



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 14-118, Version: 2

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

GRANTING PRELIMINARY PLAT APPROVAL TO COMBINE 3.42 ACRES INTO ONE LOT TO BE KNOWN AS BLAINE EDA PARK SHORES FOR SERVICE ROAD EXPANSION AT CENTRAL AVENUE/NORTH OF 85th AVENUE NE. BLAINE ECONOMIC DEVELOPMENT AUTHORITY. (CASE FILE NO. 14-0032/BKS)

Planning Commission (Public Hearing) 06/10/14
City Council (Preliminary Plat) 06/19/14

Planning Commission

The Planning Commission voted unanimously to approve the preliminary plat. There were no comments at the public hearing.

The Blaine EDA purchased this area (6 separate small parcels) for redevelopment in the early 1990's. The former use was a grain handling facility. Realignment of the service road has been a need in this area but was not possible until the recent redevelopment of the Cemstone concrete plant in 2012 which is now the Kwik-Trip.

The proposed plat combines the small parcels and plats the EDA lot of 2.46 acres with the balance platted as right-of-way for reconnecting the service road from the Kwik-Trip site to the front along Highway 65.

The EDA will now begin to market this site as the service road alignment has now been determined and the road will be completed later this fall. Approval will be needed from the City and Coon Creek Watershed once a specific commercial development plan is submitted for the site.

By motion, approve the Resolution.

Attachments

Zoning and Location Map
Preliminary Plat

WHEREAS, an application has been filed by Blaine Economic Development Authority as subdivision Case File No. 14-0032; and

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

PARCEL A

LOT 69; LOT 70 EXCEPT THE NORTH 50 FEET OF THE EAST 180 FEET THEREOF AND EXCEPT ALL THAT PART OF LOT 70, SPRING LAKE PARK SHORES DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 70, THENCE PROCEEDING IN A NORTHERLY DIRECTION ALONG THE EAST LINE OF SAID LOT 70 A DISTANCE OF 10 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE PROCEEDING WESTERLY ALONG A LINE PARALLEL WITH AND DISTANT 10 FEET FROM THE SOUTH LINE OF SAID LOT 70 A DISTANCE OF 180 FEET TO A POINT; THENCE PROCEEDING IN A NORTHERLY DIRECTION ALONG A LINE PARALLEL WITH AND A 180 FEET WESTERLY FROM THE EASTERLY LINE OF LOT 70 TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTH 50 FEET OF THE EAST 180 FEET OF SAID LOT 70, THENCE IN A EASTERLY DIRECTION ALONG THE SOUTH LINE OF THE NORTH 50 FEET OF THE EAST 180 FEET OF LOT 70, TO THE EASTERLY LINE OF LOT 70, THENCE SOUTH TO THE POINT OF BEGINNING;

LOT 71, EXCEPT THE EAST 180 FEET THEREOF; LOT 72, EXCEPT THE SOUTH 50 FEET OF THE EAST 180 FEET THEREOF, ALL IN SPRING LAKE PARK SHORES, ANOKA COUNTY, MINNESOTA

PARCEL B

THE NORTH 50 FEET OF THE EAST 180 FEET OF LOT 70; THE EAST 180 FEET OF LOT 71; AND THE SOUTH 50 FEET OF THE EAST 180 FEET OF LOT 72, ALL IN SPRING LAKE PARK SHORES. AND

ALL THAT PART OF LOT 70, SPRING LAKE PARK SHORES DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 70, THENCE PROCEEDING IN AN OTHERLY DIRECTION ALONG THE EAST LINE OF SAID LOT 70 A DISTANCE OF 10 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE PROCEEDING WESTERLY ALONG A LINE PARALLEL WITH AND DISTANT 10 FEET FROM THE SOUTH LINE OF SAID LOT 70 A DISTANCE OF 180 FEET TO A POINT; THENCE PROCEEDING IN A NORTHERLY DIRECTION ALONG A LINE PARALLEL WITH AND 180 FEET WESTERLY FROM THE EAST LINE OF LOT 70, TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTH 50 FEET

OF THE EAST 180 FEET OF SAID LOT 70, THENCE IN AND EASTERLY DIRECTION ALONG THE SOUTH LINE OF THE NORTH 50 FEET OF THE EAST 180 FEET OF LOT 70 TO THE EASTERLY LINE OF LOT 70, THENCE SOUTH TO THE PONT OF BEGINNING, ANOKA COUNTY, MINNESOTA

WHEREAS, the Blaine Planning Commission has reviewed said case file on 14-0032; and

WHEREAS, the Blaine Planning Commission has recommended subdivision Case File No. 14-0032 be approved subject to certain stipulations; and

WHEREAS the Blaine City Council has reviewed said case file on June 19, 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 Blaine Economic Development Authority permitting preparation of a final plat for approval per Section 74-43 subject to the following conditions:

1. Park dedication to be paid on the 2.46 acres at the rate of \$8,289 per acre or total payment of \$20,390.
2. CCWD review and permit will be necessary once specific development has been proposed.
3. Standard WAC and SAC will be due at time of development.
4. The Mayor, City Clerk and City Manager are hereby authorized to execute any and all necessary documents, agreements and releases related to the approval, recording or administration of Blaine EDA Park Shores.

PASSED by City Council of the City of Blaine this 19th day of June 2014.