



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 22-009, **Version:** 1

Development Business - *Sheila Sellman, City Planner*

Title

Granting Final Plat Approval of 3.06 Acres into One Lot to be Known as Ball Road 3rd Addition at 4313 Ball Road NE. Sambatek, Inc. (Case File No. 21-0087/SAS)

Executive Summary

The final plat creates one lot for the construction of a 24-unit memory care facility. Staff recommends approval.

Schedule of Actions

| | |
|------------------------------------|----------|
| Planning Commission Public Hearing | 12/10/13 |
| City Council (Preliminary Plat) | 02/13/14 |
| City Council (Final Plat) | 01/19/22 |
| Action Deadline | 02/18/22 |

Background

In 2014, the plat known as Ball Road Addition was created to facilitate the development of the Walmart site on Ball Road and Lexington Avenue. That plat also created two outlots for future development on both sides of the entrance road to the Walmart. Goodwill has since been built and created Ball Road 2nd Addition. Sambatek, Inc. is now requesting the approval of a final plat for the remaining outlot on the southwest side of the entrance road to Walmart known as Ball Road 3rd Addition.

The proposed plat creates one lot that is 3.06 acres. Park dedication is due with the platting of one lot. The 2022 park dedication rate for commercial development is \$8,704/acre for a total due of \$26,634. This fee will be paid at the rate in effect at the time the final plat mylars are released for recording at Anoka County.

Deferred assessments become due with the recording of this plat for the water lateral and trunk sanitary sewer. The remaining portion is \$24,251 for lateral water and \$3,536 for Trunk Sanitary Sewer. The total charge of \$27,787 must be made prior to release of the final plat mylars for recording at Anoka County.

The final plat is consistent with the approved preliminary plat, Resolution No. 14-022. A drainage and utility easement is required over the pond and will need to be reflected on the mylars.

Strategic Plan Relationship

Not applicable

Board/Commission Review

The Planning Commission voted unanimously to approve the preliminary plat. The Planning Commission does not review final plats.

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing on the preliminary plat 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's website.
4. Posted (sign) on the property with contact information for the Planning Department.

Notifications are not required for final plats.

Staff Recommendation

By motion, approve the Resolution.

Attachment List

Zoning and Location Map

Final Plat

WHEREAS, an application has been filed by Sambatek, Inc. as subdivision Case No. 21-0087; and

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

Outlot A, Ball Road Addition

WHEREAS, the Blaine City Council granted preliminary plat approval on February 13, 2014, subject to the stipulations as contained in Blaine City Council Resolution No. 14-022; 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 Ball Road 3rd Addition per Section 74-43 of the subdivision regulations is hereby granted subject to the following conditions:

1. Park dedication is due with the final plat. The 2022 park dedication rate for commercial development is \$8,704/acre for a total due of \$26,634. This fee shall be paid at the rate in effect at the time the final plat mylars are released for recording at Anoka County.
2. Deferred assessments become due with the recording of this plat for the water lateral and trunk sanitary sewer. The total charge of \$27,787 must be paid prior to release of the final plat mylars for recording at Anoka County.
3. Rice Creek Watershed District permit is required prior to start of site work.
4. A drainage and utility easement shall be placed over the pond.

5. A Site Improvement Performance Agreement is required prior to any site work being performed on this lot.
6. The Mayor, City Manager and City Clerk are hereby authorized to execute any and all necessary documents, agreements, and releases related to the approval, recording, or administration of Ball Road 3rd Addition.

PASSED by the City Council of the City of Blaine this 19th day of January, 2022.