



# City of Blaine Anoka County, Minnesota

Blaine City Hall  
10801 Town Sq Dr NE  
Blaine MN 55449

## Legislation Text

---

File #: RES 14-104, Version: 2

---

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

**GRANTING PRELIMINARY PLAT APPROVAL TO SUBDIVIDE APPROXIMATELY 12.5 ACRES INTO TWO LOTS TO BE KNOWN AS GLIMCHER NORTHTOWN MALL 5<sup>th</sup> ADDITION AT 301 NORTHTOWN DRIVE NE. GLIMCHER NORTHTOWN VENTURE (CASE FILE NO. 14-0024/SLK)**

Planning Commission (Public Hearing)	05/13/14
City Council (Preliminary Plat)	06/05/14
Action Deadline	06/07/14

### Planning Commission

The Planning Commission voted unanimously to approve the conditional use permit. There were no comments at the public hearing.

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 (Lot 2) for future development. The remainder of the parcel (Lot 1) will remain as one lot for the existing Herberger's store, parking and mall drives. The proposed plat contains two lots. Lot 1 will be 11.44 acres. Lot 2 will be 1.06 acres.

The Zoning Ordinance requires a conditional use permit for shared access drives and parking. Therefore, any development on the Lot 2 will require a conditional use permit for those uses. The City will require a shared access and parking agreement with the development of Lot 2.

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

By motion, approve the Resolution.

### Attachments

Zoning and Location Map

Preliminary Plat

**WHEREAS**, the Blaine Planning Commission has reviewed said case file on May 13, 2014; and

**WHEREAS**, the Blaine Planning Commission has recommended subdivision Case File No. 14-0024 be approved subject to certain stipulations; and

**WHEREAS** the Blaine City Council has reviewed said case file on June 5, 2014.

**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 Northtown Venture permitting preparation of a final plat for approval per Section 74-43 subject to the following conditions:

1. Any development on Lot 2 will require a conditional use permit for shared parking and access.
2. The Mayor, City Clerk and City Manager are hereby authorized to execute any and all necessary documents, agreement and releases related to the approval, recording or administration of Glimcher Northtown 5<sup>th</sup> Addition.

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