



# City of Blaine Anoka County, Minnesota

Blaine City Hall  
10801 Town Sq Dr NE  
Blaine MN 55449

## Legislation Details (With Text)

**File #:** RES 13-028    **Version:** 2    **Name:** 13-04 Harpers West  
**Type:** Resolution    **Status:** Passed  
**File created:** 3/7/2013    **In control:** City Council  
**On agenda:**    **Final action:** 3/7/2013  
**Title:** GRANTING PRELIMINARY PLAT APPROVAL TO SUBDIVIDE 40.21 ACRES INTO ONE SINGLE FAMILY LOT FOR THE EXISTING HOME AND SIX OUTLOTS FOR FUTURE DEVELOPMENT TO BE KNOWN AS HARPERS WEST AT 13050 DUNKIRK STREET NE. HARPERS WEST, LLC. (CASE FILE NO. 13-0004/SLK)  
**Sponsors:** Bryan Schafer  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Attachments.pdf

Date	Ver.	Action By	Action	Result
3/7/2013	2	City Council	Adopted	Pass
2/12/2013	1	Planning Commission	Recommended for Approval	Pass

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

**GRANTING PRELIMINARY PLAT APPROVAL TO SUBDIVIDE 40.21 ACRES INTO ONE SINGLE FAMILY LOT FOR THE EXISTING HOME AND SIX OUTLOTS FOR FUTURE DEVELOPMENT TO BE KNOWN AS HARPERS WEST AT 13050 DUNKIRK STREET NE. HARPERS WEST, LLC. (CASE FILE NO. 13-0004/SLK)**

Planning Commission (Public Hearing) 02/12/13  
City Council (Preliminary Plat) 03/07/13  
Action Deadline 03/10/13

### Planning Commission

The Planning Commission voted unanimously to approve the preliminary plat. There were no comments at the public hearing.

Currently, the applicant is interested in purchasing areas of a 40.21 acre parcel located at 13050 Dunkirk St. in northern Blaine. This area is part of the Northeast Planning Area and is located inside the Metropolitan Urban Service Area (MUSA).

The applicant is proposing to subdivide the parcel to create six (6) new outlots of 18.9-acres for future urban development. The existing house would remain on Lot 1 which will be larger at 20.21

acres. Also, right-of-way for 129<sup>th</sup> Lane will be platted for future access to the existing home and future development.

Currently the existing home does not have public street access but would once 129<sup>th</sup> Lane is platted and the plat of Harpers Street Woods 2<sup>nd</sup> Additions (to the east) is implemented. The driveway for the home located on Lot 1 will be required to be relocated for access to the home once 129<sup>th</sup> Lane is constructed to the eastern property line of this parcel. The existing home would access Lot 1 from the newly platted right-of-way. The homeowner of Lot 1 would have 90 days from the completion date of 129<sup>th</sup> Lane (within Harpers Street Woods 2<sup>nd</sup> Addition) to the east property line of this plat, to construct a new drive access within the 129<sup>th</sup> Lane right-of-way. At the same time, the “old” drive access located on the platted Outlots will need to be removed.

The Outlots (A-F) could be subdivided into urban lots when urban services are provided at this location in the future. The proposed concept plan is based on 70-80 foot wide lots which do not meet typical design standards. The developer at time of future development and re-platting will need to also submit a rezoning request as the site is currently zoned FR (Farm Residential). Lot dimensions, development density and product type will be reviewed and determined as part of the zoning request and approval. While staff is generally supportive of the concept being shown there has been no commitment to the narrower lot standards and proposed density. All Outlots would need to be re-platted because building permits are not issued for structures on an Outlot. No development would occur as a result of this preliminary plat.

No Park Dedication would be due at this time but will be calculated and paid when re-platted in the future.

By motion, approve the Resolution.

### **Attachments**

Zoning and Location Map

Preliminary Plat

Concept Plan

**WHEREAS**, an application has been filed by Harpers West, LLC as subdivision Case File No. 13-0004; and

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

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 31, RANGE 23, ANOKA COUNTY, MINNESOTA.

**WHEREAS**, the Blaine Planning Commission has reviewed said case file on February

12, 2013; and

**WHEREAS**, the Blaine Planning Commission has recommended subdivision Case File No. 13-0004 be approved subject to certain stipulations; and

**WHEREAS** the Blaine City Council has reviewed said case file on March 7, 2013.

**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 Harpers West permitting preparation of a final plat for approval per Section 74-43 subject to the following conditions:

1. Re-platting of the outlots and Lot 1 into residential lots will be subject to further park dedication and other development related fees at the rate in effect at the time of platting.
2. The existing home located on Lot 1 will be required to relocate the drive access to the home once 129<sup>th</sup> Lane is constructed to the eastern property line of this parcel. The existing home will access Lot 1 from the newly platted right-of-way. The homeowner of Lot 1 will have 90 days from the completion date of 129<sup>th</sup> Lane to the east property line, to construct a new drive access from the 129<sup>th</sup> Lane right-of-way. At the same time, the “old” drive access located on the platted Outlots will need to be removed.
3. The developer at time of future development and re-platting will need to also submit a rezoning request as the site is currently zoned FR (Farm Residential). Lot dimensions, development density and product type will be reviewed and determined as part of the future zoning request and approval. While staff is generally supportive of the design concept being shown there has been no commitment to the narrower lot standards and proposed density.