



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 18-227, Version: 1

PUBLIC HEARING - *Bryan K. Schafer, Planning and Community Development Director*

OPENING STREET CONNECTION BETWEEN NORTH OAKS PONDS EAST AND SANCTUARY PRESERVE ON 114TH LANE NE. SANCTUARY PRESERVE 3RD ADDITION. (CASE FILE NO. 16-0037/LSJ)

Planning Commission (Public Hearing)	03/10/15
City Council (Preliminary Plat)	04/02/15
City Council (Final Plat)	07/14/16
City Council (Public Hearing)	12/20/18

The final plat of Sanctuary Preserve 3rd Addition contained the new street section of 114th Lane providing the connection between the existing neighborhood of North Oaks Ponds East and the new lots created by Sanctuary Preserve 3rd Addition. As part of that approval in July of 2016, the City Council discussed how and when to open the street connection between the two neighborhoods and determined, in part to guarantee that no construction traffic would use the existing street in North Oaks Ponds East as an access, that the street would be temporarily blocked by barricades.

The exact language from the Sanctuary Preserve 3rd Addition Final Plat resolution is as follows:

114th Lane connection from Sanctuary Preserve to North Oaks Ponds East, once constructed by the developer, to be closed by street barricade for a period of two (2) years from date of initial street completion. City Council to review, with hearing, whether the street should be opened or remain closed for additional time.

The street was constructed by the developer and accepted by the City on November 3, 2016. Given that the two years have now elapsed, the item has been noticed for a hearing and Council action.

From a staff perspective the City Council seems to have two options available:

Option 1- remove the barricades so that the street can open and operate as a thru street that no longer needs to be maintained as two dead ends.

OR

Option 2 - Recognize that there are approximately 20-25 homes left to be constructed within the Sanctuary Development which will be substantially completed by the end of summer of 2019 and direct that the barricades be removed on or around August 15th, 2019 (prior to start of school).

While staff strongly recommends opening the street as originally planned for the reasons of connecting community, efficient maintenance, public safety response, bus routing of school kids, etc., either of the above options would accomplish those objectives.

By motion, approve the Resolution with one of the stated options.

Zoning and Location Map
Photo of Barricades

WHEREAS, the Blaine City Council granted Final Plat approval for Sanctuary 3rd Addition on July 14, 2016, subject to the stipulations as contained in Blaine City Council Resolution No. 16-112; and

WHEREAS, one of the stipulations of Resolution No. 16-112 required that the roadway connection on 114th Lane be blocked by barricades for a period of two years after initial construction has been completed; and

WHEREAS, consistent with Resolution No. 16-112, it has been two years since the street has been completed and a hearing has been noticed and held for the City Council to determine if the barricades should now be removed.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that the street barricade should remain in place and considered for removal by the City Council when the traffic control and development access changes on Lexington Avenue or when commercial development occurs on the northwest corner of 109th and Lexington.

PASSED by the City Council of the City of Blaine this 20th day of December, 2018.