



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 20-155, Version: 1

DEVELOPMENT BUSINESS - *Lori Johnson, City Planner*

GRANTING A FINAL PLAT EXTENSION FOR 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
City Council (Final Plat Extension)	10/19/20

Staff Report Prepared by Shawn Kaye

In July of 2020, the applicant received approval for a final plat from the city council for a subdivision known as Independent School District 16 Second Addition. This plat includes approximately 88.17 acres and 2 lots. The applicant has not been able to finalize the purchase of the property. At this time, the applicant would like to obtain an extension on the final plat approval. The extension request is for 90 days from the required 30 days from city council approval that the applicant has to record the final plat. Therefore, the extension would require the applicant to record the plat prior to November 17, 2020.

The plat extension does not change any conditions of the plat. The only thing the extension does is allow the property owner more time.

If the extension is approved by the city council the final plat will need to be submitted for recording with Anoka County prior to the expiration of November 17, 2020.

Spring Lake Park Schools (ISD #16) is proposing to purchase a 3.42 acre site 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.

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 Planning Commission has reviewed said case file on March 14, 2017; and

WHEREAS, the Blaine Planning Commission has recommended subdivision Case File No. 20-0024 be approved subject to certain stipulations; and

WHEREAS the Blaine City Council has reviewed said case file on July 20, 2020 and October 19, 2020.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a final plat extension per Section 74-43 of the subdivision regulations is hereby granted approval for Independent School District 16 Second Addition subject to the following conditions:

1. The final plat will need to be submitted for recording with Anoka County prior the expiration date of the final plat on November 17, 2020.
2. 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.

3. 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.
4. 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.
5. 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 19th day of October, 2020.