



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 19-165, Version: 1

DEVELOPMENT BUSINESS - *Lori Johnson, City Planner*

GRANTING A FINAL PLAT TO REPLAT SEVERAL PARCELS CURRENTLY OCCUPIED BY THE AVEDA CORPORATION INTO ONE (1) LOT LOCATED AT 4900 PHEASANT RIDGE DRIVE. AVEDA CORPORATION. (CASE FILE NO. 19-0005/LSJ)

Planning Commission (Public Hearing)	07/09/19
City Council (Preliminary Plat)	08/19/19
City Council (Final Plat)	10/07/19

Over the years, Aveda has done many expansions of its building and parking areas and several parcels of land make up the Aveda campus. In order to clean up legal descriptions moving forward for Aveda, a preliminary plat is being proposed that creates one lot for the entire Aveda campus. This is mainly a housekeeping item to remedy the legal description complication. The plat will be known as Aveda Campus Addition.

Park dedication has been paid for all of this development so that will not be required with the plat.

A portion of County Ditch 62-1 flows through the site. The Rice Creek Watershed District is reviewing the need for an easement over the ditch. If an easement is needed, it will be added to the plat prior to recording.

The final plat is consistent with the approved preliminary plat, Resolution No. 19-128.

By motion, approve the Resolution.

Zoning and Location Map
Final Plat

WHEREAS, an application has been filed by Aveda Corporation as subdivision Case No. 19-0005; and

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

PARCEL 1 (PID 23-31-23-14-0003):

THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 31, RANGE 23, ANOKA COUNTY, MINNESOTA, LYING NORTHERLY OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND LYING SOUTHERLY OF A 100.00-FOOT STRIP OF LAND WHICH LIES 50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH 730 FEET OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE WEST, ALONG THE NORTH LINE OF SAID SOUTH 730 FEET, TO THE WEST LINE OF SAID SOUTHEAST QUARTER OF NORTHEAST QUARTER; THENCE SOUTHWESTERLY ALONG A TANGENTIAL CURVE, CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 1189.47 FEET, TO THE WEST LINE OF THE EAST 345 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 23. AND THERE TERMINATING.

THE SOUTH LINE OF SAID 100.00-FOOT STRIP ARE TO BE PROLONGED OR SHORTENED AS NECESSARY TO TERMINATE IN THE EAST AND WEST LINES OF SAID SOUTHEAST QUARTER OF NORTHEAST QUARTER.

EXCEPT PARCEL 51 AND PARCEL 51A OF ANOKA COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 54.

PARCEL 2 (PID 23-31-23-14-0002):

THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 31, RANGE 23, ANOKA COUNTY, MINNESOTA, EXCEPT THAT PART THEREOF TAKEN FOR THE RIGHT-OF-WAY OF INTERSTATE HIGHWAY NO. 35W, EXCEPT PARCEL 50 AND PARCEL 50A OF ANOKA COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 54.

PARCEL 3 (PID 23-31-23-13-0002)

THAT PART OF THE EAST 345 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 31, RANGE 23, ANOKA COUNTY, MINNESOTA, LYING SOUTHERLY OF A 100.00-FOOT STRIP OF LAND WHICH LIES 50 FEET ON EACH SIDE OF THE FOLLWING DESCRIBED CENTERLINE:

BEGINNING A THE NORTHEAST CORNER OF THE SOUTH 730 FEET OF SAID

SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE WEST, ALONG THE NORTH LINE OF SAID SOUTH 730 FEET, TO THE WEST LINE OF SAID SOUTHEAST QUARTER OF NORTHEAST QUARTER; THENCE SOUTHWESTERLY ALONG A TANGENTIAL CURVE, CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 1189.47 FEET, TO THE WEST LINE OF SAID EAST 345 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THERE TERMINATING. THE SIDE LINES OF SAID 100.00-FOOT STRIP ARE TO BE PROLONGES OR SHORTENED AS NECESSARY TO TERMINATE IN THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE WEST LINE OF SAID EAST 345 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER.

PARCEL 4 (PID 23-31-23-42-0002)

THE EAST 345 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 31, RANGE 23, ANOKA COUNTY, MINNESOTA.

PARCEL 5 (PID 23-31-23-41-0001)

THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 31, RANGE 23, ANOKA COUNTY, MINNESOTA, LYING NORTHWESTERLY OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 35W; EXCEPTING THEREFROM THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23.

PARCEL 6 (23-31-23-41-0002)

THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 31, RANGE 23, ANOKA COUNTY, MINNESOTA; EXCEPT THAT PART THEREOF TAKEN FOR INTERSTATE HIGHWAY NO. 35W AND EXCEPT PARCEL 49 OF ANOKA COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 54.

PARCEL 7 (PID 23-31-23-41-0003)

THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 31, RANGE 23, ANOKA COUNTY, MINNESOTA; EXCEPT THAT PART THEREOF TAKEN FOR INTERSTAE HIGHWAY NO. 35W AND EXCEPT PARCEL 48 OF ANOKA COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 54.

PARCEL 8 (PID 23-31-23-43-0002)

THAT PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 23 TOWNSHIP 31, RANGE 23, ANOKA COUNTY, MINNESOTA, LYING

NORTHWESTERLY OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 35W AND LYING NORTHEASTERLY OF A LINE DRAWN PERPENDICULAR TO SAID RIGHT-OF-WAY LINE AND PASSING THROUGH THE SOUTHWEST CORNER OF THE EAST 345 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 23.

WHEREAS, the Blaine City Council granted preliminary plat approval on August 19, 2019, subject to the stipulations as contained in Blaine City Council Resolution No. 19-128; 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 Aveda Campus Addition per Section 74-43 of the subdivision regulations is hereby granted subject to the following conditions:

1. 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 Aveda Campus Addition.
2. An easement over County Ditch 62-1 will be required if deemed necessary by the Rice Creek Watershed District.

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