



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 21-091, Version: 2

Development Business - *Lori Johnson, City Planner*

Title

Granting a Waiver of Platting to Subdivide a Parcel of Land into Two Separate Parcels as Part of a Land Exchange in an I-2 (Heavy Industrial) Zoning District at 1655 101st Avenue NE. Turfco Manufacturing Inc. (Case File No. 21-0016/SLK)

Executive Summary

Turfco Manufacturing, Inc. is proposing to subdivide their property into two parcels to provide a land exchange within the company ownership. The remnant piece of Parcel 2 will then be combined with Parcel 1 to make two separate parcels.

Schedule of Actions

Planning Commission Public Hearing	04/13/21
City Council (Waiver of Platting)	05/03/21
Action Deadline	06/25/21

Background

Staff report prepared by Shawn Kaye, Associate Planner

Turfco Manufacturing, Inc., professional lawn care equipment manufacturer, currently operates out of the building at 1655 101st Avenue NE in Blaine. Turfco will be subdividing their property into two parcels to provide a land exchange within the company ownership. The property owner of Parcel 2 wishes to subdivide the parcel and sell the remnant parcel to ownership partners (family members) of Parcel 1. The remnant piece will then be combined with Parcel 1. The applicant is requesting a waiver of platting to accommodate this subdivision and future combination.

This is a simple subdivision (boundary line adjustment) request which staff supports. Park dedication is not required because it has already been paid on this land.

The newly created Parcel 1 and building on that parcel has the ability to be sold to a third party, so the new site will need to conform to onsite parking requirements. Parcel 1 has adequate land area to generate additional required parking on site and additional parking with a shared parking and access agreement.

Turfco was granted a waiver of platting and a conditional use permit for the zero lot line/shared parking and driveway that exists on site in 1997. Because this new lot configuration is being requested, a conditional use permit amendment is also required.

Strategic Plan Relationship

Not Applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the waiver of platting. The applicant thanked the Planning Commission for their consideration.

Financial Impact

Not Applicable.

Public Outreach/Input

Notices of a public hearing were:

1. Mailed to property owners within 350 feet of the property boundaries.
2. Published in Blaine/Spring Lake Park/Columbia Heights/Fridley Life.
3. Posted on the city website.
4. Posted (sign) on the property with contact information for the Planning Department.

No comments were received from the public.

Staff Recommendation

By motion, approve the resolution.

Attachment List

Zoning and Location Map

Site Survey

Color Site Survey

Parking Exhibit

Planning Commission Draft Meeting Minutes 4/13/21

WHEREAS, an application has been filed by Pascal Properties (Turfco Manufacturing Inc) as Waiver of Platting Case No. 21-0016 and;

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

CURRENT DESCRIPTION

EXISTING PARCEL 1 PROPERTY DESCRIPTION: (1.66 Acres) (PID NO. 20-31-23-44-0007)-PER DOC. NO. 1320404

That part of the Southeast Quarter of the Southeast Quarter of Section 20, Township 31, Range 23, Anoka County, Minnesota, described as follows:

Beginning at the intersection of the West line of said Southeast Quarter of the Southeast Quarter with the North line of the South 600 feet of said Southeast Quarter of the Southeast Quarter; thence South 89 degrees 33 minutes 04 seconds East, on an assumed bearing, along said North line of said South 600 feet a distance of 340.43 feet to its intersection with the northerly extension of the East line of an existing line of an existing concrete wall building; thence South 0 degrees 11 minutes 55 seconds West along said extension of the East line of said building a distance of 211.2 feet to the Northeast corner of said building; thence North 89 degrees 48 minutes 17 seconds West along the North line of said building and its westerly extension to its intersection

with said West line of the Southeast Quarter of the Southeast Quarter; thence North 0 degrees 10 minutes 28 seconds East, along said West line, a distance of 212.71 feet to the point of beginning.

EXISTING PARCEL 2 PROPERTY DESCRIPTION: (4.96 Acres) (PID NO. 20-31-23-44-0008)-PER DOC. NO. 894217

That part of the southerly 600 feet of the East One Half of the Southeast Quarter of Section 20, Township 31, Range 23, Anoka County, Minnesota lying westerly of the Easterly 830 feet and northerly of 101st Avenue N.E. as platted in BLAINE INDUSTRIAL SQUARE 2ND ADDITION.

