



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 12-156, Version: 2

ITEM: 11.3 DEVELOPMENT BUSINESS - *Bryan K. Schafer, Planning and Community Development Director*

GRANTING PRELIMINARY PLAT APPROVAL TO SUBDIVIDE 4.26 ACRES INTO TWO (2) LOTS AND ONE (1) OUTLOT TO BE KNOWN AS TWIN TIDES ADDITION AT 1551 & 1525 99th LANE NE. TWIN CITY GEAR COMPANY. (CASE FILE NO. 12-0041/LSJ)

Planning Commission (Public Hearing)	11/13/12
City Council (Preliminary Plat)	12/06/12
Action Deadline	12/16/12

Planning Commission

The Planning Commission voted unanimously to approve the preliminary plat. The applicant spoke on his behalf at the public hearing. No other comments were received.

Twin City Gear owns property on the northwest corner of 99th Lane and Davenport Street. The existing lot contains a building in which the business is located, and the lot has excess property to the north that is not being used at this time. Twin City Gear has been negotiating with the neighboring property owner to the north, Green Lights Recycling, to purchase part of the unused lot and a tenant space in the building. In order for this transaction to occur, the property needs to be replatted, which is why a preliminary plat is being requested at this time.

The preliminary plat contains two lots and one outlot. Lot 1 is a little over 3 acres in size and contains the existing building, parking and drive areas, and the dumpster enclosure located on the north side of the building and parking area. The applicant will also be creating a C.I.C. plat to create two condo spaces in the building as well, one of which Green Lights Recycling will also purchase.

Lot 2 is 23,963 square feet in size, which does not meet the minimum lot size requirements for this zoning district. Because the property owner will sell Lot 2 to Green Lights Recycling, a condition of the plat approval is that Lot 2 be combined with the property to the north upon the sale of the land. This alleviates the nonconforming lot size situation.

Because outlots cannot be built upon, Outlot A will remain vacant until such time as the

property owner wishes to either use the outlot or sell it to the adjacent property owner. The outlot is 23,618 square feet and size.

There is a driveway that is located on Lot 2 that is being used as a semi-truck turn around in the rear of the building. The driveway contains pavement and Class V surfaces and it will be located over the proposed lot line. This driveway encroachment needs to be made conforming in some manner and the applicant has three options. They are as follows:

- The driveway could be made conforming through the conditional use permit process for a shared access. The property owner would need to make such application prior to release of final plat mylars for recording.
- A ten-foot parking setback could be re-established in this area. This would mean that the asphalt would need to be removed in that ten-foot area and sod would need to be laid.
- The driveway could be removed entirely.

If the applicant chooses to establish the 10-foot setback, or remove the driveway, the work would need to be completed prior to the release of final plat mylars, or an escrow could be established that would ensure this work is completed in the spring. Since it appears that semi trucks have a difficult time maneuvering in this area, it is suggested that a conditional use permit application be seriously considered by the property owner. If a conditional use permit is requested, the driveway will need to be improved to zoning ordinance standards.

Park dedication has previously been paid on this property so it is not required at this time.

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Preliminary Plat

PER CHAPTER 18 OF THE SUBDIVISION ORDINANCE

WHEREAS, an application has been filed by Twin City Gear Company as subdivision Case File No. 12-0041; and

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

LOTS 3, 4, 5 BLOCK 2, BLAINE INDUSTRIAL SQUARE, ANOKA COUNTY,
MINNESOTA.

WHEREAS, the Blaine Planning Commission has reviewed said case file on November 13, 2012; and

WHEREAS, the Blaine Planning Commission has recommended subdivision Case File No. 12-0041 be approved subject to certain stipulations; and

WHEREAS the Blaine City Council has reviewed said case file on December 6, 2012.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that preliminary plat approval per Section 18-4(C)(1) of the subdivision regulations is hereby granted to Twin City Gear Company permitting preparation of a final plat for approval per Section 18-3(a) subject to the following conditions:

1. Lot 2 to be combined with the property to the north upon the sale of the land.
2. The applicant must address the property encroachment by the driveway on Lot 2 in one of the following manners:
 - A conditional use permit for shared access could be made by the property owner prior to release of final plat mylars for recording.
 - A ten-foot parking setback could be established, which includes asphalt removal and sodding. This must be done prior to release of final plat mylars for recording, or an escrow must be submitted that covers the cost of the work.
 - The driveway could be removed entirely. This must be done prior to release of final play mylars for recording, or an escrow must be submitted that covers the cost of the work.

PASSED by City Council of the City of Blaine this 6th day of December 2012.