



City of Blaine
Anoka County, Minnesota
Text File

Blaine City Hall
10801 Town Sq Dr NE
Blaine, MN 55449

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..Sponsor

Lori Johnson, Associate Planner

Title

Public Hearing Case File No. 17-0026 // Wellington Management, Inc. // 10840
Lexington Avenue NE

The applicant is requesting a Preliminary Plat to subdivide 80 acres into 10 lots
and 1 (one) outlot to be known as Lexington Meadows.

Background

Zoning: PBD (Planned Business District)
Land Use: PI/PC (Planned Industrial/Planned Commercial)
Area: 80 acres
Applicable Regulations: Chapter 74 of the Subdivision Ordinance
Attachments: Zoning and Location Map
Preliminary Plat
Phasing Plan
Preliminary Site and Utility Plan
Preliminary Grading Drainage and Erosion Control
Plan
Street R-O-W Landscaping Plan
Schedule: Planning Commission Public Hearing: 04/10/18
City Council: 05/03/18

In August of 2017, the City Council approved the Comprehensive Plan Amendment and master plan for the proposed development on the southwest corner of Lexington Avenue and 109th Avenue. The development will be known as Lexington Meadows and Wellington Management is the developer of the project. Part of the Comprehensive Plan Amendment that was approved by the City Council, and subsequently the Metropolitan Council, included a land use change for a small portion of the development that will be a senior housing project for Dominion. At this time, Wellington Management is proposing a preliminary

plat for the property that creates 10 new lots and an outlot.

The proposed preliminary plat creates 10 new lots on the 80 acre parcel. Lot 2 of the proposed plat will be the site of the Dominion housing project, while the other 9 lots will be used for commercial/industrial uses that fit within the current zoning of the property, which is PBD (Planned Business District). Other than Dominion's project, there are no known tenants at this time.

Outlot A is the only outlot within the preliminary plat and it will be used for storm drainage purposes and wetlands.

The street system for the development is also shown on the preliminary plat and it includes a roundabout in the center of the development. The development will be accessed primarily via direct street access to 109th Avenue and Lexington Avenue. A third access will be from Pheasant Ride Drive thru the extension of Austin Street.

Wellington Management has also included a phasing plan for the project, and the phasing plan will be included on a proposed final plat that the City Council will eventually review. The first phase of the development will include creating a lot for the Dominion project and part of the street system to access the Dominion site. The phasing plan does not include the construction of the roundabout at this time, but a temporary turn around will be included with this construction so the southern entrance to Dominion's site can be accessed.

Wellington Management will develop the entire project in phases when tenants are known in the future. Each use and lot in the project will require a conditional use permit so the Planning Commission and City Council will get to review each site in this development. Dominion's proposal is included on this evening's agenda as a conditional use permit proposal. As each phase develops the street system will also develop as necessary.

A permit is required from the Rice Creek Watershed District.

The developer and/or tenant of each lot will need to pay park dedication for each lot as it develops at the rate in effect at that time. When Lot 2 is final platted for the Dominion development, the payment will be due at that time.

The developer will be responsible to pay for the connection charges associated with the sewer and water installed with city project 14-14. These charges will

become due as each lot is developed with in the plat.

The developer will be responsible for the required improvements as depicted by Anoka County Highway Department for the street connections to Lexington Avenue (CSAH 17) and 109th Avenue (CSAH12). A permit will be required from the Anoka County Highway Department for any work performed with in the right-of-ways for Lexington Avenue and 109th Avenue.

A landscape plan has been provided that depicts the proposed landscaping within the right-of-way for the plat. Wellington will be responsible for all planting and maintenance of the landscaping in the right-of-way and underground irrigation must be provided to the landscaping.

A development agreement will be required prior to any work commencing on site. This agreement will include financial guarantees for the site work.

Recommendation

In Planning Case File No. 17-0026 it is recommended that the Planning Commission recommend approval of a Preliminary Plat to subdivide 80 acres into 10 lots and 1 (one) outlot at 10840 Lexington Avenue NE, based on the following conditions:

1. Park dedication will be required for each lot as it is final platted. The park dedication fee will be based on the rate in effect at the time of final platting and will be required prior to release of mylars for recording at Anoka County.
2. Connection charges from City Project No. 14-14 will become due as each lot with in the plat is developed. The connection charge is based on the area of the lot being platted and will be indexed each year. The developer will be required to pay these charges prior to the release of the mylars for recording at Anoka County.
3. Rice Creek Watershed District permit is required prior to start of site work.
4. Anoka County Highway Department permit for work in the county right-of-way is required prior to the start of site work.
5. A development agreement is required prior to any site work being performed.
6. Developer to install landscaping within the right-of-way as shown on the plans presented for approval. Developer is responsible for planting and maintenance of this landscaping and underground irrigation must be provided to the landscaping.
7. Each lot/use in the plat will be required to obtain a conditional use permit

per the Zoning Ordinance requirements of the PBD (Planned Business District).