



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 19-162, Version: 1

DEVELOPMENT BUSINESS - *Lori Johnson, City Planner*

GRANTING A FINAL 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 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)	10/07/19

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

Menards has presented a final 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.

The final plat is consistent with the approved preliminary plat, Resolution No. 19-116.

By motion, approve the Resolution.

Zoning & Location Map
Final Plat

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

WHEREAS, said case involves the division of land in Anoka County, Minnesota, 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 City Council granted preliminary plat approval on August 5, 2019, subject to the stipulations as contained in Blaine City Council Resolution No. 19-116; 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 Menard, Inc. per Section 74-43 of the subdivision regulations is hereby granted 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 recording. 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 Menards Blaine.

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