



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 19-45, Version: 1

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

GRANTING FINAL PLAT APPROVAL TO COMBINE THREE EXISTING PARCELS INTO ONE 6.5 ACRE LOT TO BE KNOWN AS CEDAR POINT APARTMENTS LOCATED AT 1145 116TH AVENUE NE. CEDAR POINT APARTMENTS, LLC. (CASE FILE NO. 19-0009/LSJ)

Planning Commission (Public Hearing)	04/08/18
City Council (Preliminary Plat)	08/02/18
City Council (Final Plat)	03/21/19
Action Deadline	05/02/19

The proposed final plat combines three existing parcels into one 6.5 acre lot to be known as Cedar Point Apartments. 116th Avenue NE (off of Ulysses Street) will provide an access road to a 138 unit building on Lot 1 as will Pierce Court NE (off of 117th Avenue).

Park dedication will be required for Lot 1 at the residential rate for 2019. Since there will be 138 units in total for this lot, and the current residential park dedication rate is \$4,449 per unit, a total park dedication fee of \$613,962 will be required for Lot 1.

The developer will need to apply for the vacation of a portion of the existing 116th Avenue right-of-way (around the proposed pond) and this will need to be recorded in conjunction with the new Cedar Point Apartment plat, which is dedicating additional right-of ways for 116th Avenue NE and Pierce Court NE cul-de-sacs.

There are several structures on the three north lots that need to be removed prior to construction. Demolition permits for these structures must be obtained from the City's Building Inspection Department prior to removal.

The final plat is consistent with the approved preliminary plat, Resolution No. 18-138.

By motion, approve the Resolution.

Zoning & Location Map

WHEREAS, an application has been filed by Cedar Point Apartments, LLC as subdivision Case No. 19-0009; and

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

Torrens Property:

The East one-half (E ½) of Lot Thirty-four (34) of Central Avenue Acres, according to the recorded plat thereof on file and of record in the office of the Registrar of Titles of Anoka County, Minnesota (Torrens Property)

AND

The West one-half (W ½) of Lot Thirty-four (34) of Central Avenue Acres, according to the plat thereof on file and of record in the office of the Registrar of Titles of Anoka County, Minnesota (Torrens Property)

AND

Tract A, Registered Land Survey No. 271, Anoka County, Minnesota (Torrens Property)

WHEREAS, the Blaine City Council granted preliminary plat approval on April 8, 2018, subject to the stipulations as contained in Blaine City Council Resolution No. 18-138; 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 development name per Section 74-43 of the subdivision regulations is hereby granted subject to the following conditions:

1. Park dedication will be required for Lot 1 at the residential rate for 2019. Since there will be 138 units in total for this lot, and the current residential park dedication rate is \$4,449 per unit, a total park dedication fee of \$613,962 will be required for Lot 1.
2. Coon Creek Watershed District review and approval is required prior to any site work.
3. A vacation of a portion of the existing 116th Avenue right-of-way must be processed concurrently with the platting of the site.
4. There are several structures on the three north lots that need to be removed prior to construction. Demolition permits for these structures must be obtained from the City's Building Inspection Department prior to removal.
5. 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 Cedar Point Apartments.

PASSED by the City Council of the City of Blaine this 21st day of March, 2019.