



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 20-93, Version: 1

DEVELOPMENT BUSINESS - *Lori Johnson, City Planner*

GRANTING FINAL PLAT APPROVAL TO SUBDIVIDE 88.2 ACRES INTO TWO (2) LOTS TO BE KNOWN AS INDEPENDENT SCHOOL DISTRICT 16 SECOND ADDITION, LOCATED AT 10365 DAVENPORT STREET NE. SLP ISD# 16 / VELODROME. (CASE FILE NO. 20-0024/SLK)

Planning Commission (Public Hearing)	03/14/17
City Council (Preliminary Plat)	04/06/17
City Council (Final Plat)	07/20/20

Staff Report Prepared by Shawn Kaye

Spring Lake Park Schools (ISD #16) has reached an agreement with the National Sports Center to purchase a 3.42 acre site (Outlot A) just south of their existing school (old velodrome site). Once purchased the school intends to provide an outside play area/green space and re-direct a driveway on the south side of the proposed parcel.

A preliminary plat application was approved by the City Council on April 6, 2017, to subdivide the NSC's approximately 90 acre south campus into two lots and one outlot. This final plat is proposing to re-plat Outlot A into one lot with existing Lot 1. The new plat will include Lot 1 (Outlot A and Lot 1 of existing plat) (14.68 acres) and Lot 2 Block 1. Lot 2 (73.49 acres) would remain the NSC property.

The final plat is consistent with the approved preliminary plat, Resolution No. 17-043 as amended and approved by the City Council on April 6, 2017.

By motion, approve the Resolution.

Zoning and Location Map
Final Plat

WHEREAS, an application has been filed by Minnesota Amateur Sports Commission and Independent School District No 16 as subdivision Case File No. 20-0024; and

WHEREAS, said case involves the division of land in Anoka County, Minnesota,

described as follows:

LOT 2, BLOCK 1, AND OUTLOT A, INDEPENDENT SCHOOL DISTRICT 16, ANOKA COUNTY MINNESOTA

AND

LOT 1, BLOCK 1, INDEPENDENT SCHOOL DISTRICT 16, ANOKA COUNTY, MINNESOTA.

WHEREAS, the Blaine City Council granted preliminary plat approval on April 6, 2017, subject to the stipulations as contained in Blaine City Council Resolution No. 17-043; 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 Independent School District 16 Second Addition per Section 74-43 of the subdivision regulations is hereby granted subject to the following conditions:

1. The existing north driveway for the staff and bus parking lot west of the school to continue to be used as a right-out exit only onto Davenport Street. The existing middle driveway shall only be used for access by buses, school staff and NSC use. Signage shall be installed noting that no left turns are allowed exiting the property. The new proposed driveway on the south portion of the site, alignment with 103th Avenue, shall be a full access intersection with Davenport. The applicant shall submit a drawing of Davenport St. that provides for necessary turn lanes that will be reviewed and approved by engineering staff and meet necessary roadway design requirements to the greatest extent possible.
2. No subsequent permits for building expansion or building remodeling that generates increased parking demand will be approved for the south campus unless there are sufficient parking stalls added to support the expanded use or it is adequately justified and determined by the city that current parking is sufficient.
3. Park dedication will not be required for the 3.42 acres (existing Outlot A) because no structures/development is planned for this area. If in the future, this 3.42 acres is developed and a building permit is required, park dedication will be required at the current rate in effect.
4. 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 SLP ISD #16 Second Addition.

PASSED by the City Council of the City of Blaine this 20th day of July, 2020.