



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Details (With Text)

File #: RES 18-25 **Version:** 1 **Name:** 17-47 Talus Addn - Pre Plat
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Title: GRANTING PRELIMINARY PLAT APPROVAL TO SUBDIVIDE 3.13 ACRES INTO 6 LOTS TO BE KNOWN AS TALUS ADDITION, LOCATED AT 11059 BUCHANAN ROAD NE. JAMES TALUS. (CASE FILE NO. 17-0047/LSJ)
Sponsors: Bryan Schafer

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
2/15/2018	1	City Council	Adopted	Pass

DEVELOPMENT BUSINESS - *Bryan K. Schafer, Planning and Community Development Director*

GRANTING PRELIMINARY PLAT APPROVAL TO SUBDIVIDE 3.13 ACRES INTO 6 LOTS TO BE KNOWN AS TALUS ADDITION, LOCATED AT 11059 BUCHANAN ROAD NE. JAMES TALUS. (CASE FILE NO. 17-0047/LSJ)

Planning Commission (Public Hearing)	01/09/18
City Council (Preliminary Plat)	02/15/18
City Council (Final Plat)	TBD
Action Deadline	04/02/18

The Planning Commission voted unanimously to approve the preliminary plat. There were mostly questions at the Planning Commission meeting from two residents, neither for nor against the project. One concern that was brought up regarded construction traffic. A condition will be added that requires all construction traffic to use Ulysses Street for access to the plat.

The applicant, Jim Talus, owns property on Buchanan Street NE that also has frontage on Ulysses Street NE. Mr. Talus wishes to subdivide his 3.13 acre parcel into 6 new lots to be known as Talus Addition. Due to the smaller lot sizes of the 5 new lots (existing home to remain on one of the 6 lots), a rezoning to DF (Development Flex) is required for the five new lots, along with a conditional use permit that sets up the standards of development.

Preliminary Plat

Talus Addition includes 5 new single family lots along Ulysses Street NE and one existing single family lot along Buchanan Street. The existing single family home along Buchanan Street NE would remain on Lot 6, which is much larger than the five lots along Ulysses Street NE. Because of the size of Lot 6, it could be further subdivided in the future.

Lots 1-5 range in size from 12,750 square feet to 14,039 square feet. The lots will be accessed via a private looped drive located on the east portion of these lots to reduce the number of access points and avoid vehicles backing onto the service road. The lot widths for these lots are approximately 70 feet.

A grading plan will need to be submitted for review that matches the proposed house styles and meets the City's requirement for lowest floor elevation. Lowest floors must be two feet above the highest known groundwater elevation.

Park dedication will be required for all of the lots being platted because park dedication was never collected for the lot on which the existing home is located. The 2018 park dedication fee is \$4,320 per lot for a total of \$25,920. This fee must be paid prior to release of mylars for recording purposes at Anoka County. Applicant should keep in mind that if Lot 6 is subdivided further, the new lots will be subject to park dedication when those lots are created.

The parcel was assessed for Ulysses Street improvements with City Project No. 03-10. Only four sanitary sewer and water services were installed to the parcel with the project however, so an additional set of services will need to be installed with the plat. The Developer is also proposing to install a sanitary sewer service to serve the existing house. These new sanitary sewer services will need to be combined into one six-inch diameter service that will be bored into an existing manhole, as open cutting of Ulysses Street will not be allowed. One of the existing water services will need to be split to provide the additional required water service.

Connection charges will be due with platting for the existing house. One lot unit of sanitary lateral and sanitary trunk sewer become due for the connection. The 2018 rates have not yet been established at the time of this report. The 2017 rates are \$4,615 for one lot unit of sanitary lateral and \$1,779 for one lot unit of sanitary trunk sewer. When sanitary sewer lateral is constructed on Buchanan Road, the parcel will receive credit for the sewer connection charges paid with the current plat.

All utilities, sanitary sewer services, water services, storm piping, catch basins, storm basins, and driveways will be privately maintained by a homeowners association.

