



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 17-019, Version: 1

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

GRANTING FINAL PLAT APPROVAL TO SUBDIVIDE 14.03 ACRES INTO ONE (1) LOT TO BE KNOWN AS BLAINE PRESERVE BUSINESS PARK FOURTH ADDITION, LOCATED AT 3705 95TH AVENUE NE. UNITED PROPERTIES INVESTMENT, LLC. (CASE FILE NO. 15-0062/SLK)

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|--------------------------------------|-----------------|
| Planning Commission (Public Hearing) | 11/10/15 |
| City Council (Preliminary Plat) | 11/19/15 |
| City Council (Final Plat) | 02/02/17 |

The proposed final plat consists of one lot. A new building is proposed on Lot 1 of the plat. Because the property was previously platted as an outlot, park dedication has never been paid for the property. Park dedication would be due for the platted lot, which is 14.03 acres, at the industrial rate in effect at the time of final plat approval. Payment would be required prior to release of final plat mylars for recording. The current industrial rate for park dedication is \$6,702 per acre for a total amount due of \$94,029 in 2017.

The plat's primary access point will be a single location on 95th Avenue, with a full intersection serving the development. It is the developer's hope that this location would allow a traffic signal at some point in the future, which will depend on the intersection meeting traffic warrants for that type of improvement. An existing access for the north part of the development connects to Hamline Avenue at the Edith Lane alignment. A "No Truck Exit" sign will need to be installed at this access to limit truck use on Hamline Avenue.

A RCWD permit is required for the proposed development.

The Developer will be responsible for development custom grading; installation of additional required sanitary sewer and services; water main extension and services; storm drainage improvements; storm water quality treatment, mailboxes; and all appurtenant items.

Construction sites grading one acre or more require a National Pollutant Discharge Elimination System (NPDES) Phase II Construction Activity Permit from the Minnesota Pollution Control Agency (MPCA) prior to construction. In order to obtain the permit, the Developer is required to include temporary and permanent erosion protection and sediment control Best Management

Practices (BMPs), and a Storm Water Pollution Prevention Plan (SWPPP) information on the development grading plan. A building permit will not be issued until a copy of the permit application and SWPPP are submitted to the City.

The Final Plat is consistent with the preliminary plat approved by the City Council in November of 2015.

By motion, approve the Resolution.

Zoning and Location Map
Final Plat

WHEREAS, an application has been filed by United Properties Investment, LLC as subdivision Case File No. 15-0062; and

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

OUTLOT D, BLAINE PRESERVE BUSINESS PARK SECOND 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. 15-0062 be approved subject to certain stipulations; and

WHEREAS the Blaine City Council has reviewed said case file on February 2, 2017.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that final plat approval for Blaine Preserve Business Park Fourth Addition per Section 74-43 of the subdivision regulations is hereby granted subject to the following conditions:

1. Park dedication is required for one platted lot, which is 14.03 acres, at the industrial rate in effect at the time of final plat approval. Payment would be required prior to release of final plat mylars for recording. The current industrial rate for park dedication is \$6,702 per acre for a total amount due of \$94,029 in 2017. Payment required prior to release of final plat mylars for recording.
2. Dedication of utility and drainage easements along lot lines, over delineated wetlands and created wetlands, and storm water treatment features.

3. No site work will be allowed until a RCWD permit has been obtained.
4. Grading may not begin until the City has approved a final grading plan. Soil boring information a geotechnical report is required.
5. A National Pollutant Discharge Elimination System (NPDES) Phase II permit is required from the MN Pollution Control Agency. Building permits or site plan approval will be issued until a copy of the application is received by the City.
6. The developer will be responsible for installation of sanitary sewer, water main, storm drainage improvements, paved driveways and parking areas. Plans and specifications require approval by the City prior to start of construction. A “No Truck Access” sign will need to be installed on the Hamline Avenue access driveway.
7. All internal utilities shall be maintained privately by the development association, including storm water treatment features.
8. Water Availability Charges (WAC) and Sewer Availability Charges (SAC) become due with each building permit.
9. The Mayor, City Clark and City Manager are hereby authorized to sign and execute any and all documents, agreements and releases necessary for the approval, recording and administration of the Blaine Preserve Business Park Fourth Addition.

PASSED by City Council of the City of Blaine this 2nd day of February, 2017.