



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 18-20, Version: 1

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

GRANTING FINAL PLAT APPROVAL TO SUBDIVIDE 10.15 ACRES INTO ONE LOT TO BE KNOWN AS EAGLE BROOK CHURCH-BLAINE CAMPUS, LOCATED AT 3603 95TH AVENUE. EAGLE BROOK CHURCH. (CASE FILE NO. 17-0062/SLK)

Planning Commission (Public Hearing)	01/09/18
City Council (Final Plat and CUP Amendment)	02/01/18

On September 7, 2006, Blaine Ponds, LLC received Preliminary Plat and Master Development Plan approval for a business park development to be known as Blaine Preserve Business Park. At this time, Eagle Brook Church is requesting approval to replat two (2) outlots and one existing lot into one lot for a new building addition to an existing church and parking lot expansion.

The proposed final plat consists of one lot. Because a portion of the property was previously platted as outlots, park dedication has never been paid for the existing Outlots A and B Blaine Preserve Business Park Third Addition. Park dedication would be due for the acreage of the existing two outlots, which is 4.72 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 \$31,633.44 in 2018.

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 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 2006.

By motion, approve the Resolution.

Zoning and Location Map
Final Plat

WHEREAS, an application has been filed by Eagle Brook Church as subdivision Case No. 17-0062; and

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

Lot 1, Block 1, and Outlots A and B, BLAINE PRESERVE BUSINESS PARK THIRD ADDITION, Anoka County, Minnesota.

WHEREAS, the Blaine City Council granted preliminary plat approval on September 7, 2006, subject to the stipulations as contained in Blaine City Council Resolution No. 06-238; 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 Eagle Brook Church per Section 74-43 of the subdivision regulations is hereby granted subject to the following conditions:

1. Park dedication is required for 4.72 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 \$31,633 in 2018. 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.
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 Eagle Brook Church-Blaine Campus

PASSED by the City Council of the City of Blaine this 1st day of February, 2018.