



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 19-142, Version: 2

DEVELOPMENT BUSINESS - *Lori Johnson, City Planner*

GRANTING A PRELIMINARY PLAT TO SUBDIVIDE A 35 ACRE PARCEL INTO TWO LOTS TO BE KNOWN AS GLIMCHER NORTHTOWN MALL SIXTH ADDITION LOCATED AT 398 NORTHTOWN DRIVE. (WASHINGTON PRIME GROUP) (CASE FILE NO. 19-0035/LSJ)

Planning Commission (Public Hearing)	09/10/19
City Council (Preliminary Plat)	09/16/19
City Council (Final Plat)	10/07/19
Action Deadline (Preliminary Plat)	09/29/19

The Planning Commission voted unanimously to approve the preliminary plat. State Representative Erin Koegel, a resident of Spring Lake Park who lives across from the Mall, and Dan Buchholtz, City Administrator of Spring Lake Park, spoke at the public hearing regarding the concerns they have over the potential move of the transit station to the lot being created with this plat. They indicated their desire to be a part of the planning process moving forward for any new transit station that may be developed.

The ownership group of Northtown Mall (Washington Prime Group or WPG) is requesting the approval of a preliminary plat that would subdivide one large parcel into two lots. The legal description of the parcel that is being split is Lot 1, Block 1, Glimcher Northtown Mall Addition, and it is the parcel on which the mall building is located.

The proposed plat contains two lots. Proposed Lot 1 is 31.89 acres and proposed Lot 2 is 3.23 acres. The mall building is located on proposed Lot 1. The mall ownership intends to negotiate a land transfer with the Metropolitan Council for proposed Lot 2.

Currently the Metropolitan Council operates, through Metro Transit, a transit hub on the southwest side of Northtown Mall. WPG is looking to revitalize the mall property by creating new developable lots surrounding the mall to sell to individual users. The area that WPG would like to redevelop into new lots is the current location of the transit hub. Metropolitan Council (Metro Transit) leases a portion of the land for the current transit hub from WPG, but also owns a portion of the land on which the transit hub is located. WPG has been in negotiations with Metro Transit for many years to possibly move the transit hub to a different location so as to

utilize the current hub location for future development. Part of these negotiations has involved moving the hub to property that is immediately adjacent to, and north of, Sanburnol Drive and just west of Cub Foods. This property is now shown as Lot 2, Block 1. This would be a situation in which WPG would swap ownership of the new Lot 2 for Met Council's property being used for the transit station.

The mall ring road is just north of Lot 2 on the plat and this is a private road. Given that this lot shares parking and accesses with proposed Lot 1, a conditional use permit for shared access and shared parking will be required for any use that occupies proposed Lot 2. That would include the development of a new transit hub, or any other use, for that matter.

At this time, there is no development proposed on the proposed Lot 2, but it is expected that there will be a conditional use permit application from Metro Transit sometime in the future to address a new transit hub on this lot. At this time this is simply a housekeeping item for a land swap between two property owners. The Planning Commission, City Council and residents will have an opportunity to review all of the details of the proposed transit hub when or if the conditional use permit public hearing is held and the application process begins. At that time, all screening and operational uses could be discussed.

It should be noted that the City of Spring Lake Park has passed a resolution urging the Blaine City Council to deny the plat approval request and any conditional use permit request due to the suspected location of the new transit hub adjacent to the homes on Sanburnol Drive, which are located within the city of Spring Lake Park. State Representative Erin Koegel also lives across the street from Lot 2 and has also voiced her concerns about the pending land swap. Finally, the City of Fridley has sent a letter voicing their support for a transit station location on the south side of the Mall.

For your information, park dedication is not required for this plat as park dedication has already been paid on this property.

By motion, approve the Resolution.

Zoning and Location Map
Preliminary Plat
Mall Aerial
Public Comments

WHEREAS, an application has been filed by Washington Prime Group as subdivision Case File No. 19-0035; and

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

LOT I, BLOCK 1, GLIMCHER NORTHTOWN MALL FOURTH ADDITION, ANOKA COUNTY, MINNESOTA

WHEREAS, the Blaine Planning Commission has reviewed said case file on September 10, 2019; and

WHEREAS, the Blaine Planning Commission has recommended subdivision Case File No. 19-0035 be approved subject to certain stipulations; and

WHEREAS the Blaine City Council has reviewed said case file on September 16, 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 Glimcher Northtown Mall Sixth Addition, permitting preparation of a final plat for approval per Section 74-43 subject to the following conditions:

1. Any future uses for Lot 2 will require conditional use permit approval for shared access and parking.
2. 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 Glimcher Northtown Mall Sixth Addition

PASSED by City Council of the City of Blaine this 16th day of September, 2019.