Planning Director*

WAIVER OF PLATTING TO SUBDIVIDE A .78 ACRE PARCEL INTO A .51 ACRE PARCEL (PARCEL A) FOR THE CONSTRUCTION OF A HOME AND A .27 ACRE PARCEL (PARCEL B) THAT WOULD BE COMBINED WITH THE VACANT PARCEL ADJACENT TO THE SOUTH.

**CAPSTONE HOMES, INC.
2951 & 2957 128TH AVENUE NE**

CASE FILE NO. 11-0042

Planning Commission Public Hearing: 12/13/11
City Council: 01/05/12

Capstone Homes is requesting to split a lot (2951 128th Avenue) into two parcels in order to combine .27 acres (Parcel B) with the property adjacent to the south (2957 128th Avenue). An existing home was removed from the middle of the original parcel. Therefore, the applicant is requesting a waiver of platting to subdivide the parcel into two lots and allow for two similarly shaped parcels that are consistent with adjacent lots. Easements adjacent to the north lot line of Lot 12 must be vacated and new ones dedicated as a part of the lot split. The public hearing for the easement vacation is scheduled for January 5, 2012.

This is a very simple request for a waiver of platting and the conditions you see listed below are similar to approvals that have been granted in the past. Park dedication was previously paid.

By motion, approve the Resolution.

Zoning and Location Map
Certificate of Survey

WHEREAS, an application has been filed by Capstone Homes as waiver of platting Case No. 11-0042 and;

WHEREAS, said case involves the division of a parcel into two separate lots, Anoka

County, Minnesota, described as follows:

CURRENT DESCRIPTION

LOT 11, BLOCK 2, HARPERS STREET WOODS, ANOKA COUNTY, MINNESOTA

LOT 12, BLOCK 2, HARPERS STREET WOODS, ANOKA COUNTY, MINNESOTA

PARCEL A

THAT PART OF LOT 11, BLOCK 2, HARPERS STREET WOODS, ANOKA COUNTY, MINNESOTA LYING WESTERLY OF THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 12, BLOCK 2, SAID HARPERS STREET WOODS

PARCEL B

LOT 12, AND THAT PART OF LOT 11, LYING EASTERLY OF THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 12, BLOCK 2, HARPERS STREET WOODS, ANOKA COUNTY, MINNESOTA.

WHEREAS, the Blaine Planning Commission has reviewed said case on December 13, 2011; 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 waiver of platting case on January 5, 2012.

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 regulations is hereby granted to Capstone Homes, allowing to record the above described division with the Anoka County Recorder's Office, based on the following conditions:

1. The waiver of platting must be recorded with Anoka County with the conveyed parcel (Parcel B) combined as one tax parcel with the adjacent parcel to the south (2957 128th Avenue) at the Anoka County Recorder's Office prior to any Certificate of Occupancy issued for 2951 or 2957 128th Avenue NE.
2. Existing drainage and utility easements adjacent to the north lot line of Lot 12 must be vacated prior to the waiver of platting being released by the City for recording. New drainage and utility easements along the new common side lot line will also need to be dedicated by a separate easement document prior to release of the waiver by the City.

PASSED by the City Council of the City of Blaine this 5th day of January, 2012.