



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 18-175, Version: 1

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

GRANTING FINAL PLAT APPROVAL TO ALLOW TO SUBDIVIDE 18.64 ACRES INTO ONE (1) LOT TO BE KNOWN AS JW BLAINE YARD ADDITION, LOCATED AT 9843 NAPLES STREET NE. CROWN IRON WORKS (CASE FILE 18-0032/LSJ).

Planning Commission (Public Hearing) (02/12/18)
City Council (Preliminary Plat) (06/21/18)
City Council (Final Plat) (09/06/18)

Crown Iron Works Company is a global industrial equipment and engineering services provider for the oilseed processing and edible oil refining industries. In order to sustain its research and development activities, Crown is proposing to move its world headquarters to Blaine. The site they have chosen is the former Mortenson Buildings site on Naples Street. The company will be relocating 102 jobs with an average income over \$90,000 to the new facility in Blaine. Crown Iron Works was previously in Roseville.

The City Council approved a conditional use permit, variance and a preliminary plat for this project on June 21, 2018. The applicant is now requesting final plat approval. Crown is buying two properties from Mortensen in order to meet site requirements. These two sites are combined into one 18.6 acre lot on the proposed plat of JW Blaine Yard Addition (Mortenson Crown Iron Works). Because the two parcels are split between Torrens and Abstract registered property, the new Lot is shown as Lots 1 and 1A. This is typical of where we have both types of legal registrations and allows the City to treat them as one lot for permitting and land use.

Park dedication is due with the plat and development of this property and needs to be paid at this time. The current industrial park dedication rate is \$6,702 per upland acre and the fee is required prior to release of final plat mylars for recording at Anoka County.

By motion, approve the Resolution.

Final Plat

WHEREAS, an application has been filed by M.A. Mortenson Company as subdivision Case No. 18-0032; and

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

Parcel 1:

Beginning at the Southwest corner of the North Half of the Southwest Quarter of the Northwest Quarter of said Section 26, Township 31, Range 23; thence Northerly along the West line of said Section 26 a distance of 350 feet to a point; thence Easterly along a line parallel with the South line of said North Half of the Southwest Quarter of the Northwest Quarter of said Section 26 a distance of 350 feet to a point; thence Southerly along a line parallel with the West line of said Section 26 to its intersection with the South line of said North Half of the Southwest Quarter of the Northwest Quarter of said Section 26; thence Westerly along said South line to the point of beginning and there terminating.

Parcel 2:

The North Half of the Southwest Quarter of the Northwest Quarter of Section 26, Township 31, Range 23, EXCEPT 2 tracts described as follows:

The South 350 feet of the West 350 feet, as measured along the West and South lines respectively, of said North Half of the Southwest Quarter of the Northwest Quarter.

That part of said North Half of the Southwest Quarter of the Northwest Quarter lying Southeasterly of a line 184 feet Northwesterly of, measured at a right angle to and parallel with, the following described line:

Beginning at a point on the North line of said Section 26 distant 571.10 feet East from the Northeast corner of said Northwest Quarter of Section 26; thence Southwesterly, deflecting to the left 46 degrees 08 minutes 30 seconds from the North line of said Section 26, a distance of 3000 feet and there terminating.

WHEREAS, the Blaine City Council granted preliminary plat approval on June 21, 2018, subject to the stipulations as contained in Blaine City Council Resolution No. 18-124; and

WHEREAS, the applicant has submitted a final plat in general conformance with the approved preliminary plat.

NOW, THEREFORE, BE IT RESOLVED, by the Blaine City Council of the City of

Blaine that final plat approval for JW Blaine Yard Addition per Section 74-43 of the subdivision regulations is hereby granted subject to the following conditions:

1. Park dedication is due for the plat and development of this property. The current industrial park dedication rate is \$6,702 per upland acre and will applied to the developed (disturbed) 9.2 acre portion of the property. The total fee is \$61,658, which will be required prior to release of final plat mylars for recording at Anoka County.
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 JW Blaine Yard Addition.

PASSED by the City Council of the City of Blaine this 6th day of September, 2018.