



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 16-142, Version: 1

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

GRANTING FINAL PLAT APPROVAL TO RE-PLAT TWELVE PARCELS (2.47 ACRES) INTO ONE (1) LOT TO BE KNOWN AS BLAINE UNIVERSITY AVENUE TOWNHOMES ADDITION AT 10931-11025 UNIVERSITY AVENUE NE. ANOKA COUNTY COMMUNITY ACTION PROGRAM. (CASE FILE NO. 14-0021/LSJ)

Planning Commission (Public Hearing)	05/13/14
City Council (Preliminary Plat)	06/19/14
City Council (Final Plat)	09/01/16

Anoka County Highway Department (ACHD) has purchased and removed nine (9) homes along the east side of University Avenue immediately north of 109th Avenue for expansion of the roadway in 2014 and 2015. All of the residents were relocated as part of that acquisition. There are two single family homes on the south side of the project that have not been purchased as no additional r-o-w was needed at that location. These two homes are just north of four homes that are owned by ACCAP and that have been serving the RISE program.

ACCAP has been working with the City and Anoka County on a residential redevelopment concept that would include the removal ACCAP's four homes, the two homes not purchased by the Anoka County Highway Department, and six of the now vacant lots that were purchased by the ACHD. ACCAP has reached an agreement to purchase the two homes currently still privately held. The proposed redevelopment project would include 30 townhomes within five separate buildings on this property. ACCAP would own all units and would rent the units to residents at 80% of the area median income (\$65,800-family of four). Rents would range from \$1,300 to \$1,500 depending on unit size and number of bedrooms. The City's economic development arm (Blaine EDA) has agreed to assist ACCAP in the redevelopment by providing funds for site assembly and redevelopment.

In order to accomplish this redevelopment, a comprehensive land use amendment, rezoning, preliminary plat and conditional use permit was approved by the City of Blaine. The final plat is

now being presented for approval by the City Council.

The final plat includes 1 (one) block and 1 (one) lot. All townhome units and improvements will be located on Lot 1, Block 1. The proposed plat includes 1.72 acres.

Park dedication will be required for the 30 new units being proposed as the previous homes were built prior to park dedication requirements. The 2016 park dedication rate is \$3,744 per unit so a total fee of \$112,320 must be paid prior to release of plat mylars for recording at Anoka County.

The final plat is consistent with the approved preliminary plat, Resolution No. 14-114.

By motion, approve the Resolution.

Zoning and Location Map
Final Plat

WHEREAS, an application has been filed by Anoka County Community Action Program as subdivision Case No. 14-0021; and

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

THOSE PARTS OF LOT 20, 21, 22, 23, 24, AND 25 ALL IN BLOCK 4, CUSACK & CARLSON'S BLAINE OAKS, ANOKA COUNTY, MINNESOTA, LYING EASTERLY OF ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 88, ANOKA COUNTY, MINNESOTA; AND

THE EAST 112.43 FEET OF LOTS 16 THROUGH 19, INCLUSIVE, BLOCK 4, CUSACK & CARLSON'S BLAINE OAKS, ANOKA COUNTY, MINNESOTA; AND

THE WEST 172.46 FEET OF THE NORTH 156.2 FEET OF THE SOUTH 567.7 FEET OF THE WEST ONE-FOURTH OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, AS MEASURED ALONG THE EAST AND WEST LINES OF SAID WEST ONE-FOURTH OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 31, RANGE 23, ANOKA COUNTY, MINNESOTA, EXCEPT THE WEST 33.00 FEET THEREOF.

WHEREAS, the Blaine City Council granted preliminary plat approval on June 19,

2014, subject to the stipulations as contained in Blaine City Council Resolution No. 14-114; 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 development name per Section 74-43 of the subdivision regulations is hereby granted subject to the following conditions:

1. Park dedication will be required for the 30 new units being proposed as the previous homes were built prior to park dedication requirements. The 2016 park dedication rate is \$3,744 per unit so a total fee of \$112,320 must be paid prior to release of plat mylars for recording at Anoka County.
2. Anoka County review of development is required.
3. The Mayor, City Clerk and City Manager are hereby authorized to execute any and all necessary documents, agreement and releases related to the approval, recording or administration of Blaine University Avenue Townhomes Addition.

PASSED by the City Council of the City of Blaine this 1st day of September 2016.