



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 19-31, Version: 1

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

GRANTING FINAL PLAT APPROVAL TO RE-PLAT 6 EXISTING LOTS INTO 6 LARGER LOTS (APPROXIMATELY 1.5 FEET WIDER AND 6 FEET DEEPER) TO BE KNOWN AS ASPEN VILLAGE TOWNHOMES 2ND ADDITION, LOCATED AT 9103 LEXINGTON AVENUE NE. ASPEN GARDEN HOLDINGS, LLC. (CASE FILE NO. 19-0006/SLK)

Planning Commission (Public Hearing)	03/14/17
City Council (Preliminary Plat)	04/06/17
City Council (Final Plat)	03/07/19

The final plat is a request to re-plat (adjust lot lines) 6 lots into wider and deeper lots for proposed townhome units. The applicant is requesting a re-plat of the north and south 3- unit buildings. The re-plat would provide an approximately 1.5 foot wider and 6 feet deeper lot for these 6 units in the plat. The applicant has indicated he is having limited interest in the two-level (lower level garage) units and therefore is proposing a new product type. The proposed wider lot is required for the new one-level product type that is being proposed. The plat would allow a lot for each townhome so that it can be sold as owner occupied. The other lots on the existing Aspen Village Townhome plat will not be changed. The applicant is requesting a product change to two other buildings on the existing plat, but that proposed product will fit within the existing lot.

Because of the re-platting, existing drainage and utility easements on the original plat will need to be vacated and re-dedicated with the new plat. The applicant has started the process to submit a petition to vacate the easements. This process could take up to two months to complete.

Per an existing Joint Powers Agreement, WAC fees will be paid to the City of Lexington at the City of Blaine rates, and usage fees for the water will be paid to the City of Lexington at the City of Lexington's rates. Street access and utilities will be privately maintained.

Park dedication has been paid for the site.

The final plat is consistent with the approved preliminary plat, Resolution No. 17-041.

By motion, approve the Resolution.

Zoning and Location Map

Final Plat

Pre-Plat identifying existing property line

WHEREAS, an application has been filed by Aspen Garden Holdings, LLC as subdivision Case No. 19-0006; and

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

Lots 1, 2, 3, 16, 17, 18, and 19 Block 1 Aspen Village Townhomes, Anoka County, Minnesota.

WHEREAS, the Blaine City Council granted preliminary plat approval on April 6, 2017, subject to the stipulations as contained in Blaine City Council Resolution No. 17-041; 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 Aspen Village Townhomes 2nd Addition per Section 74-43 of the subdivision regulations is hereby granted subject to the following conditions:

1. Anoka County review of development is required.
2. Sanitary Availability Charges (SAC) and sanitary usage fees shall be paid to the City of Blaine. Water Availability Charges (WAC) and water usage fees shall be paid to the City of Lexington. WAC fees shall be based on the City of Blaine's rate. Water usage fees shall be based on the City of Lexington's rates.
3. Existing easements will need to be vacated prior to the plat being recorded at Anoka County.
4. 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 Aspen Village Townhomes 2nd Addition.

PASSED by the City Council of the City of Blaine this 7th day of March, 2019.