



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 20-36, Version: 2

DEVELOPMENT BUSINESS - *Lori Johnson, City Planner*

GRANTING PRELIMINARY PLAT APPROVAL TO RE-PLAT FIVE VACANT PARCELS INTO ONE PARCEL AND ONE OUTLOT, LOCATED AT 11155 ULYSSES STREET NE. BLAINE ULYSSES LLC (ULYSSES STREET OFFICE BUILDING) (CASE FILE NO. 19-0053/LSJ)

Planning Commission (Public Hearing)	02/12/20
City Council (Preliminary Plat)	03/02/20
City Council (Final Plat)	TBD
Action Deadline	03/22/20

The Planning Commission voted unanimously to approve the preliminary plat. There were no comments at the public hearing.

Blaine Ulysses LLC is proposing to replat five existing parcels into one lot, and construct a two story office building on the new lot. The names of the tenant or tenants are not yet known. The property is zoned B-2 (Community Commercial) and the office use is a permitted use.

Preliminary Plat

The proposed preliminary plat includes one lot and one outlot. Lot 1 includes several existing parcels adjacent to Highway 65 and east of Ulysses Street, and this is where the office building will be located. This lot is 5.35 acres in size.

The outlot being proposed is located between Buchanan Road and Ulysses Street. This outlot is located as such due to the fact that the construction and right-of-way acquisition for Ulysses Street split this lot from the other property on the east side of Ulysses Street. This outlot is being used for ponding purposes, but had the potential for the creation of single-family parcels along Buchanan Street. The developer is proposing to enlarge the city pond for the benefit of this development, thus removing the opportunity for homes to be constructed along Buchanan Street. The developer will be required to pay for upgrades to 168 feet of Buchanan Street, the frontage of this outlot, in the amount of \$15,800 based on a feasibility report the city had prepared in 2006.

Park dedication will be required for this plat in the amount of \$8,704 per acre. Since the entire

plat is 6.26 acres, the total park dedication fee required is \$54,487. This amount is due prior to the release of mylars for recording at Anoka County.

Office Use

The building being proposed on this lot is a two story, 56,416 square foot office building. This use is a permitted use and no action is required from the Planning Commission or City Council on the actual site development. Staff is sharing the details of the development for informational purposes only.

The building itself will be comprised brick, metal panels, glass, stone and EIFS and will be a very attractive addition to the area. The building and landscaping on site will be required to meet the Highway 65 Overlay District requirements.

The parking provided on site is sufficient for the use but will it be monitored as the tenants are known for the building.

All details of this site development will be handled through the site plan and building permit approval process.

By motion, approve the Resolution.

Zoning and Location Map

Preliminary Plat

Site Plan

Utility Plan

Grading Plan

Landscape Plan

Building Elevations

WHEREAS, an application has been filed by Blaine Ulysses LLC (Ulysses Street Office Building) as subdivision Case File No. 19-0053; and

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

PARCEL 1:

TRACT B, REGISTERED LAND SURVEY NO. 89, EXCEPT PARCELS 13 AND 13A OF CITY OF BLAINE HIGHWAY RIGHT-OF-WAY PLAT NO. 3, ANOKA COUNTY, MINNESOTA.

PARCEL 2:

THE WEST 396 FEET OF THE EAST 418 FEET OF THE NORTH 110 FEET OF THE

SOUTH ½ OF LOT 15 OF CENTRAL AVENUE ACRES, AS MEASURED AT RIGHT ANGLES TO THE NORTH AND EAST LINES OF THE SOUTH ½ OF LOT 15, CENTRAL AVENUE ACRES.

PARCEL 3:

THE EAST 418 FEET OF THAT PART OF THE SOUTH ½ OF LOT 15 OF CENTRAL AVENUE ACRES LYING EASTERLY OF A LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID SOUTH ½ OF LOT 15 DISTANT 898.01 FEET WEST FROM THE NORTHEAST CORNER OF SAID SOUTH ½ OF LOT 15 TO A POINT ON THE SOUTH LINE OF SAID LOT 15 DISTANT 928.20 FEET WEST FROM THE SOUTHEAST CORNER OF SAID LOT 15, EXCEPT THE WEST 396 FEET OF THE EAST 418 FEET OF THE NORTH 110 FEET OF THE SOUTH ½ OF LOT 15 OF CENTRAL AVENUE ACRES AS MEASURED AT RIGHT ANGLES TO THE NORTH AND EAST LINES OF THE SOUTH ½ OF LOT 15, CENTRAL AVENUE ACRES.

AND

THE EAST 418 FEET OF THE NORTH ½ OF LOT 16, OF CENTRAL AVENUE ACRES, EXCEPT THE WEST 396 FEET OF THE EAST 418 FEET OF THE SOUTH 110 FEET, AS MEASURED AT RIGHT ANGLES TO THE SOUTH AND EAST LINES, OF THE NORTH ½ OF LOT 16, OF CENTRAL AVENUE ACRES.

PARCEL 4:

THE WEST 396 FEET OF THE EAST 418 FEET OF THE SOUTH 110 FEET, AS MEASURED AT RIGHT ANGLES TO THE SOUTH AND EAST LINES, OF THE NORTH ½ OF LOT 16, OF CENTRAL AVENUE ACRES.

PARCEL 5:

THE SOUTH 110 FEET OF PARCEL 14A AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE THEREOF, CITY OF BLAINE HIGHWAY RIGHT-OF-WAY PLAT NO. 3.

PARCEL 6:

THAT PART OF PARCEL 14A, CITY OF BLAINE HIGHWAY RIGHT-OF-WAY PLAT NO. 3, LYING NORTH OF THE SOUTH 110 FEET OF SAID PARCEL 14A, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE THEREOF.

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

WHEREAS, the Blaine Planning Commission has recommended subdivision Case File No. 19-0053 be approved subject to certain stipulations; and

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

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 Ulysses Street Office Building permitting preparation of a final plat for approval per Section 74-43 subject to the following conditions:

1. Park dedication will be required for this plat in the amount of \$8,704 per acre. Since the entire plat is 6.26 acres, the total park dedication fee required is \$54,487. This amount is due prior to the release of mylars for recording at Anoka County.
2. Buchanan Street improvements will be required for this plat in the amount of \$15,800. This amount is due prior to the release of the mylars for recording 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 preliminary plat known as Ulysses Street Office Building.

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