



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 21-202, **Version:** 1

CONSENT - *Erik Thorvig, Community Development Director*

Title

Granting Final Plat Approval to Subdivide 39.24 Acres into Three Lots and Two Outlots to Be Known as Blaine Hy Vee Located at 370 125th Avenue NE. (Case File No. 21-0069/SLK)

Executive Summary

This application is a request to final plat 39.24 acres into three (3) lots for commercial and residential development. The proposed plat will also include two (2) outlots for ponding, wetlands, and future development. The final plat is consistent with the preliminary plat approved in October 2018.

Schedule of Actions

Planning Commission Public Hearing	09/11/18
City Council (Preliminary Plat)	10/04/18
City Council (Preliminary Plat)	10/18/18
City Council (Final Plat)	11/15/18
City Council (Final Plat)	10/18/21

Background

Staff report prepared by Shawn Kaye, Associate Planner

The City Council approved a rezoning, conditional use permit and a preliminary plat on October 18, 2018 for the development that includes a Hy-Vee store and convenience/gas store and car wash on the southwest corner of Jefferson Street NE and 125th Avenue. A final plat was approved for two lots for the development of the grocery store and convenience store in November 2018. The applicant did not record the plat and therefore, the final plat approval is null and void.

The applicant has applied for a new final plat that includes three lots instead of the previous two lots. The additional lot is for the development of an independent senior living building which was approved by the City Council on October 4, 2021.

The final plat consists of three lots and two outlots. The gas/convenience store/car wash would be located on Lot 1 of the plat. Lot 1 is 4.5 acres. The parcel on which the Hy-Vee grocery store would be located would be platted as Lot 2. Lot 2 is 13.04 acres. Lot 3 is 6.5 acres and is for the development of an independent senior living building. Outlot A will be used for storm draining purposes. Outlot B will be used for future development.

Park dedication will need to be paid on the three lots being platted at this time. The 2021 park dedication rate for commercial property is \$8,704 per acre. The total acreage for Lots 1 and 2 is 17.5 acres so the fee for Lots 1 and 2 would be \$152,320. The residential rate is \$4,449 per unit (2021

rate). The proposed units for Lot 3 is 184 units, the total fee for Lot 3 would be \$818,616 if paid in 2021. This fee must be paid prior to release of the final plat mylars by the City for recording purposes at Anoka County. Park dedication will also be required on Outlot B when it is re-platted and developed in the future.

The development is proposing to realign the existing ditch. This will require review and permit from the Coon Creek Watershed District. The ditch realignment will require the new ditch alignment to be placed in a platted drainage and utility easement.

The existing 124th Lane in the Crescent Ponds addition will need to be properly abandoned and realigned, along with the walk extension into the proposed plat. The walk extension and connection will need to be incorporated into the first phase of site work. The development will also be responsible to complete a water main loop with the connection from the stubbed water main on Jefferson Street (north end of Crescent Ponds) to the intersection of 125th Lane and Jefferson.

Jefferson Street will be extended southward through the plat and connect through to 121st Avenue establishing the planned transportation link between University Avenue and 125th Avenue. This extension is identified as a collector street on the City's State Aid system and will need to be constructed to State Aid Standards. This street connection has been part of the City's master plan for this area since the Crescent Ponds neighborhoods were initially conceived.

The final plat is consistent with the approved preliminary plat, Resolution No. 18-195.

Strategic Plan Relationship

Not Applicable.

Board/Commission Review

The Planning Commission does not review final plats.

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.

Staff Recommendation

By motion, approve the Resolution.

Attachment List

Zoning and Location Map

Final Plat

WHEREAS, an application has been filed by Alliant Engineering, Inc., as subdivision Case No. 21-0069; and

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

The Northeast Quarter of the Northwest Quarter of Section 7, Township 31, Range 23, Anoka County.

Except for the land described as follows:

The South 640.0 feet of the North 715.0 feet of the East 40.0 feet of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of Section 7, Township 31, Range 23 according to the map or plat thereof on file and of record in the office of the County Recorder in and for Anoka County, Minnesota.

WHEREAS, the Blaine City Council granted preliminary plat approval on October 18, 2018, subject to the stipulations as contained in Blaine City Council Resolution No. 18-195 (Preliminary Plat); 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 Hy Vee per Section 74-43 of the subdivision regulations is hereby granted subject to the following conditions:

1. Park dedication will need to be paid on the three lots being platted at this time. The 2021 park dedication rate for commercial property is \$8,704 per acre. The total acreage for Lots 1 and 2 is 17.5 acres so the fee for Lots 1 and 2 would be \$152,320. The residential rate is \$4,449 per unit (2021 rate). The proposed units for Lot 3 is 184 units, the total fee for Lot 3 would be \$818,616. This fee must be paid prior to release of the final plat mylars by the City for recording purposes at Anoka County. Park dedication will also be required on Outlot B when it is re-platted and developed in the future.
2. The plat to dedicate necessary right-of-way for extension and modifications of Jefferson Street.
3. Developer to construct the extension and modifications to Jefferson Street as directed and approved by the City. Jefferson Street will need to be constructed to State Aid standards and all of the Jefferson Street improvements are to be completed by the developer at their sole cost and prior to seeking a Certificate of Occupancy for any building space within the plat.
4. Developer to obtain permit from Coon Creek Watershed prior to any site work.
5. Developer to obtain permit from Anoka County Highway Department for any work within county right-of-way and approval of the proposed access from 125th Avenue.
6. The existing 124th Lane in the Crescent Ponds addition will need to be properly abandoned and realigned, along with the walk extension into the proposed plat.
7. The walk extension from 124th Lane and connection through the site to Jefferson Street will need to be incorporated into the first phase of site work.
8. The development will also be responsible to complete a water main loop with the connection from the stubbed water main on Jefferson Street (north end of Crescent Ponds) to the intersection of 125th Lane and Jefferson Street.
9. A development agreement which outlines all of the developer responsibilities for Developer Installed Public Improvements will be required prior to any work being performed on site.
10. 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 Blaine Hy Vee.

PASSED by the City Council of the City of Blaine this 18th day of October 2021.