



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 20-03, Version: 1

DEVELOPMENT BUSINESS - *Lori Johnson, City Planner*

GRANTING FINAL PLAT APPROVAL TO SUBDIVIDE 6.53 ACRES INTO ONE LOT TO BE KNOWN AS RENOVATION CHURCH 1ST ADDITION LOCATED AT 12390 FRAIZER STREET NE. RENOVATION CHURCH (CASE FILE 19-0052/SLK)

Planning Commission (Public Hearing)	11/12/14
City Council (Preliminary Plat)	12/18/14
City Council (Final Plat)	01/06/20

The final plat will consist of one lot on Fraizer Street NE and 124th Avenue NE. The proposed lot is consistent with the approved preliminary plat that was issued by the city council in 2014. The proposed Lot 1 will be for Renovation Church and the conditional use permit for the church is scheduled on the January 6, 2020 city council agenda. The parcel is currently an outlot and is required to be re-platted into a lot and block prior to any development occurring on site.

Park dedication will be required for 6.53 acres, at the commercial rate in effect at the time of final plat approval. Payment would be required prior to release of final plat mylars for recording. The 2020 commercial rate for park dedication is \$8,704 per acre for a total amount due of \$56,837 in 2020.

A Rice Creek Watershed District (RCWD) permit is required prior to the start of any site work.

The final plat is consistent with the approved preliminary plat, Resolution No. 14-239.

By motion, approve the Resolution.

Zoning and Location Map
Final Plat

WHEREAS, an application has been filed by Renovation Church as subdivision Case No. 19-0052; and

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

OUTLOT B, PARKSIDE NORTH 9TH ADDITION, ANOKA COUNTY, MINNESOTA

WHEREAS, the Blaine City Council granted preliminary plat approval on December 18, 2014, subject to the stipulations as contained in Blaine City Council Resolution No. 14-239; 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 Renovation Church per Section 74-43 of the subdivision regulations is hereby granted subject to the following conditions:

1. Anoka County Highway Department to review prior to release of plat.
2. Park dedication is required for 6.53 acres, at the commercial rate in effect at the time of final plat. Payment would be required prior to release of final plat mylars for recording. The 2020 commercial rate for park dedication is \$8,704 per acre for a total amount due of \$56,837 in 2020.
3. Development requires a National Pollutant Discharge Elimination System (NPDES) Phase II General Storm Water Permit for Construction Activity from Minnesota Pollution Control Agency (MPCA). A prerequisite to the MPCA permit application includes preparation of a site Storm Water Pollution Prevention Plan (SWPPP) for the development site.
4. Water and sewer availability charges (WAC and SAC) become due with building permit.
5. A Rice Creek Watershed District (RCWD) permit is required prior to the start of any site work.
6. The access drive located on the northwest corner of the site will need to be removed prior to the required financial guarantee (Site Plan) being released for the site.
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 Renovation Church.

PASSED by the City Council of the City of Blaine this 6th day of January, 2020.