



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 21-184, **Version:** 1

CONSENT - *Erik Thorvig, Community Development Director*

Title

Granting a Final Plat to Subdivide Approximately 28.8 Acres into One Lot and One Outlot to be Known as Blaine 35 Second Addition at 85th Avenue NE (County Road J) and I-35W Service Drive. RJ Ryan Construction Company (Case File No. 21-0063/EES)

Executive Summary

The applicant is proposing a final plat to create one lot and one outlot for the first phase of the Blaine 35 industrial park. The final plat is consistent with the preliminary plat.

Schedule of Actions

Planning Commission Public Hearing	03/09/21
City Council (Preliminary Plat)	04/05/21
City Council (Final Plat)	09/20/21

Background

Staff report prepared by Elizabeth Showalter, Community Development Specialist

Artis REIT began development of a vacant property located at the northwest corner of 85th Avenue (County Road J) and 35W Service Road earlier in 2021. The preliminary plat included three lots and right of way. A final plat was approved that included the lot for the first of three buildings and platted the remaining two lots as an outlot for future development. At this time, the remaining two lots are being final platted.

Park dedication for the platted lots becomes due at final plat approval based on the industrial rate in effect at the time of development. For the two lots being platted at this time, the total park dedication due at the 2021 rate of \$6,702 per acre for 17 acres totals \$113,934.

A RCWD permit is required for the proposed development.

The developer will be responsible for development custom grading, installation of additional required sanitary sewer and services, water main extension and services, storm drainage improvements, storm water quality treatment, mailboxes, and all appurtenant items.

Construction site grading, one acre or more, requires a National Pollutant Discharge Elimination System (NPDES) Phase II Construction Activity Permit from the Minnesota Pollution Control Agency (MPCA) prior to construction. In order to obtain the permit, the developer is required to include temporary and permanent erosion protection and sediment control Best Management Practices (BMPs), and Storm Water Pollution Prevention Plan (SWPPP) information on the development grading plan. A building permit will not be issued until a copy of the permit application and SWPPP

are submitted to the City.

The final plat is consistent with the approved preliminary plat, Resolution No. 21-056.

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the preliminary plat. Final plats are not reviewed by the Planning Commission.

Financial Impact

Not applicable.

Public Outreach/Input

Public notices and neighborhood meetings are not required for the final plat. The preliminary plat review included a neighborhood meeting and public notice.

Attachment List

Zoning and Location Map

Final Plat

WHEREAS, an application has been filed by AX Blaine 35 L.P as subdivision Case No. 21-0063; and

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

Outlot A, BLAINE 35, according to the recorded plat thereof, Anoka County, Minnesota.

WHEREAS, the Blaine City Council granted preliminary plat approval on April 5, 2021, subject to the stipulations as contained in Blaine City Council Resolution No. 21-056; 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 Blaine 35 Second Addition per Section 74-43 of the subdivision regulations is hereby granted subject to the following conditions:

1. Park dedication is due for Lots 1 and 2, Block 1 with final plat approval. The total fee if paid in 2021, is \$113,934. Park dedication must be paid prior to release of final plat mylars for recording.
2. Dedication of utility and drainage easements along lot lines and over delineated wetlands.
3. No site work will be allowed until a RCWD permit has been obtained.
4. Grading may not begin until the City has approved a final grading plan. Soil boring information and geotechnical report is required.

5. A National Pollutant Discharge Elimination System (NPDES) Phase II permit is required from the MN Pollution Control Agency. Building permits or site plan approval will not be issued until a copy of the application is received by the City.
6. The developer will be responsible for installation of sanitary sewer, water main, storm drainage improvements, paved driveways and parking areas. Plans and specifications require approval by the City prior to start of construction.
7. All internal utilities shall be maintained privately by the development association, including storm water treatment features.
8. Water Availability Charges (WAC) and Sewer Availability Charges (SAC) become due with each building permit. WAC will be due for 6.9 acres for Building B and 11.2 acres for Building C.
9. The Mayor and City Manager are hereby authorized to sign and execute any and all documents, agreements and releases necessary for the approval, recording and administration of Blaine 35 Second Addition.

PASSED by City Council of the City of Blaine this 20th day of September, 2021.