



# 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 16-049, Version: 2

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

**GRANTING A WAIVER OF PLATTING TO ADJUST THE PROPERTY LINE  
BETWEEN TWO (2) LOTS IN VICTORY VILLAGE LOCATED AT 1560 109<sup>TH</sup>  
AVENUE NE. CSRS, INC. AND RAISING CANE'S RESTAURANT, LLC. (CASE FILE  
NO. 16-0007/LSJ)**

Planning Commission (Public Hearing)	03/08/16
<b>City Council (Waiver of Platting)</b>	<b>04/07/16</b>
Action Deadline	04/10/16

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

Victory Village is the commercial/retail development on the southeast corner of 109<sup>th</sup> Avenue and Highway 65. This development includes Super Target, four general retail buildings, Chili's restaurant, Wendy's, TCF bank, and M&I Bank. At this time it is being proposed that a Raising Cane's restaurant be located on one of the last lots remaining in Victory Village. The lot would be on the southwest corner of 109<sup>th</sup> Avenue and Davenport Street.

### **Waiver of Platting**

The applicant is proposing a waiver of platting, or lot split, to split off a portion of Lot 1, Block 1 Victory Village 5<sup>th</sup> Addition so it can be combined with an adjacent lot. Tract A will be the site on which Raising Cane's will be located. Tract B will be combined with Lot 4, Block 1 Victory Village 4<sup>th</sup> Addition as this parcel contains parking stalls that are associated with the building (Buffalo Wild Wings building).

Park dedication is not required as this parcel previously paid and because it is a boundary line adjustment.

By motion, approve the Resolution.

### **Attachments**

Zoning and Location Map  
Registered Land Survey  
Site Plan  
Grading Plan  
Landscape Plan  
Building Elevations  
Floor Plan

**WHEREAS**, an application has been filed by CSRS, Inc. and Raising Cane's Restaurant, LLC as Waiver of Platting Case No. 16-0007 and;

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

**CURRENT DESCRIPTION**

Lot 1, Block 1, Victory Village 5th Addition, Anoka County, Minnesota

**PARCEL A**

That part of Lot 1, Block 1, Victory Village 5<sup>th</sup> Addition, Anoka County, Minnesota lying northerly and easterly of the following described line:

Beginning at the northeast corner of said Lot 1; thence North 89 degrees 13 minutes 40 seconds West, assumed bearing, along the north line of said Lot 1 a distance of 194.98 feet to the point of beginning of the line to be described; thence South 00 degrees 37 minutes 27 seconds West 46.53 feet; thence South 57 degrees 12 minutes 10 seconds East 10.25 feet; thence South 00 degrees 46 minutes 20 seconds West 179.16 feet; thence South 89 degrees 13 minutes 40 seconds East 127.99 feet; thence South 00 degrees 10 minutes 09 seconds East 33.97 feet to the south line of said Lot 1 and said line there terminating.

**PARCEL B**

That part of Lot 1, Block 1, Victory Village 5<sup>th</sup> Addition, Anoka County, Minnesota lying southerly and westerly of the following described line:

Beginning at the northeast corner of said Lot 1; thence North 89 degrees 13 minutes 40 seconds West, assumed bearing, along the north line of said Lot 1 a distance of 194.98 feet to the point of beginning of the line to be described; thence South 00 degrees 37 minutes 27 seconds West 46.53 feet; thence South 57 degrees 12 minutes 10 seconds East 10.25 feet; thence South 00 degrees 46 minutes 20 seconds West 179.16 feet; thence South 89 degrees 13 minutes 40 seconds East 127.99 feet; thence South 00 degrees 10 minutes 09 seconds East 33.97 feet to the south line of said Lot 1 and said line there terminating.

**WHEREAS**, the Blaine Planning Commission has reviewed said case on March 8, 2016; 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 April 7, 2016.

**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 CSRS, Inc. and Raising Cane's Restaurant, LLC, allowing to record the above described division with the Anoka County Recorder's Office, based on the following conditions:

1. Tract B to be combined with Lot 4, Block 1 Victory Village 4<sup>th</sup> Addition prior to issuance of building permits for Tract A.
2. Registered Land Survey to be recorded at Anoka County.
3. The Mayor, City Clerk and City Manager are hereby authorized to execute

any and all necessary documents, agreements and releases related to the approval, recording or administration of this Waiver of Platting.

**PASSED** by the City Council of the City of Blaine this 7<sup>th</sup> day of April 2016.