



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 12-143, Version: 2

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

GRANTING PRELIMINARY PLAT APPROVAL TO SUBDIVIDE 37.26 ACRES INTO TWO (2) LOTS TO BE KNOWN AS GLIMCHER NORTHTOWN MALL FOURTH ADDITION AT 398 NORTHTOWN DRIVE. GLIMCHER DEVELOPMENT. (CASE FILE NO. 12-0033)

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| Planning Commission (Public Hearing) | 10/09/12 |
| City Council (Pre Plat and CUP) | 11/01/12 |
| City Council (Final Plat) | 11/15/12 |

Glimcher Northtown Venture, LLC is the owner of Northtown Mall. At this time Glimcher would like to replat part of the mall property into two new lots. Specifically, the applicant would like to make a new lot for the property on which the newer multitenant building containing Potbelly Sandwich, Chipotle and other tenants is located.

The proposed plat contains two lots. Lot 1 will be 35.66 acres and will contain parking and the actual mall building. Lot 2 will be 1.60 acres and will contain the Potbelly Sandwich/Chipotle multi-tenant building. It is the intent of Glimcher to sell the 1.6 acres and the multi-tenant building.

You will see that the property lines run through some parking areas and access drives. The two lots will share the access drive that surrounds the mall. The Zoning Ordinance requires a conditional use permit for these items and the applicant has made the appropriate application. The City will require a shared access and parking agreement and this must be submitted before the final plat mylars have been released for recording at Anoka County.

No park dedication is required for this plat as all fees have been paid by the property owner in previous years.

Jefferson Street, which lies to the east of the plat, has been expanded several times over the years. During the last expansion the City acquired additional right-of-way through a street and utility easement which runs into the eastern edge of both lots. With this plat, the easement, that was purchased by the City, should be shown as right-of-way. The older parking along the mall property (proposed Lot 1) actually extends to the Jefferson Street right-of-way line and therefore has been

non-conforming for some time.

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Final Plat

PER SECTION 74.42 OF THE SUBDIVISION ORDINANCE

WHEREAS, an application has been filed by Glimcher Development as subdivision Case File No. 12-0033; and

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

THAT PART OF LOT 4, BLOCK 2, MUIR'S NORTHTOWN ADDITION ACCORDING TO THE PLAT ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER, ANOKA COUNTY, MINNESOTA LYING NORTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED AS LINE:

COMMENCING AT THE MOST EASTERLY CORNER OF LOT 2, BLOCK 1 GLIMCHER NORTHTOWN MALL THIRD ADDITION ACCORDING TO THE PLAT ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER, ANOKA COUNTY, MINNESOTA; THENCE SOUTH 57 DEGREES 29 MINUTES 46 SECONDS EAST ALONG THE SOUTHEASTERLY EXTENSION OF THE NORTHEASTERLY LINE OF SAID LOT 2 A DISTANCE OF 325.16 FEET TO THE EAST LINE OF SAID LOT 4; THENCE SOUTH 00 DEGREES 28 MINUTES 56 SECONDS EAST ALONG SAID EAST LINE A DISTANCE OF 420.93 FEET TO THE POINT OF BEGINNING OF THE LINE TO BE DESCRIBED; THENCE SOUTH 89 DEGREES 38 MINUTES 14 SECONDS WEST A DISTANCE OF 535.00 FEET; THENCE SOUTHWESTERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AN ARC LENGTH OF 314.16 FEET, A CHORD LENGTH OF 282.84 FEET AND A CHORD BEARING OF SOUTH 44 DEGREES 38 MINUTES 15 SECONDS WEST; THENCE TANGENT TO SAID CURVE SOUTH 00 DEGREES 21 MINUTES 45 SECONDS EAST A DISTANCE OF 58.00 FEET; THENCE SOUTHERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 35 DEGREES 16 MINUTES 48 SECONDS, AN ARC LENGTH OF 92.36 FEET, A CHORD LENGTH OF 90.91 FEET AND A CHORD BEARING OF SOUTH 17 DEGREES 16 MINUTES 39 SECONDS WEST; THENCE SOUTH 55 DEGREES 04 MINUTES 54 SECONDS WEST NONTANGENTIAL TO SAID CURVE A DISTANCE OF 56.32 FEET; THENCE SOUTHWESTERLY ALONG A

NONTANGENTIAL CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 35 DEGREES 16 MINUTES 49 SECONDS, AN ARC LENGTH OF 141.62 FEET, A CHORD LENGTH OF 139.40 FEET AND A CHORD BEARING OF SOUTH 17 DEGREES 16 MINUTES 38 SECONDS WEST; THENCE TANGENT TO SAID CURVE SOUTH 00 DEGREES 21 MINUTES 44 SECONDS EAST A DISTANCE OF 60.00 FEET PLUS OR MINUS TO THE SOUTH LINE OF SAID LOT 4.

WHEREAS, the Blaine Planning Commission has reviewed said case file on October 9, 2012; and

WHEREAS, the Blaine Planning Commission has recommended subdivision Case File No. 12-0033 be approved subject to certain stipulations; and

WHEREAS the Blaine City Council has reviewed said case file on November 1, 2012.

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 to Glimcher Development permitting preparation of a final plat for approval per Section 74-43 subject to the following condition:

1. Applicant to dedicate Right of Way for Jefferson Street on Lot 1 and Lot 2. New Right of Way line should match the existing easement line.