



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 15-082, Version: 2

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

GRANTING PRELIMINARY PLAT APPROVAL TO SUBDIVIDE 6.18 ACRES INTO ONE (1) LOT AND TWO (2) OUTLOTS TO BE KNOWN AS BALL ROAD 2ND ADDITION ON BALL ROAD EAST OF LEXINGTON AVENUE. THE DRIESSEN GROUP, LLC. (CASE FILE NO. 15-0019/LSJ)

Planning Commission (Public Hearing)	04/14/15
City Council (Preliminary Plat)	05/07/15
City Council (Final Plat)	TBD
Action Deadline	05/11/15

The Planning Commission voted unanimously to approve the preliminary plat. Public comment included concern for traffic, safety and emergency response time.

The proposed plat creates one lot and two outlots. Lot 1 is 2.87 acres and is the site of the proposed Goodwill development. The two outlots contain wetlands and cannot be developed at this time.

Park dedication will be due with the platting of one lot. The 2015 park dedication rate for commercial development is \$8,704/acre for a total due of \$24,980. This fee will need to be paid prior to release of final plat mylars for recording at Anoka County.

Deferred assessments become due with the recording of this plat for the water lateral and trunk sanitary sewer. The remaining portion of lateral water is 755 feet at a 2015 rate of \$57.13 per foot for a total water charge of \$43,133. The remaining portion of trunk sanitary sewer is 3.13 acres at the 2015 rate of \$3,725 per acre for a trunk charge of \$11,659 and will also become due with the platting of this parcel. The total charge of \$54,792 must be made prior to release of the final plat mylars for recording at Anoka County.

By motion, approve the Resolution.

Zoning and Location Map
Preliminary Plat

Site Plan
Grading Plan
Landscape Plan
Elevations
Floor Plan
Narrative

WHEREAS, an application has been filed by The Driessen Group, LLC as subdivision Case File No. 15-0019; and

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

OUTLOT B, BALL ROAD ADDITION
OUTLOT C, BALL ROAD ADDITION

WHEREAS, the Blaine Planning Commission has reviewed said case file on April 14, 2015; and

WHEREAS, the Blaine Planning Commission has recommended subdivision Case File No. 15-0019 be approved subject to certain stipulations; and

WHEREAS the Blaine City Council has reviewed said case file on May 7, 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 addition name permitting preparation of a final plat for approval per Section 74-43 subject to the following conditions:

1. Park dedication will be due with the platting of one lot. The 2015 park dedication rate for commercial development is \$8,704/acre for a total due of \$24,980. This fee will need to be paid prior to release of final plat mylars for recording at Anoka County.
2. Deferred assessments become due with the recording of this plat for the water lateral and trunk sanitary sewer. The total charge of \$54,792 must be made prior to release of the final plat mylars for recording at Anoka County.
3. The Mayor, City Manager and City Clerk are hereby authorized to execute any and all necessary documents, agreements, and releases related to the approval, recording, or administration of Ball Road 2nd Addition.

PASSED by City Council of the City of Blaine this 7th day of May, 2015.