



# City of Blaine Anoka County, Minnesota

Blaine City Hall  
10801 Town Sq Dr NE  
Blaine MN 55449

## Legislation Text

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File #: RES 19-121, Version: 1

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**DEVELOPMENT BUSINESS** - *Erik Thorvig, Community Development Director*

**GRANTING FINAL PLAT APPROVAL TO SUBDIVIDE 29 ACRES INTO TWO LOTS  
AND TWO OUTLOTS TO BE KNOWN AS LEXINGTON MEADOWS 2<sup>ND</sup> ADDITION  
LOCATED AT 109<sup>TH</sup> AVENUE AND LEXINGTON AVENUE. WELLINGTON  
MANAGEMENT, INC. (CASE FILE NO. 19-0037/LSJ)**

Planning Commission (Public Hearing)	04/10/18
City Council (Preliminary Plat)	05/03/18
City Council (Final Plat - Lexington Meadows)	06/07/18
City Council (Final Plat - Lexington Meadows 2nd)	08/05/19

The city council approved a preliminary plat for Lexington Meadows on May 3, 2018. This is the proposed development on the southwest corner of Lexington Avenue and 109th Avenue. Wellington Management is the developer of the project. Lot 1, Block 1 of the first addition of the plat is the location of the senior housing project for Dominion.

The outlots of Lexington Meadows 1<sup>st</sup> Addition are being replatted to create two new lots and two new outlots to be known as Lexington Meadows 2<sup>nd</sup> Addition. The outlots will be used for commercial/industrial uses and right-of-way for 108<sup>th</sup> Avenue and Austin Street NE. There are no known tenants at this time.

This phase of development includes the construction of a roundabout at the intersection of Austin Street and 108<sup>th</sup> Avenue. It includes the extension of Austin Street to the south and 108<sup>th</sup> Avenue to the east. Anoka County will need to be in agreement with the connection point on Lexington Avenue and this has been added as a condition of approval.

Wellington Management will develop the entire project in phases when tenants are known in the future. Each use and lot in the project will require a conditional use permit so the planning commission and city council will get to review each site in this development.

A permit is required from the Rice Creek Watershed District.

The developer will need to pay park dedication for each lot as it develops at the rate in effect at that time. For the two new commercial lots being developed, a park dedication fee of \$8,704

per acre will be required. The total acreage of the two new lots is 4.5 acres. The total park dedication fee for this plat is \$39,168. This fee must be paid prior to the final plat mylars being released for recording purposes at Anoka County.

The developer will be responsible for the required improvements as depicted by Anoka County Highway Department for the street connections to Lexington Avenue (CSAH 17) and 109th Avenue (CSAH12). A permit will be required from the Anoka County Highway Department for any work performed with in the right-of-ways for Lexington Avenue and 109th Avenue.

Wellington will be responsible for all planting and maintenance of the landscaping in the right-of-way and underground irrigation must be provided for the landscaping.

A development agreement will be required prior to any work commencing on site. This agreement will include financial guarantees for the site work.

The final plat is consistent with the approved preliminary plat, Resolution No. 18-77.

By motion, approve the Resolution.

Zoning and Location Map  
Final Plat

**WHEREAS**, an application has been filed by Wellington Management, Inc. as subdivision Case No. 19-0037; and

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

OUTLOT A AND C, LEXINGTON MEADOWS, ACCORDING TO THE RECORDED PLAT THEREOF, ANOKA COUNTY, MINNESOTA.

**WHEREAS**, the Blaine City Council granted preliminary plat approval on May 3, 2018, subject to the stipulations as contained in Blaine City Council Resolution No. 18-77; 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 Lexington Meadows 2<sup>nd</sup> Addition per Section 74-43 of the subdivision regulations is hereby granted subject to the following conditions:

1. The developer will need to pay park dedication for each lot as it develops at the rate in effect at that time. For the two new commercial lots being developed, a park dedication fee of \$8,704 per acre will be required. The total acreage of the two new lots is 4.5 acres. The total park dedication fee for this plat is \$39,168. This fee must be paid prior to the final plat mylars being released for recording purposes at Anoka County.
2. Rice Creek Watershed District permit is required prior to start of site work.
3. Anoka County Highway Department permit for work in the county right-of-way is required prior to the start of site work and Anoka County must confirm the point of connection of 108<sup>th</sup> Avenue to Lexington Avenue.
4. A development agreement is required prior to any site work being performed.
5. Developer to install landscaping within the right-of-way as shown on the plans presented for approval for the first phase of development. Developer is responsible for planting and maintenance of this landscaping and underground irrigation must be provided to the landscaping.
6. Each lot/use in the plat will be required to obtain a conditional use permit per the Zoning Ordinance requirements of the PBD (Planned Business District).
7. 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 Lexington Meadows

**PASSED** by the City Council of the City of Blaine this 5<sup>th</sup> day of August, 2019.