



# 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 15-110, Version: 1

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

**GRANTING FINAL PLAT APPROVAL TO SUBDIVIDE 6.18 ACRES INTO ONE (1) LOT AND TWO (2) OUTLOTS TO BE KNOWN AS BALL ROAD 2<sup>ND</sup> ADDITION ON BALL ROAD EAST OF LEXINGTON AVENUE. BLAINE BALL ROAD GW, LLC.  
(CASE FILE NO. 15-0019/LSJ)**

Planning Commission (Public Hearing)	04/14/15
City Council (Preliminary Plat)	05/07/15
<b>City Council (Final Plat)</b>	<b>06/18/15</b>

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  
Final Plat

**WHEREAS**, an application has been filed by Blaine Ball Road GW, LLC as subdivision Case No. 15-0019; and

**WHEREAS**, said case involves the division of land in Anoka County, Minnesota, described as follows:

Outlot B, Ball Road Addition, Anoka County, Minnesota  
Abstract Property

AND

Outlot C, Ball Road Addition, Anoka County, Minnesota  
Torrens Property

**WHEREAS**, the Blaine City Council granted preliminary plat approval on May 7, 2015, subject to the stipulations as contained in Blaine City Council Resolution No. 15-082; and

**WHEREAS**, the applicant has submitted a final plat in general conformance with the approved preliminary plat.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Blaine that final plat approval for Ball Road 2<sup>nd</sup> Addition per Section 74-43 of the subdivision regulations is hereby granted 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 2<sup>nd</sup> Addition.

**PASSED** by the City Council of the City of Blaine this 18<sup>th</sup> day of June, 2015.