



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 17-021, Version: 1

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

GRANTING FINAL PLAT APPROVAL TO SUBDIVIDE 12.84 ACRES INTO FOUR OUTLOTS TO BE KNOWN AS PARKSIDE NORTH 9TH ADDITION, LOCATED AT 122ND AVENUE NE/FRAIZER STREET NE. PAXMAR, LLC. (CASE FILE NO. 17-0003/SLK)

Planning Commission (Public Hearing)	11/12/14
City Council (Preliminary Plat)	12/18/14
City Council (Final Plat)	04/21/16
City Council (Final Plat)	02/16/17

The final plat will consist of four outlots on Fraizer Street NE. The proposed outlots are consistent with the approved preliminary plat that was issued by the City Council in 2014. The proposed outlots will be used for future development.

The applicant is creating four outlots so that the individual parcels can be sold to potential developers of the outlots. The outlots will be required to be re-platted for future development. Outlot B, at just over six acres, is proposed to be sold to Renovation Church. The church has been operating out of North Pointe Elementary for several years and currently holds two Sunday morning services. The church hopes to come forward with a plan within the next 9-12 months as part of their zoning and site approvals. Building may not occur until late 2018 or 2019.

Park dedication will be required with the re-platting of each outlot. The Lexington Athletic Complex (LAC) just to the southwest of this Plat is located on 40 acres that were purchased from the applicant. An element of that purchase relied on future park dedication as a credit for what the City owes on the balance of the purchase (originally \$1.4 Million). The Park Dedication that will then be due from the platting of the outlots will be established as a credit against the balance that is owed by the City. Also consistent with the park purchase agreement the 2011 park rate of \$2,435 per residential lot/unit will be used to calculate the credit. Future lots that are final platted will also be calculated as a park credit in the same manner.

A Rice Creek Watershed District (RCWD) permit is required prior to the start of any site work.

The final plat is consistent with the approved preliminary plat, Resolution No. 14-239 and Resolution No. 16-051.

By motion, approve the Resolution.

Zoning and Location Map
Final Plat

WHEREAS, an application has been filed by Paxmar, LLC as subdivision Case No. 17-0003; and

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

OUTLOT E, PARKSIDE NORTH 5TH ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF, ANOKA COUNTY, MINNESOTA.

WHEREAS, the Blaine City Council granted preliminary plat approval on December 18, 2014 and April 7, 2016, subject to the stipulations as contained in Blaine City Council Resolution No. 14-239 and Resolution No. 16-051; 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 Parkside North 9th Addition per Section 74-43 of the subdivision regulations is hereby granted subject to the following conditions:

1. Anoka County Highway Department to review prior to release of plat.
2. 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 Parkside North 9th Addition.
3. The outlots will need to be re-platted into a lot and block description and recorded as part of a successive final Plat application prior to development of the sites.

PASSED by the City Council of the City of Blaine this 16th day of February, 2017.