Rezoning

Because the lot widths of the five new lots are less than 80-feet (the requirement for the R-1 zoning district), a rezoning of the new lots to DF (Development Flex) is required. The rationale for this rezoning is that this method of rezoning is consistent with other rezoning methods throughout the City and it is necessary for the smaller lot widths. The remaining home (Lot 6)

will remain zoned R-1.

Conditional Use Permit

The applicant is working with Grove Builders to construct the five new homes within this plat. The exterior elevations of the homes include vinyl siding, cultured stone accents and vinyl shakes. The sizes of the walkout homes range in size from 1,800 to 2,500 square feet total, with the first floor finished square footages of 1,000 to 1,400 square feet. The setbacks are listed in the conditional use permit recommendations. The house plans that were submitted do not match the house styles shown on the proposed grading plan. This issue will need to be resolved prior to any City plan approval. The homes will be priced between \$300,000 and \$350,000.

A development agreement will be required that outlines the Developer's responsibilities associated with the plat. Part of the development will include a requirement that the Developer provide a shared maintenance agreement for the five new lots along the private drive to ensure that private road is maintained appropriately. The width of the private driveway must be minimum Fire Department standards based on allowed parking.

A landscape plan has been provided that indicates there will be several trees saved along the rear property lines of the five new lots. Each new lot also contains two or three front yard plantings. The applicant must also revise the landscape plan to provide conifer trees between the private drive and Ulysses Street to provide an additional buffer for the proposed new homes. Underground irrigation is also required for this landscaped area.

By motion, approve the Resolution.

See Report for Rezone.

WHEREAS, an application has been filed by James Talus as subdivision Case File No. 17-0047; and

WHEREAS, said case involves the division of land described as follows:

THAT PRT OF N 10 ACRES OF SE1/4 OF SW1/4 OF SEC 17 TWP 31 RGE 23 LYG ELY OF A LINE DRAWN FROM A PT ON S LINE OF SD N 10 ACRES 240.44 FT E OF SW COR THEREOF TO A PT ON N LINE OF SD SE1/4 OF SW1/4302.28 FT E OF NW COR THEREOF, EX THAT PRT OF SD N 10 ACRES LYG ELY OF CITY OF BLAINE HWY R/W PLAT NO 3, EX RD, SUBJ TO EASE OF REC

WHEREAS, the Blaine Planning Commission has reviewed said case file on January 9, 2018; and

WHEREAS, the Blaine Planning Commission has recommended subdivision Case File

No. 17-0047 be approved subject to certain stipulations; and

WHEREAS the Blaine City Council has reviewed said case file on February 15, 2018.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that preliminary plat approval per Section 74-42 of the subdivision regulations is hereby granted for Talus Addition permitting preparation of a final plat for approval per Section 74-43 subject to the following conditions:

1. Park dedication will be required for all of the lots being platted because park dedication was never collected for the lot on which the existing home is located. The 2018 park dedication fee is \$4,320 per lot for a total of \$25,920. This fee must be paid prior to release of mylars for recording purposes at Anoka County. Applicant should keep in mind that if Lot 6 is subdivided further, the new lots will be subject to park dedication when those lots are created.
2. A development agreement will be required that outlines the Developer's responsibilities associated with the plat. Part of the development will include a requirement that the Developer provide a maintenance agreement for the five new lots along the private drive to ensure that private road and utilities are maintained appropriately.
3. Connection charges become due for the existing house. The 2017 rates are \$4,615 for one lot unit of sanitary lateral and \$1,779 for one lot unit of sanitary trunk sewer. Updated rates will be in place prior to connection. When sanitary sewer lateral is constructed on Buchanan Road, the parcel will receive credit for the sewer connection charges paid with the current plat.
4. A Coon Creek Watershed District permit is required prior to City approval of any plans.
5. All construction traffic to use Ulysses Street NE.
6. The Mayor, City Clerk and City Manager are hereby authorized to execute any and all necessary documents, agreement and releases related to the approval, recording or administration of Talus Addition.

PASSED by City Council of the City of Blaine this 15th day of February, 2018.