



# City of Blaine Anoka County, Minnesota

Blaine City Hall  
10801 Town Sq Dr NE  
Blaine MN 55449

## Legislation Text

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**File #:** RES 15-079, **Version:** 2

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

**GRANTING A WAIVER OF PLATTING THAT WOULD ALLOW A .82 ACRE PARCEL TO BE DIVIDED INTO A .33 ACRE PARCEL AND A .48 ACRE PARCEL AT 170 117<sup>th</sup> AVENUE NE. STANEK PROPERTIES LLC. (CASE FILE NO. 15-0017)**

Planning Commission (Public Hearing)	04/14/15
<b>City Council (Waiver of Platting)</b>	<b>05/07/15</b>
Action Deadline	06/15/15

The Planning Commission voted unanimously to approve the waiver of platting. There were no comments at the public hearing.

There is an existing home on the property known as 170 117<sup>th</sup> Avenue NE. This property is quite large in that it is larger at .82 acres than the typical  $\frac{1}{4}$  acre lot size in this neighborhood for this zoning district. The applicant is proposing to split this lot into two parcels. The existing home would remain on one parcel, and a new home would be constructed on the new parcel.

The property is currently .82 acres in size. The waiver of platting would create a .33 acre parcel (new home site) and a .48 acre parcel (existing home site). The existing home would remain and all setbacks have been met for the existing home on the new lot. The driveway for the existing home would be relocated to Oak Park Drive NE. The driveway for a future home would also access Oak Park Drive NE. The driveway on 117<sup>th</sup> would be removed.

This property is zoned R-1 (Single Family) so the new home would need to meet the standards of this zoning district.

Park dedication will be required for the new lot that is being created. The total amount due prior to the City signing off on the waiver form for the County is \$3,404.

Records indicate that a sewer and water service are extended to the existing home on proposed Parcel B. The newly created Parcel A has an existing sanitary service, and will need to extend a water service from water main in Oak Park Drive. The newly created parcel will be required to

pay one lot unit of water lateral in the amount of \$3,875 prior to the City signing off on the waiver form for the County.

By motion, approve the Resolution.

### **Attachments**

Zoning and Location Map  
Certificate of Survey

**WHEREAS**, an application has been filed by Tom Stanek as Waiver of Platting Case No. 15-0017 and;

**WHEREAS**, said case involves the division of a parcel into two separate lots, Anoka County, Minnesota, described as follows:

### **CURRENT DESCRIPTION**

LOT 1, BLOCK 2, CEDAR ACRES NORTH, EXCEPT THE SOUTH 80 FEET THEREOF, ANOKA COUNTY, MINNESOTA.

### **PARCEL A**

THE NORTH 100.00 FEET OF LOT 1, BLOCK 2, CEDAR ACRES NORTH, ACCORDING TO THE RECORDED PLAT THEREOF, ANOKA COUNTY, MINNESOTA.

### **PARCEL B**

ALL THAT PART OF LOT 1, BLOCK 2, CEDAR ACRES NORTH, ACCORDING TO THE RECORDED PLAT THEREOF, ANOKA COUNTY, MINNESOTA, LYING SOUTH OF THE NORTH 100.00 FEET THEREOF AND LYING NORTH OF THE SOUTH 80.00 FEET THEREOF.

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

**WHEREAS**, the Blaine Planning Commission has recommended said case be approved; and

**WHEREAS**, the City Council of the City of Blaine has reviewed said case on May 7, 2015.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Blaine that a Waiver of Platting per Section 18-9(B)(2) of the Subdivision Ordinance is hereby granted to Tom Stanek, allowing to record the above described division with the Anoka County Recorder's Office, based on the following conditions:

1. Park dedication will be required for the new lot that is being created. The total amount due prior to the City signing off on the waiver form for the County is \$3,404.
2. The driveway for the existing home must be relocated to Oak Park Drive NE, and the driveway must meet the 5-foot side yard setback.
3. The existing driveway and curb cut should be properly removed from 117<sup>th</sup> Avenue.
4. The existing home address will change to 11675 Oak Park Drive and the new lot will be 11691 Oak Park Drive.
5. Water lateral will be required for the new lot. The total amount due prior to the City signing off on the waiver form for the County is \$3,875.
6. The Mayor, City Manager and City Clerk are hereby authorized to execute any and all documents necessary for the creation, recording and administration of the lot subdivision.

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