



# City of Blaine Anoka County, Minnesota

Blaine City Hall  
10801 Town Sq Dr NE  
Blaine MN 55449

## Legislation Text

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**File #:** RES 14-103, **Version:** 2

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

### **GRANTING A WAIVER OF PLATTING TO DIVIDE A .80 ACRE PARCEL INTO A .59 ACRE PARCEL AND A .21 ACRE PARCEL AT 4417 121<sup>st</sup> AVENUE NE. PAXMAR, LLC (CASE FILE NO. 14-0019/SLK)**

|                                      |          |
|--------------------------------------|----------|
| Planning Commission (Public Hearing) | 05/13/14 |
| City Council (Waiver of Platting)    | 06/05/14 |
| Action Deadline                      | 06/08/14 |

#### **Planning Commission**

The Planning Commission voted unanimously to approve the waiver of platting. There were no comments at the public hearing.

The applicant's proposal is to subdivide a parcel into two lots. Tract A is a parcel that will be created for a single family home within the Woodland Village 5<sup>th</sup> Addition. Tract B will be created for future development. The parcel (Tract B) has the potential to be platted as part of four single family lots to the east when the property to the north is developed. These four lots would front and have services available on 121<sup>st</sup> Avenue.

The four future lots that are a part of Tract B will need to be served with city sanitary sewer and water from 121<sup>st</sup> Avenue. The services will need to be installed prior to the wear course being installed on 121<sup>st</sup> Avenue by the developer of Woodland Village 5<sup>th</sup> Addition. Future connection charges for sanitary sewer lateral and service and water main lateral and service will become due from these future lots at the City's typical rates at the time of platting.

Tract B will not be permitted to have a building permit issued on the parcel until the property is replatted with the property to the north.

By motion, approve the Resolution.

#### **Attachments**

Zoning and Location Map  
Site Exhibit

**WHEREAS**, an application has been filed by Paxmar, LLC as waiver of platting Case No. 14-0019 and;

**WHEREAS**, said case involves the division of a parcel into two separate lots, Anoka County, Minnesota, described as follows:

**CURRENT DESCRIPTION**

LOT 3, BLOCK 1, WOODLAND VILLAGE 5<sup>th</sup> ADDITION, ANOKA COUNTY, MINNESOTA.

**PARCEL A**

TRACT A, REGISTERED LAND SURVEY NO. 260.

**PARCEL B**

TRACT B, REGISTERED LAND SURVEY NO. 260.

**WHEREAS**, the Blaine Planning Commission has reviewed said case on May 13, 2014; 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 June 5, 2014.

**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 Paxmar, LLC, allowing to record the above described division with the Anoka County Recorder's Office, based on the following conditions:

1. Tract B will not be permitted to have a building permit issued on the parcel until the property is re-platted with the property to the north.
2. Park dedication will be required for any future development/lots on Tract B.
3. Sanitary sewer and water services to serve each of the future lots on Tract B must be installed prior to the wear course being installed on 121<sup>st</sup> Avenue.
4. Future connection charges for sanitary sewer lateral and service and water main lateral and service will become due from the future lots on Tract B at the City's typical rates at the time of platting.
5. Platting conditions for Woodland Village 5<sup>th</sup> Addition set forth in Resolution No. 13-089 shall apply to Tract A.

**PASSED** by the City Council of the City of Blaine this 5<sup>th</sup> day of June 2014.