



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 15-195, Version: 2

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

GRANTING PRELIMINARY PLAT APPROVAL TO SUBDIVIDE 3.06 ACRES INTO ONE (1) LOT TO BE KNOWN AS BALL ROAD 3RD ADDITION, LOCATED AT OUTLOT A, BALL ROAD ADDITION. THE DRIESSEN GROUP, LLC. (CASE FILE NO. 15-0064/LSJ)

Planning Commission (Public Hearing)	11/10/15
City Council (Preliminary Plat)	12/03/15
City Council (Final Plat)	TBD
Action Deadline	12/07/15

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

Last year, the plat known as Ball Road Addition, was created to facilitate the development of the new Walmart site on Ball Road and Lexington Avenue. That plat also created two outlots for future development on both sides of the entrance road to the Walmart. Goodwill is now under construction on one of the replatted outlots on the northeast side of the entrance road to Walmart. The Driessen Group, LLC is now requesting the approval of a preliminary plat for the remaining outlot on the southwest side of the entrance road to Walmart. A conditional use permit is also being requested that would allow for the construction of two multi-tenant retail buildings on the new lot.

Preliminary Plat-Ball Road 3rd Addition

The proposed plat creates one lot and Lot 1 is 3.06 acres. 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 \$26,634. This fee will need to be paid at the rate in effect at the time the final plat mylars are released 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 is \$21,567 for lateral water and \$3,366 for Trunk Sanitary Sewer. The total charge of \$24,933 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
Building Elevations
Public Comment

WHEREAS, an application has been filed by applicant as subdivision Case File No. 15-0064; and

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

Outlot A, Ball Road Addition, Anoka County, Minnesota

WHEREAS, the Blaine Planning Commission has reviewed said case file on November 10, 2015; and

WHEREAS, the Blaine Planning Commission has recommended subdivision Case File No. 15-0064 be approved subject to certain stipulations; and

WHEREAS the Blaine City Council has reviewed said case file on December 3, 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 Ball Road 3rd Addition 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 \$26,634. This fee will need to be paid at the rate in effect at the time the final plat mylars are released 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 \$24,933 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 3rd Addition.

PASSED by City Council of the City of Blaine this 3rd day of December, 2015.