



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 15-009, **Version:** 2

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

GRANTING PRELIMINARY PLAT APPROVAL TO SUBDIVIDE 5.24 ACRES INTO TWO (2) LOTS TO BE KNOWN AS BLAINE ALZHEIMER'S SPECIAL CARE CENTER ADDITION AT 11760 ULYSSES LANE NE. JEA SENIOR LIVING. (CASE FILE NO. 14-0067/LSJ)

Planning Commission (Public Hearing) 12/09/14
City Council (Preliminary Plat) 01/08/15
Action Deadline (Extended by City) 02/15/15

Planning Commission

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

On October 16, 2014, the City Council approved a conditional use permit that allows JEA Senior Living to construct 66 memory care units in a 31,000 square foot building on the southeast corner of Ulysses Street and Ulysses Lane. The facility focuses exclusively on Alzheimer's, dementia and related memory issues that afflict our aging seniors.

The site plan that was previously presented by JEA Senior Living required that a new plat be created as the project includes a subdivision of one large parcel. At this time JEA is presenting such preliminary plat for approval.

The preliminary plat consists of 5.94 acres and two new lots. Proposed Lot 1 is 3.9 acres and will be used for the memory care facility. Proposed Lot 2 is 1.33 acres and will be further marketed towards uses allowed in the PBD (Planned Business District).

Park dedication has previously been paid for this plat as the property was originally platted in 2007 and the fee was paid at that time.

Applicant will need to receive a Coon Creek Watershed Permit prior to any site work.

Attachments

Zoning and Location Map
Preliminary Plat
Site Plan

By motion, approve the Resolution.

WHEREAS, the Blaine Planning Commission has reviewed said case file on December 9, 2014; and

WHEREAS, the Blaine Planning Commission has recommended subdivision Case File No. 14-0067 be approved subject to certain stipulations; and

WHEREAS the Blaine City Council has reviewed said case file on January 8, 2015.

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 for Blaine Alzheimer's Special Care Center Addition permitting preparation of a final plat for approval per Section 74-43 subject to the following conditions:

1. Applicant to submit copy of Coon Creek Watershed permit to city prior to any site work.
2. 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 Alzheimer's Special Care Center Addition.

PASSED by City Council of the City of Blaine this 8th day of January 2015.