



# City of Blaine Anoka County, Minnesota

Blaine City Hall  
10801 Town Sq Dr NE  
Blaine MN 55449

## Legislation Text

---

File #: RES 15-084, Version: 2

---

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

**GRANTING PRELIMINARY PLAT APPROVAL TO RE-PLAT TWO EXISTING LOTS (32.78 ACRES TOTAL) INTO TWO NEWLY RECONFIGURED LOTS, A 30.55 ACRE PARCEL AND A 2.23 ACRE PARCEL TO BE KNOWN AS MILLS SECOND ADDITION AT 10220 LEXINGTON AVENUE NE. ALDI, INC. (CASE FILE NO. 15-0018)**

Planning Commission (Public Hearing)	04/14/15
<b>City Council (Preliminary Plat)</b>	<b>05/07/15</b>
City Council (Final Plat)	05/21/15
Action Deadline	05/11/15

The Planning Commission voted unanimously to approve the preliminary plat. Public comment included questions related to the hours of operation.

The applicant, Aldi, Inc. is proposing to re-plat Lots 1 and 3 Block 1 Mills Addition. The two existing parcels are approximately 33 acres combined. The applicant is working with the property owner, in order to adjust the west and north property line. The lot line adjustments will provide a useable lot for the grocery type use they are proposing.

The applicant proposes to use the property as an Aldi Food Market after the platting process is complete. The proposed building will be 17,825 square feet.

Originally, Lot 3 was platted by the property owner with the intent to sell the parcel in the future. The applicant and property owner now wish to re-plat Lot 1 and 3 Block 1 Mills Addition. The re-platting and additional area of Lot 2 Block 1 (2.23 acres) Mills Second Addition provides a more substantial and wider parcel to construct a grocery store. Lot 1 Block 1 with the existing Mills Fleet Farm building and associated parking will be 30.55 acres.

Lot 2 of the proposed plat is served with sanitary sewer and water services. A separate domestic water service is required from the fire line. An 8" diameter water main is required for the site to serve an on-site fire hydrant and the building fire line. Water availability charge (WAC) and sewer availability charge (SAC) become due with the building permit application.

This application requires Rice Creek Watershed District (RCWD) review and permit prior to any work being performed on site. The developer must have RCWD approval prior to the plat being released for recording with Anoka County.

The developer will need to contact the Anoka County Highway Department to verify if a permit is required for work along Lexington Avenue.

The developer is required to apply for a National Pollutant Discharge Elimination System (NPDES) Phase II permit from the MN Pollution Control Agency. A copy of the permit application and Storm Water Pollution Prevention Program must be sent to the City. Site approval will not be granted and no work performed on site until receipt of this information.

Dedication of drainage and utility easements are required over storm water detention basin and on all lot lines.

Park dedication was previously paid when the parcel was platted with Mills Addition in 2007.

The proposed use of the new lot, a grocery store, is a permitted use in the B-3. However, the applicant is requesting a zero lot line for a shared drive access and parking along the west property line. The Aldi site has sufficient parking stalls for the proposed use.

A landscape plan has been provided that indicates how the site will be landscaped. The submitted landscape plan meets the Overlay District landscaping requirements.

The proposed building consists of brick, glass and rock face block. The building materials used on the building are consistent with the Highway Overlay District requirements. The City Council has required all conditional uses in the B-3 zoning districts to conform to the Highway Overlay District requirements through the conditional use permit process. The elevations that have been provided, for the most part, meet the Highway Overlay District standards with the use of brick, rock face block, and glass.

The use will require site plan approval and the Highway Overlay requirements will need to be met.

All signage is issued under a separate permit process.

A cross parking and access agreement is required and this agreement must be presented to staff prior to issuance of site plan approval and building permits.

By motion, approve the Resolution.

Zoning and Location Map  
Preliminary Plat  
Site Plan  
Utility Plan  
Overall Parking Plan  
Grading Plan  
Landscape Plan  
Floor Plan  
Elevations

**WHEREAS**, an application has been filed by Aldi, Inc. as subdivision Case File No. 15-0018; and

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

LOTS 1 and 3 BLOCK 1 MILLS ADDITION TO BLAINE, SUBJ TO EASE OF REC  
CITY OF BLAINE, ANOKA COUNTY, MINNESOTA

**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. 15-0018 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 Mills Second Addition permitting preparation of a final plat for approval per Section 74-43 subject to the following conditions:

1. The proposed plat requires site and grading plan approval.
2. Rice Creek Watershed District (RCWD) approval is required prior to release of the plat for recording with Anoka County. Developer must contact the Anoka County Highway Department for permit requirements.
3. A separate domestic water service is required from the fire line. An 8" diameter water service is required to the fire hydrant.
4. Water availability charge (WAC) and sewer availability charge (SAC) become due with the building permit.
5. Future maintenance of the storm water detention basins will be the responsibility of the

developer.

6. The developer is required to apply for a National Pollutant Discharge Elimination System (NPDES) Phase II permit from the MN Pollution Control Agency. A copy of the permit application and Storm Water Pollution Prevention Program must be sent to the City. Site approval will not be granted and no work performed on site until receipt of this information.
7. Dedication of drainage and utility easements are required over the storm detention basin and on all lot lines.
8. 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 Mills Second Addition.

**PASSED** by City Council of the City of Blaine this 7<sup>th</sup> day of May, 2015.