



City of Blaine Anoka County, Minnesota

Blaine City Hall
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Legislation Details (With Text)

File #: RES 13-096 **Version:** 2 **Name:** 13-29 Waters Edge at Club West Plat
Type: Resolution **Status:** Passed
File created: 6/6/2013 **In control:** City Council
On agenda: **Final action:** 6/6/2013
Title: GRANTING PRELIMINARY PLAT APPROVAL TO SUBDIVIDE 2.55 ACRES INTO 14 SINGLE FAMILY LOTS AND ONE OUTLOT TO BE KNOWN AS WATERS EDGE AT CLUB WEST AT 111th AVENUE/CLUB WEST CIRCLE. DK RESOURCE GROUP. (CASE FILE NO. 13-0029/SLK)
Sponsors: Bryan Schafer
Indexes:
Code sections:
Attachments: 1. Waters Edge at Club West - Attachments.pdf, 2. Waters Edge at Club West - Public Comment.pdf

Date	Ver.	Action By	Action	Result
6/6/2013	2	City Council	Adopted	Pass
5/14/2013	1	Planning Commission	Recommended for Approval	Pass

ITEM: 11.8A DEVELOPMENT BUSINESS - *Bryan K. Schafer, Planning and Community Development Director*

GRANTING PRELIMINARY PLAT APPROVAL TO SUBDIVIDE 2.55 ACRES INTO 14 SINGLE FAMILY LOTS AND ONE OUTLOT TO BE KNOWN AS WATERS EDGE AT CLUB WEST AT 111th AVENUE/CLUB WEST CIRCLE. DK RESOURCE GROUP. (CASE FILE NO. 13-0029/SLK)

Planning Commission (Public Hearing) 05/14/13
City Council (Pre Plat and CUP) 06/06/13
Action Deadline 06/23/13

Waters Edge at Club West consists of subdividing approximately 2.55 acres into a subdivision with 14 dwelling units. The preliminary plat also includes one outlot for a private drive.

This housing type is consistent with the existing detached townhomes that have been recently built by Hedberg Homes in the Woodland Village Development and similar to other single level product built by both Centex and Rottlund in Club West.

The property was originally preliminary platted for 28 attached Rottlund townhomes. The property was originally approved with the same product that exists just south of this proposal (32 existing townhomes). The applicant is proposing to amend the plan to allow 14 detached

single family townhomes.

The proposed single-family products would include brick, stone, hardie siding, and varying rooflines. The floor plans, all single level, would provide 1,600 to 1,700 square feet of finished area. The estimated price range is \$240,000-\$275,000.

All single family detached units are proposed to be constructed with an 18-foot front yard setback. All homes will have a 15-foot rear yard setback. A minimum of 10 feet between houses will be provided in the side yard.

All yards and driveways will be association maintained.

Engineering Items

A rough grading and sediment control plan must be submitted for City approval prior to work being performed on site. Erosion control details shall be included on the grading plan.

The size of site being graded requires a National Pollutant Discharge Elimination System (NPDES) permit from Minnesota Pollution Control Agency.

A development plan must be submitted for City approval prior to issuance of the first building permit. The development plan must indicate that all structures will be protected from flooding.

Coon Creek Watershed District permit is required prior to the approval of plans.

The developer shall process a Letter of Map Amendment with FEMA prior to issuance of building permits within the unnumbered A-Zone on the FEMA flood map. Developer shall provide all FEMA paperwork and structure as-built surveys to homeowners at time of lot closing. Developer is responsible for following through with FEMA as necessary to obtain final Letters of Map Amendments and to provide those documents to the homeowners, and to record the final documents on the certificate of title for each parcel in the development.

As-built surveys will be required to verify structure elevations and lot grading for each structure constructed.

The developer will be responsible for installation of sanitary sewer, water main, storm drainage improvements, streets with concrete curb and gutter, streetlights, mailboxes, sidewalks, traffic control signs, street signs, and all appurtenant items. All of the infrastructure is privately owned and shall be maintained by the homeowners association. The Developer will be responsible for the maintenance of the infiltration basin for a period of three (3) after they are constructed to insure that the basins are functioning properly. A six foot wide concrete sidewalk along the inside of Club West Circle was conditioned in the Planning Commission recommendation.

After discussing this with the applicant however, it was decided to drop this condition as the sidewalk would be located where Watershed District required infiltration basins are to be installed, causing a conflict.

Plans and specifications must be approved by the City prior to start of construction.