EXCEPT:

That part of the Southeast Quarter of the Southeast Quarter of Section 20, Township 31, Range 23, Anoka County, Minnesota, described as follows:

Beginning at the intersection of the West line of said Southeast Quarter of the Southeast Quarter with the North line of the South 600 feet of said Southeast Quarter of the Southeast Quarter; thence South 89 degrees 33 minutes 04 seconds East, on an assumed bearing, along said North line of said South 600 feet a distance of 340.43 feet to its intersection with the northerly extension of the East line of an existing line of an existing concrete wall building; thence South 0 degrees 11 minutes 55 seconds West along said extension of the East line of said building a distance of 211.2 feet to the Northeast corner of said building; thence North 89 degrees 48 minutes 17 seconds West along the North line of said building and its westerly extension to its intersection with said West line of the Southeast Quarter of the Southeast Quarter; thence North 0 degrees 10 minutes 28 seconds East, along said West line, a distance of 212.71 feet to the point of beginning

PROPOSED PROPERTY TO BE DEEDED FROM PARCEL 2 TO PARCEL 1: (0.84 Acres)

That part of the Southeast Quarter of the Southeast Quarter of Section 20, Township 31, Range 23, Anoka County, Minnesota, described as follows:

Commencing at the intersection of the West line of said Southeast Quarter of the Southeast Quarter with the North line of the South 600 feet of said Southeast Quarter of the Southeast Quarter; thence South 89 degrees 33 minutes 04 seconds East, on an assumed bearing, along said North line of the South 600 feet a distance of 340.43 feet to its intersection with the northerly extension of the East line of an existing line of an existing concrete wall building; said point being the point of beginning of the land to be described; thence South 0 degrees 11 minutes 55 seconds West along said extension of the East line of said building a distance of 211.2 feet to the Northeast corner of said building; thence South 89 degrees 48 minutes 17 seconds East along the easterly extension of the North line of said building a distance of 173.88 feet to the intersection with the West line of the East 830.00 feet of said Southeast Quarter of the Southeast Quarter; thence North 0 degrees 0 minutes 37 seconds West, along said West line of the East 830.00 feet, a distance of 210.44 feet to the intersection with said North line of the South 600 feet; thence North 89 degrees 33 minutes 04 seconds West, along said North line a distance of 173.11 feet to the point of beginning.

REVISED PARCEL 1 PROPERTY DESCRIPTION: (2.50 Acres) (PID NO. 20-31-23-44-0007)

That part of the Southeast Quarter of the Southeast Quarter of Section 20, Township 31, Range 23, Anoka County, Minnesota, described as follows:

Beginning at the intersection of the West line of said Southeast Quarter of the Southeast Quarter with the North line of the South 600 feet of said Southeast Quarter of the Southeast Quarter; thence South 89 degrees 33 minutes 04 seconds East, on an assumed bearing, along said North line of the South 600 feet a distance of 340.43 feet to its intersection with the northerly extension of the East line of an existing line of an existing concrete wall building; thence South 0 degrees 11 minutes 55 seconds West along said extension of the East line of said building a distance of 211.2 feet to the Northeast corner of said building; thence North 89 degrees 48 minutes 17 seconds West along the North line of said building and its westerly extension to its intersection with said West line of the Southeast Quarter of the Southeast Quarter; thence North 0 degrees 10 minutes 28 seconds East, along said West line, a distance of 212.71 feet to the point of beginning.

