



City of Blaine Anoka County, Minnesota

Blaine City Hall
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Legislation Details (With Text)

File #: RES 18-183 **Version:** 1 **Name:** PC17-043 Glen Cove Final Plat
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Title: GRANTING FINAL PLAT APPROVAL TO SUBDIVIDE 3 PARCELS (7.5 ACRES) INTO 19 LOTS AND 2 OUTLOTS TO BE KNOWN AS GLEN COVE (CASE FILE 17-0043/LSJ).
Sponsors: Lori Johnson
Indexes:
Code sections:
Attachments: 1. Location Map - Glen Cove, 2. Final Plat Sht 2 of 2 - 15147 dated 07-12-18

Date	Ver.	Action By	Action	Result
9/20/2018	1	City Council	Adopted	Pass

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

GRANTING FINAL PLAT APPROVAL TO SUBDIVIDE 3 PARCELS (7.5 ACRES) INTO 19 LOTS AND 2 OUTLOTS TO BE KNOWN AS GLEN COVE (CASE FILE 17-0043/LSJ).

Planning Commission (Public Hearing) (08/15/18)
City Council (Preliminary Plat, CUP) (09/06/18)
City Council (Final Plat) (09/20/18)

The applicant, Doug Paulson of Glen Cove LLC, is proposing to develop a property that lies north of 109th Avenue and east of Radisson Road. The property is immediately adjacent to Radisson Road and was zoned RF (Residential Flex) when the North Oaks West development occurred over 25 years ago. This zoning designation was renamed to DF (Development Flex) years after its inception, but the City still refers to the zoning as RF (Residential Flex) on the Zoning Map. The City Council approved the preliminary plat and conditional use permit for Glen Cove at the September 6, 2018 City Council meeting. The builder of the homes in the plat will be Doug Paulson and the development will be similar to Mr. Paulson’s nearby development of Amen Corner.

FINAL PLAT

The final plat of Glen Cove contains 19 single family detached townhome lots. The lots will be

accessed through one access on Radisson Road. There are two outlots in the plat. Outlot A will be used for a private Road and Outlot B will be used for storm drainage purposes as discussed below.

The applicant will be required to pay park dedication for this plat in the amount of \$4,320 (2018 rate) per lot, for total due of \$82,080. This fee must be paid prior to release of the final plat mylars for recording at Anoka County.

The proposed road will be a private street placed in a 50 feet wide outlot and shall be constructed to 28 feet back to back in width. Parking will be limited to one side of the street. It should be noted that the private street will come into the plat from the neighboring property to the south via a shared access because direct accesses onto Radisson Road are limited by Anoka County. The applicant has provided information that the adjacent property owner is in agreement with this access and that an access agreement will be in place prior to any work being performed on site.

The development size, at 19 lots, is just at the number where we start to recommend a sidewalk along the street. Unfortunately the trail along Radisson Road is on the other side (west side) of the road and with Radisson Road not having or expected to have a traffic control light at this location, pedestrian crossings at an uncontrolled high speed location are not encouraged or recommended.

Standard utility and drainage easements must be dedicated along all lot lines and over areas of infiltration trenches, drainage swales, and storm water management ponds. The Developer is to provide access for inspection and maintenance of the storm water management infrastructure. Restrictions will be placed on lot lines as needed to limit fences and landscaping to insure access. Design of landlocked storm water features must be designed based on back-to-back 100 year events.

Development requires a National Pollutant Discharge Elimination System (NPDES) Phase II General Storm Water Permit for construction activity from the Minnesota Pollution Control Agency (MPCA). A prerequisite to the MPCA permit application preparation of the Storm Water Pollution Prevention Plan (SWPPP) for the development site.

The Developer will need to obtain a Coon Creek Watershed (CCWD) permit prior to any activity on site. There are existing wetlands located on the property with some proposed

impacts. Those wetland impacts have been accounted for and are part of the CCWD review. Off-site wetland mitigation will be required as part of their permit.

As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.

The final plat is consistent with the approved preliminary plat, Resolution No. 18-169.

By motion, approve the Resolution.

Zoning and location map

Final plat

WHEREAS, an application has been filed by Glen Cove, LLC as subdivision Case No. 17-0043; and

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

The north 165.00 feet of that part of the Southeast Quarter of the Southeast Quarter of Section 16, Township 31, Range 23, Anoka County, Minnesota, lying easterly of County State Aide Highway No. 52; and

Lots 1 and 2, all in Block 5, NORTH OAKS WEST, Anoka County, Minnesota, EXCEPT road.

WHEREAS, the Blaine City Council granted preliminary plat approval on September 6, 2018, subject to the stipulations as contained in Blaine City Council Resolution No. 18-169; 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 Glen Cove per Section 74-43 of the subdivision regulations is hereby granted subject to the following conditions:

1. The applicant will be required to pay park dedication for this plat in the amount of \$ 4,320 (2018 rate) per lot, for total due of \$82,080. This fee must be paid prior to release of the final plat mylars for recording at Anoka County.
2. Coon Creek Watershed District permit is required prior to any site work. The Developer shall be responsible for the construction, maintenance, and repair of storm water features.
3. The roadway to be private and placed in a 50-foot wide outlot and shall be constructed to 28 feet back to back in width. Parking will be limited to one side of the road.
4. Anoka County Highway Department review and permit are required prior to any site work or work with in the highway right-of-way.
5. Developer to pay any and all special assessments on the existing parcel prior to recording the final plat at Anoka County.
6. A Site Improvement Performance Agreement and grading approval is required prior to any construction activities occurring on site.

7. As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.
8. The developer will be responsible for installation of sanitary sewer, water main, storm drainage improvements, street with concrete curb and gutter, street lights, mailboxes traffic control signs, street signs, right hand turn lane on Radisson Road if required by ACHD, and all appurtenant items. The City shall approve plans and specifications prior to start of construction.
9. Private street will follow the Anoka County street name grid system.
10. Standard utility and drainage easements must be dedicated along all lot lines and over areas of infiltration trenches, drainage swales, and storm water management ponds. The Developer is to provide access for inspection and maintenance of the storm water management infrastructure. Restrictions will be placed on lot lines as needed to limit fences and landscaping to insure access. Design of landlocked storm water features must be designed based on back-to-back 100 year events.
11. The developer to provide evidence of a shared access and maintenance agreement with the property owner to the south for the shared access associated with the private road.
12. The street within the plat, utilities, and stormwater improvements are private and once completed turned over to the HOA (Homeowners Association) for perpetual maintenance.
13. 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 Glen Cove.

PASSED by the City Council of the City of Blaine this 20th day of September 2018.