



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 19-116, Version: 2

DEVELOPMENT BUSINESS - *Erik Thorvig, Community Development Director*

GRANTING A PRELIMINARY PLAT TO SUBDIVIDE A 21.2 ACRE PARCEL INTO AN APPROXIMATELY 16.2 ACRE SITE FOR MENARDS, AND A 1.8 ACRE PARCEL FOR AN EXISTING INDUSTRIAL BUILDING AND TWO OUTLOTS FOR DRAINING AND PONDING AREAS LOCATED AT 10251 BALTIMORE STREET NE. MENARD, INC. (CASE FILE NO. 19-0008/SLK)

Planning Commission (Public Hearing)	07/09/19
City Council (Preliminary Plat)	08/05/19
City Council (Final Plat)	TBD
Action Deadline	09/21/19

The Planning Commission voted unanimously to approve the preliminary plat. There were no comments at the public hearing.

The property (21.2 acres) on the southeast corner of Baltimore Street NE and 103rd Avenue is zoned PBD (Planned Business District) and I-2 (Heavy Industrial) (101st Avenue). At this time, Menards wishes to construct an additional warehouse building on the south side of their property.

A conditional use permit is required for all uses in the PBD district. Therefore, the applicant is requesting approval of both a preliminary plat and conditional use permit for Menards construction of a 16,166 square foot warehouse at this time.

The proposed warehouse building is proposed to be located just south of the existing warehouse building. The elevations attached to the report propose a fence that will match the existing fence on site to screen the warehouse building.

Preliminary Plat

The applicant is proposing to relocate existing ponding on the south side of the site in order to have a location to construct the proposed second warehouse building. The relocated ponding will be located on Outlot AB. Therefore, a plat is required to create an Outlot AB for Menards to purchase from the existing property owner on 101st Avenue. The property owner on 101st Avenue will retain Lot 2 Block 1 for their existing building. Lot 1 Block 1 will include the

existing Menards site and the area that will be used to construct the new warehouse building. Outlot A will be used for ponding/storm drainage.

Menards has presented a preliminary plat that contains two lots and two outlots. The total acreage of the site is 21.2 acres. Lot 1, Block 1, on which the Menards site is to be located, is approximately 16.2 acres.

Park dedication will be required for the additional area that is being platted with Lot 1 Block 1 (new warehouse building).

Coon Creek Watershed District (CCWD) reviewed the site and has concurred with the project. No site work will be allowed until a CCWD permit has been obtained.

This property will require extensive grading to construct the new ponds. There is an existing storm sewer from 101st Avenue that runs through the new lot. A 10' wide easement must be dedicated on the plat or by separate document to cover the storm sewer.

The size of grading on this site requires a National Pollutant Discharge Elimination System (NPDES) permit from the Minnesota Pollution Control Agency (MPCA.)

A portion of this parcel is shown on the FEMA flood maps as an area determined to be in an A-Zone, an area that can be inundated by 100 year flooding. This designation will require the developer to process a Letter of Map Revision with FEMA.

Signage

Any signage that is placed on this site requires a separate permit process and is addressed as such in the conditions.

By motion, approve the Resolution.

Zoning and Location Map

Site Plan

Grading Plan

Building/Fence Elevations

Preliminary Plat

WHEREAS, an application has been filed by Menard, Inc. as subdivision Case File No. 19-0008; and

WHEREAS, said case involves the division of land described as follows:

LOT 1, BLOCK 1, NATIONAL MARKET CENTER

AND

OUTLOT D, NATIONAL MARKET CENTER

AND

THAT PART OF THE EAST 664 FEET OF THE SOUTH 447.11 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 31, RANGE 23, ANOKA COUNTY, MINNESOTA LYING WEST OF THE EAST 392 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER.

WHEREAS, the Blaine Planning Commission has reviewed said case file on July 9, 2019; and

WHEREAS, the Blaine Planning Commission has recommended subdivision Case File No. 19-0008 be approved subject to certain stipulations; and

WHEREAS the Blaine City Council has reviewed said case file on August 5, 2019.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that preliminary plat approval per Section 74-42 of the subdivision regulations is hereby granted for Menard, Inc. permitting preparation of a final plat for approval per Section 74-43 subject to the following conditions:

1. Storm water calculations must be submitted that indicate storm water discharge from the site does not exceed the predevelopment discharge rate.
2. Existing storm sewer will require to be placed in an easement.
3. No site work will be allowed until a CCWD permit has been obtained.
4. Erosion control measures must be indicated on the final grading plan and all silt fences must be in place prior to start of grading operations.
5. Grading may not begin until the city has approved a final grading plan that indicates all requested information.
6. A National Pollutant Discharge Elimination System (NPDES) permit is required from the Minnesota Pollution Control Agency (MPCA.)
7. All internal utilities shall be maintained privately by the development association, including storm water detention/treatment basins and restoration wetlands.

8. Park dedication is required for 1.2 acres (portion of Lot 1 Block 1 that was previously an outlot) at the rate in effect at the time of final plat. The 2019 commercial rate is \$8,704 per acre for a total of \$10,444. This amount must be received by the city prior to release of the plat for recording.
9. The lot split (RLS) subdividing the existing parcel on 101st Avenue must be recorded prior to releasing the final plat for recording with Anoka County.
10. Separate fire lines and domestic water services are required for each structure from the water main lateral lines to each structure.
11. Water Availability Charges (WAC) and Sewer Availability Charges (SAC) become due with each building permit.
12. Dedication of utility and drainage easements along lot lines, over restoration wetlands, and storm water treatment/detention areas.
13. Developer shall process a Letter of Map Revision with FEMA.
14. 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 addition name

PASSED by City Council of the City of Blaine this 5th day of August, 2019.