



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 20-35, Version: 2

DEVELOPMENT BUSINESS - *Lori Johnson, City Planner*

GRANTING A WAIVER OF PLATTING THAT WILL SPLIT AN EXISTING PARCEL INTO TWO PARCELS IN AN R-1 (SINGLE FAMILY) ZONING DISTRICT LOCATED AT 4804 106TH LANE NE. GREGORY AND PAMELA MATHESON. (CASE FILE NO. 20-0003/LSJ)

Planning Commission (Public Hearing)	02/12/20
City Council (Waiver of Platting)	03/02/20
Action Deadline	03/26/20

The Planning Commission voted unanimously to approve the waiver of platting. There were no comments at the public hearing.

Greg and Pam Matheson are requesting the approval to split their single family lot into two lots. They wish to keep their existing home intact, but split the property so they can sell the south half of their existing lot. The existing lot size is .70 acres in size. The new Parcel A would be 15,492 square feet while the new Parcel B will be 18,216 square feet. Both new lots meet the minimum lot size requirement in the R-1 zoning district of 10,000 square feet.

The existing home will remain on Parcel A and all required setbacks are met with this home. A new home could be built on Parcel B and meet all required setbacks as evidenced by the attached drawing. There is a basketball hoop located on Parcel B that will need to be removed prior to the city releasing the required documents for the recording of the lot split at Anoka County.

Park dedication is required for the one new lot in the amount of \$4,449. This fee must be submitted to the city prior to the release of the required documents for recording of the lot split at Anoka County.

The parcel is serviced with three sanitary sewer and water services with Project No. 85-08. The unused service will need to have the curb stop box removed and curb stop valve plugged to abandon it in-place.

A tree preservation plan will be required with the new home permit application. The existing

cottonwood tree at the southeast corner of the lot interferes with the city's outdoor warning siren and needs to be removed.

A soil boring will be needed to verify the proposed lowest floor of the new house. The highest historic groundwater elevation will need to be identified and the lowest floor two feet about that elevation.

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Lot Split Drawing

WHEREAS, an application has been filed by Gregory and Pamela Matheson as Waiver of Platting Case No. 20-0003;

WHEREAS, said case involves the division of a parcel into two separate lots, Anoka County, Minnesota, described as follows:

CURRENT DESCRIPTION

THE WEST 123 FEET OF LOT 16, AUDITOR'S SUBDIVISION NO. 133, ANOKA COUNTY, MINNESOTA.

PARCEL A

THE NORTH 126 FEET OF THE WEST 123 FEET OF LOT 16, AUDITOR'S SUBDIVISION NO. 133, ANOKA COUNTY, MINNESOTA.

PARCEL B

THAT PART OF THE WEST 123 FEET OF LOT 16, AUDITOR'S SUBDIVISION NO. 133, ANOKA COUNTY, MINNESOTA, WHICH LIES SOUTHERLY OF THE NORTH 126 FEET THEREOF.

WHEREAS, the Blaine Planning Commission has reviewed said case on February 12, 2020; and

WHEREAS, the Blaine Planning Commission has recommended said case be approved; and

WHEREAS, the City Council of the City of Blaine has reviewed said case on March 2, 2020.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Waiver of Platting per Section 18-9(B)(2) of the Subdivision Ordinance is hereby granted to Gregory and Pamela Matheson, allowing to record the above described division with the Anoka County Recorder's Office, based on the following conditions:

1. The basketball hoop located on Parcel B will need to be removed prior to the city releasing the required documents for the recording of the lot split at Anoka County.
2. Park dedication is required for the one new lot in the amount of \$4,449. This fee must be submitted to the city prior to the release of the required documents for recording of the lot split at Anoka County.
3. 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 the waiver of platting to subdivide 0.70 acres.
4. The unused service will need to have the curb stop box removed and curb stop valve plugged to abandon it in-place.

5. A tree preservation plan will be required with the new home permit application. The existing cottonwood tree at the southeast corner of the lot interferes with the city's outdoor warning siren and needs to be removed.
6. A soil boring will be needed to verify the proposed lowest floor of the new house. The highest historic groundwater elevation will need to be identified and the lowest floor two feet about that elevation.
7. The address of the new lot will be determined prior to issuance of building permit.

PASSED by the City Council of the City of Blaine this 2nd day of March, 2020.