



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 20-156, Version: 1

DEVELOPMENT BUSINESS - *Lori Johnson, City Planner*

GRANTING FINAL PLAT APPROVAL TO PLAT 40.09 ACRES INTO ONE LOT TO BE KNOWN AS NAPLES STREET OFFICE WAREHOUSE LOCATED AT 10580 NAPLES STREET. JSN PROPERTIES. (CASE FILE NO. 20-0029/SLK)

Planning Commission (Public Hearing)	09/08/20
City Council (Preliminary Plat)	10/05/20
City Council (Final Plat)	10/19/20

Staff Report Prepared by Shawn Kaye

The proposed plat creates one lot. Lot 1 is 40.09 acres and is the site of the proposed Naples Street Office Warehouse Building.

Park dedication will be due with the platting of one lot. The 2020 park dedication rate for industrial development is \$6,702/acre for a total due of \$52,208 (for 7.79 developed acres). This fee will need to be paid, at the rate in effect at the time of final plat, prior to release of final plat mylars for recording at Anoka County.

The applicant will need to receive a Rice Creek Watershed District Permit prior to any site work. The applicant has been working with the Watershed District for the filling of wetland on the site and will possibly be purchasing wetland credits from the City of Blaine to compensate for the filling.

The final plat is consistent with the approved preliminary plat, Resolution No. 20-147.

By motion, approve the Resolution.

Zoning and Location Map
Final Plat

WHEREAS, an application has been filed by JSN Properties as subdivision Case File No. 20-0029; and

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

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22
TOWNSHIP 31 RANGE 23, ANOKA COUNTY, MINNESOTA

WHEREAS, the Blaine City Council granted preliminary plat approval on October 5, 2020, subject to the stipulations as contained in Blaine City Council Resolution No. 20-147; 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 Naples Street Office Warehouse per Section 74-43 of the subdivision regulations is hereby granted subject to the following conditions:

1. Applicant to submit copy of Rice Creek Watershed permit to city prior to any site work.
2. Park dedication will be due with the platting of one lot. The 2020 park dedication rate for industrial development is \$6,702/acre for a total due of \$52,208 (for 7.79 developed acres). This fee will need to be paid, at the rate in effect at the time of final plat, prior to release of final plat 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 Naples Street Office Warehouse Building.

PASSED by the City Council of the City of Blaine this 19th day of October, 2020.