



City of Blaine Anoka County, Minnesota

Blaine City Hall
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Legislation Details (With Text)

File #: RES 17-104 **Version:** 2 **Name:** 17-22 Johnstons Blaine Estates
Type: Resolution **Status:** Passed
File created: 8/3/2017 **In control:** City Council
On agenda: 8/3/2017 **Final action:** 8/3/2017
Title: GRANTING A PRELIMINARY PLAT TO SUBDIVIDE 2.93 ACRES INTO FOUR (4) LOTS AND ONE (1) OUTLOT TO BE KNOWN AS JOHNSTONS BLAINE ESTATES, LOCATED AT 2959 91ST AVENUE NE. STEPHEN AND CINDY JOHNSTON. (CASE FILE NO. 17-0022/SLK)
Sponsors: Bryan Schafer
Indexes:
Code sections:
Attachments: 1. Johnstons Blaine Estates - Attachments.pdf

| Date | Ver. | Action By | Action | Result |
|-----------|------|---------------------|--------------------------|--------|
| 8/3/2017 | 2 | City Council | Adopted As Amended | Pass |
| 7/11/2017 | 1 | Planning Commission | Recommended for Approval | Pass |

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

GRANTING A PRELIMINARY PLAT TO SUBDIVIDE 2.93 ACRES INTO FOUR (4) LOTS AND ONE (1) OUTLOT TO BE KNOWN AS JOHNSTONS BLAINE ESTATES, LOCATED AT 2959 91ST AVENUE NE. STEPHEN AND CINDY JOHNSTON. (CASE FILE NO. 17-0022/SLK)

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|--|-----------------|
| Planning Commission (Public Hearing) | 07/11/17 |
| City Council (Preliminary Plat) | 08/03/17 |
| City Council (Final Plat) | TBD |
| Action Deadline | 08/20/17 |

The Planning Commission voted unanimously to approve the preliminary plat. There were comments at the public hearing regarding constructing Dunkirk Street so that the existing residents would have another way to enter/exit the neighborhood, especially busses. The applicant asked for some clarification on connection charges.

The applicant owns two parcels that are approximately 2.93 acres total. The applicant’s proposal is to subdivide the parcels into four single-family lots, consistent with the R-1 (Single Family) zoning district standards. The proposed parcels will exceed the 10,000 square foot lot size minimum in the R-1 zoning district. Also, the parcels would have lot depths meeting the 125-foot minimum lot width requirement in the R-1 zoning district.

One lot would be created on the east side of a proposed extension of Dunkirk St., Lot 1 would access Dunkirk Street. The existing home will remain on Lot 2 and will continue to access 91st Avenue NE. Lot 2 will have the potential to be subdivided in the future. Lots 3 and 4 will also access 91st Avenue NE. Outlot A is for future development.

Currently, Lot 1 has an existing shed that will need to be removed prior to the plat being recorded with Anoka County.

The development of the lots adjacent to proposed Dunkirk Street were waiting for the additional 30 feet of right-of-way (east side) to allow the completion of Dunkirk Street. The east side of the Dunkirk Street right-of-way is proposed to be platted with this subdivision.

The City is scheduled to install utility improvements on the un-built portion of Dunkirk Street later in 2017. The City would also like to see the extension and completion of Dunkirk Street as well which could be scheduled for 2018 either as the result of a petition from this property owner and the property to the west of Dunkirk or as the result of the City initiating the project. In either case the costs of that street connection would need to be assessed to the adjoining properties that benefit.

The development will require that custom grading be accomplished to preserve existing trees. Storm sewer will need to be installed to collect runoff at a low spot in the rear of lot 3. Overflow elevations will need to be reviewed prior to plan approval. Soil borings will need to be performed to review proposed lowest floor elevations. Infiltration basins/rain gardens will be required per the City's Ordinance, and must be constructed prior to any Certificates of Occupancy being issued in the plat. The developer will be required to maintain the plantings and landscaping in the infiltration basins/rain gardens for a minimum of three years after the project construction work is accepted by the City. Review and permit by the Rice Creek Watershed District may be required.

The existing lot paid 1.3 lot unit assessments for 91st Avenue with project 94-06E in 1998. With platting, connection charges for the lot on Dunkirk Street become due at the City's typical rate of \$20,212. 91st Avenue was identified as a "spine" street for the Southeast Area Assessment Policy. A different rate was established for the spine street lots due to the uniqueness of construction and placement of existing homes. With platting, connection charges for the two lots on 91st Avenue become due at the rate of \$22,717 each. Future platting could have additional connection charges due.

By motion, approve the Resolution.

Zoning and Location Map
Preliminary Plat
Grading Plan

Utility Plan

WHEREAS, an application has been filed by Stephen and Cindy Johnston as subdivision Case File No. 17-0022; and

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

The West Half of the South Half of Lot 30, SPRING LAKE PARK WOODLAND, Anoka County, Minnesota.

And

Lot 31, SPRING LAKE PARK WOODLAND, Anoka County, Minnesota, EXCEPT the East Half thereof. Subject to 5 foot easement along the rear line for public utilities.

WHEREAS, the Blaine Planning Commission has reviewed said case file on July 11, 2017; and

WHEREAS, the Blaine Planning Commission has recommended subdivision Case File No. 17-0022 be approved subject to certain stipulations; and

WHEREAS the Blaine City Council has reviewed said case file on August 3, 2017.

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 Johnstons Blaine Estates permitting preparation of a final plat for approval per Section 74-43 subject to the following conditions:

1. Park dedication will be required for three new single-family lots in the amount in effect at the time of final plat, The 2017 rate is \$4,114 per lot.
2. The applicant to coordinate with private utility companies, i.e., cable, electric, gas, and telephone, for underground services for the new homes.
3. The existing shed on Lot 1 to be removed prior to the plat being recorded with Anoka County.
4. New homes built to incorporate Airport Noise Abatement Standards.
5. Standard WAC (Water Availability Charges) and SAC (Sewer Availability Charges) to be paid with each building permit.
6. Developer to install grouped mailboxes with design and locations approved by City and US Postal Service.
7. Standard utility and drainage easements must be dedicated along all lot lines and storm water features.
8. Review and concurrence from Rice Creek Watershed District is required prior to the preliminary plat being considered by the City Council.

9. A grading/development plan will be required and shall include custom grading, and tree preservation. Applicant shall incorporate infiltration basins and/or rain gardens in the design of the plat grading. Grading of infiltration basins/rain gardens will be required prior to any Certificates of Occupancy being issued in the plat. The developer will be required to maintain the plantings and landscaping in the infiltration basins/rain gardens for a minimum of three years after the project construction work is accepted by the City.
10. The Developer should be aware that the City wishes to see the completion of Dunkirk Street possibly in 2018. The cost of those improvements will need to be assessed to adjoining properties either as the result of a petition or City initiated project.
11. Storm sewer will need to be installed to collect runoff in the rear of lot 3. Overflow elevations will need to be reviewed prior to plan approval. Soil borings will need to be performed to review proposed lowest floor elevations.
12. With platting, connection charges for the lot on Dunkirk Street become due at the City's typical rate of \$15,428. With platting, connection charges for the two lots on 91st Avenue become due at the rate of \$22,717 each. Future platting could have additional connection charges due.
13. As-built surveys will be required to verify structure elevations, custom grading requirements, and final lot grading elevations.
14. Execution and recording of a Development Agreement, which sets forth in greater detail the plat conditions as well as other responsibilities for the development of this plat.
15. All development signage by separate review.
16. 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 Johnstons Blaine Estates.

PASSED by City Council of the City of Blaine this 3rd day of August 2017.