The street name shall be Club West Circle NE.

Standard utility and drainage easements must be dedicated along all lot lines and over drainage ditches, ponds, delineated wetlands, and storm water detention basins. The Developer is to provide access for maintenance of storm water detention basins.

Restrictions will be placed on lots as needed to limit fences and landscaping to insure access.

Developer to install grouped mailboxes with design and locations approved by City and US Postal Service.

Execution and recording of a Development Agreement, which sets forth in greater detail these plat conditions as well as other technical and financial responsibilities for the development of this plat.

Standard water and sanitary sewer access charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.

All development signage by separate review.

Truck sanitary sewer charges will become due with the development. The 2013 rate for trunk sanitary sewer is \$3,503 per acre, and there are 2.24 acres in the proposed plat that have not paid truck sanitary sewer fees for a total charge of \$7,847.

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Preliminary Plat

Grading Plan

Utility Plan

Landscape Plan

Current Parcel Layout

Home Elevation

Home Floor Plan

Street View

Rear Yard View
Public Comment

WHEREAS, an application has been filed by DK Resource Group as subdivision Case File No. 13-0029, and

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

LOT 1, BLOCK 1 AND OUTLOT A, CLUB WEST FIFTEENTH ADDITION, ANOKA COUNTY, MINNESOTA.

WHEREAS, the Blaine Planning Commission has reviewed said case file on May 14, 2013; and

WHEREAS, the Blaine Planning Commission has recommended subdivision Case File No. 13-0029 be approved subject to certain stipulations; and

WHEREAS, the Blaine City Council has reviewed said case file on June 6, 2013.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that preliminary plat approval per Section 74-42 (3)(C)(1) of the subdivision regulations is hereby granted to DK Resource Group permitting preparation of a final plat for approval per Section 74-43 subject to the following conditions:

1. Park dedication will be required for 12 of the new single family lots (a portion of the site previously paid) being platted at a rate of \$2,813 per lot. A total park dedication fee of \$33,756 will be required prior to release of final plat mylars for recording at Anoka County.
2. A rough grading and sediment control plan must be submitted for City approval prior to work being performed on site. Erosion control and tree preservation details shall be included on the grading plan. Lot grading to be consistent with Lakes Water Management Plan.
3. The size of site being graded requires a National Pollutant Discharge Elimination System (NPDES) permit from Minnesota Pollution Control Agency.
4. A development plan must be submitted for City approval prior to issuance of the first building permit. The development plan must indicate that all structures will be protected from flooding.
5. Coon Creek Watershed District permit is required prior to the approval of grading.
6. The developer shall process a Letter of Map Amendment with FEMA prior to issuance of building permits within the unnumbered A-Zone on the FEMA flood map. Developer

shall provide all FEMA paperwork and structure as-built surveys to homeowners at time of lot closing. Developer is responsible for following through with FEMA as necessary to obtain final Letters of Map Amendment documents and to provide those documents to the homeowners, and to record the final documents on the certificate of title for each parcel in the development.

7. As-built surveys will be required to verify structure elevations and lot grading for each structure constructed.
8. The developer will be responsible for installation of sanitary sewer, trunk main, storm drainage improvements, streets with concrete curb and gutter, streetlights, mailboxes, sidewalks, traffic control signs, street signs, and all appurtenant items. Plans and specifications must be approved by the City prior to start of construction. The Developer will be responsible for the maintenance of the infiltration basins for a period of three (3) years after they are constructed.
9. All of the infrastructure (streets, utilities and storm drainage improvements) is privately owned and shall be maintained by the homeowners association.
10. The street name shall be Club West Circle NE.
11. Standard utility and drainage easements must be dedicated along all lot lines and over drainage ditches, ponds, delineated wetlands, and storm water detention basins. Developer to provide access to existing power lines in plat. The Developer is to provide access for maintenance of storm water detention basins. Restrictions will be placed on lots as needed to limit fences and landscaping to insure access.
12. Developer to install grouped mailboxes with design and locations approved by City and US Postal Service. Maintenance of the mailboxes to be the responsibility of the homeowner's association.
13. 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.
14. Standard water and sanitary sewer access charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.
15. All development signage by separate review.
16. Trunk sanitary sewer charges will become due with the development. The 2013 rate for trunk sanitary sewer is \$3,503 per acre, and there are 2.24 acres due for a total charge of \$7,847.

PASSED by City Council of the City of Blaine this 6th day of June 2013.