



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 21-206, **Version:** 1

CONSENT - *Erik Thorvig, Community Development Director*

Title

Granting Final Plat Approval to Subdivide 4.3 Acres into One Lot and One Outlot to Be Known as Blaine Hy Vee Second Addition Located at 360 125th Avenue NE. HY-VEE Inc. (Case File No. 21-0072/SLK)

Executive Summary

This application is a request to final plat 4.3 acres into one (1) lot for commercial development. The proposed plat will also include one (1) outlot for 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)	11/01/21

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. The preliminary plat also included lots for future development.

The applicant has applied for a final plat that includes one lot and one outlot. The lot is proposed to be for the development of a Wings Financial Credit Union which is scheduled at this time to be reviewed by the Planning Commission on November 9, 2021.

The Wings Financial Credit Union would be located on Lot 1 of the plat. Lot 1 is 1.2 acres. Outlot A will be used for future development.

Park dedication will need to be paid on the one lot being platted at this time. The 2021 park dedication rate for commercial property is \$8,704 per acre. The total acreage for Lots 1 is 1.2 acres so the fee for Lot 1 would be \$10,445. 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 A when it is re-platted and developed in the future.

Right of access along CSAH 14 shall be dedicated to Anoka County.

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 Hy-Vee, Inc. (Wings Financial Credit Union), as subdivision Case No. 21-0072; and

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

Outlot B, BLAINE HY VEE, 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 Second Addition 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 one lot being platted at this time. The 2021 park dedication rate for commercial property is \$8,704 per acre. The total acreage for Lot 1 is 1.2 acres so the fee for Lot 1 would be \$10,445. 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 A when it is re-platted and developed in the future.
2. Developer to obtain permit from Coon Creek Watershed prior to any site work.

3. 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.
4. Right of access along 125th Avenue to be dedicated to Anoka County.
5. 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.
6. 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 Second Addition.

PASSED by the City Council of the City of Blaine this 1st day of November, 2021.