AND

That part of the Southeast Quarter of the Southeast Quarter of Section 20, Township 31, Range 23, Anoka County, Minnesota, described as follows:

Commencing at the intersection of the West line of said Southeast Quarter of the Southeast Quarter with the North line of the South 600 feet of said Southeast Quarter of the Southeast Quarter; thence South 89 degrees 33 minutes 04 seconds East, on an assumed bearing, along said North line of the South 600 feet a distance of 340.43 feet to its intersection with the northerly extension of the East line of an existing line of an existing concrete wall building; said point being the point of beginning of the land to be described; thence South 0 degrees 11 minutes 55 seconds West along said extension of the East line of said building a distance of 211.2 feet to the Northeast corner of said building; thence South 89 degrees 48 minutes 17 seconds East along the easterly extension of the North line of said building a distance of 173.88 feet to the intersection with the West line of the East 830.00 feet of said Southeast Quarter of the Southeast Quarter; thence North 0 degrees 0 minutes 37 seconds West, along said West line of the East 830.00 feet, a distance of 210.44 feet to the intersection with said North line of the South 600 feet; thence North 89 degrees 33 minutes 04 seconds West, along said North line a distance of 173.11 feet to the point of beginning.

REVISED PARCEL 2 PROPERTY DESCRIPTION: (4.12 Acres) (PID NO. 20-31-23-44-0008)

That part of the South 600 feet of the Southeast Quarter of the Southeast Quarter of Section 20, Township 31, Range 23, Anoka County, Minnesota, lying Westerly of the Easterly 830 feet of said Southeast Quarter of the Southeast Quarter and lying northerly of 101st Avenue N.E., as platted in BLAINE INDUSTRIAL SQUARE 2ND ADDITION.

EXCEPT:

That part of the Southeast Quarter of the Southeast Quarter of Section 20, Township 31, Range 23, Anoka County, Minnesota, described as follows:

Beginning at the intersection of the West line of said Southeast Quarter of the Southeast Quarter with the North line of the South 600 feet of said Southeast Quarter of the Southeast Quarter; thence South 89 degrees 33 minutes 04 seconds East, on an assumed bearing, along said North line of the South 600 feet a distance of 340.43 feet to its intersection with the northerly extension of the East line of an existing line of an existing concrete wall building; thence South 0 degrees 11 minutes 55 seconds West along said extension of the East line of said building a distance of 211.2 feet to the Northeast corner of said building; thence North 89 degrees 48 minutes 17 seconds West along the North line of said building and its westerly extension to its intersection with said West line of the Southeast Quarter of the Southeast Quarter; thence North 0 degrees 10 minutes 28 seconds East, along said West line, a distance of 212.71 feet to the point of beginning.

ALSO EXCEPT:

That part of the Southeast Quarter of the Southeast Quarter of Section 20, Township 31, Range 23, Anoka County, Minnesota, described as follows:

Commencing at the intersection of the West line of said Southeast Quarter of the Southeast Quarter with the North line of the South 600 feet of said Southeast Quarter of the Southeast Quarter; thence South 89 degrees 33 minutes 04 seconds East, on an assumed bearing, along said North line of the South 600 feet a distance of 340.43 feet to its intersection with the northerly extension of the East line of an existing line of an existing concrete wall building; said point being the point of beginning of the land to be described; thence South 0 degrees 11 minutes 55 seconds West along said extension of the East line of said building a distance of 211.2 feet to the Northeast corner of said building; thence South 89 degrees 48 minutes 17 seconds East along the easterly extension of the North line of said building a distance of 173.88 feet to the intersection with the West line of the East 830.00 feet of said Southeast Quarter of the Southeast Quarter; thence North 0 degrees 0 minutes 37 seconds West, along said West line of the East 830.00 feet, a distance of 210.44 feet to the intersection with said North line of the South 600 feet; thence North 89 degrees 33 minutes 04 seconds West, along said North line a distance of 173.11 feet to the point of beginning.

WHEREAS, the Blaine Planning Commission has reviewed said case on April 13, 2021; 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 May 3, 2021.

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 Turfco Manufacturing Inc allowing to record the above described division with the Anoka County Recorder's Office, based on the following conditions:

1. Waiver of platting to be recorded at Anoka County.
2. The northeast portion of Parcel 2 that is created from the lot split must be combined with existing Parcel 1.
3. Approval contingent upon approval of the zero lot line conditional use permit.
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 the waiver of platting to subdivide a parcel of land into two separate parcels as part of a land exchange.

PASSED by the City Council of the City of Blaine this 3rd day of May, 2021.