



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 18-44, Version: 2

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

**GRANTING A WAIVER OF PLATTING TO SUBDIVIDE A 58 ACRE OUTLOT AND
CREATE A NEW 12.754 ACRE PARCEL FROM OUTLOT D, QUAIL CREEK 10TH
ADDITION, LOCATED AT XYLITE STREET NE/129TH LANE NE. NEWMARK
HOMES. (CASE FILE NO. 18-0007/NBL)**

Planning Commission (Public Hearing)	03/13/18
City Council (Waiver of Platting)	04/05/18
Action Deadline	05/17/18

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

The City Council approved a Final Plat for Quail Creek 10th Addition (Paul Gagnon) at the September 7, 2017 city council meeting. The applicant, Newmark Homes, Inc., is requesting that a 12.754-acre portion of Outlot D, Quail Creek 10th Addition, be subdivided so that a property sale can occur as well as future development. It is expected that Newmark Homes will be submitting a development proposal in the near future that would provide the connection between Woods of Quail Creek and the Springbrook Development.

The remaining portion of Outlot D, Quail Creek 10th Addition (approximately 45 acres) will remain as Outlot D, Quail Creek 10th Addition. This is a simple request for a waiver of platting to subdivide an Outlot to facilitate the sale of property, and the conditions you see listed below are similar to those conditions that have been set on similar approvals that have been granted in the past.

By motion, approve the Resolution.

Attachments

Zoning and Location Map
Exhibit A (Property Transfer Exhibit)
Exhibit B (Property Transfer Exhibit)

WHEREAS, an application has been filed by Newmark Homes as Waiver of Platting Case No. 18-0007 and;

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

CURRENT DESCRIPTION

Outlot D, QUAIL CREEK 10TH ADDITION

PARCEL A

That part of the Outlot D, QUAIL CREEK 10TH ADDITION, Anoka County, Minnesota, except that part that lies southeasterly of the following described line: Commencing at the southeast corner of said Outlot D; thence North 88 degrees 18 minutes 58 seconds West, along the south line of said Outlot D, 950.90 feet to the point of beginning of said line to be described; thence North 20 degrees 40 minutes 31 seconds East 275.48 feet; thence North 21 degrees 03 minutes 52 seconds East 359.40 feet; thence North 79 degrees 53 minutes 59 seconds East 731.83 feet to the east line of said Outlot D and there terminating.

PARCEL B

That part of the Outlot D, QUAIL CREEK 10TH ADDITION that lies southeasterly of the following described line: Commencing at the southeast corner of said Outlot D; thence North 88 degrees 18 minutes 58 seconds West, along the south line of said Outlot D, 950.90 feet to the point of beginning of said line to be described; thence North 20 degrees 40 minutes 31 seconds East 275.48 feet; thence North 21 degrees 03 minutes 52 seconds East 359.40 feet; thence North 79 degrees 53 minutes 59 seconds East 731.83 feet to the east line of said Outlot D and there terminating.

WHEREAS, the Blaine Planning Commission has reviewed said case on March 13, 2018; 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 5, 2018.

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 Newmark Homes, allowing to record the above described division with the Anoka County Recorder's Office, based on the following conditions:

1. The applicant must record the waiver of platting with Anoka County prior to making any applications with the City for a preliminary or final plat on the newly subdivided parcel.

2. Park dedication fees must be paid when the newly subdivided parcel is brought forward for final platting. The park dedication fee, if paid in 2018, is \$4,320 per lot.
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 the waiver of platting to subdivide a 12.754 acre parcel from Outlot D, Quail Creek 10th Addition.

PASSED by the City Council of the City of Blaine this 5th day of April, 2018.