



City of Blaine Anoka County, Minnesota

Blaine City Hall
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Blaine MN 55449

Legislation Details (With Text)

File #: RES 21-016 **Version:** 2 **Name:** Plat - Haverhill (20-0040)
Type: Resolution **Status:** Passed
File created: 2/1/2021 **In control:** City Council
On agenda: 2/1/2021 **Final action:** 2/1/2021
Title: GRANTING PRELIMINARY PLAT APPROVAL TO SUBDIVIDE A 6.7 ACRE PARCEL INTO 44 TOWNHOME LOTS AND FOUR OUTLOTS TO BE KNOWN AS HAVERHILL LOCATED AT 122ND AVENUE NE AND FRAIZER STREET NE. AKM FARM LLC (PULTE HOMES) (CASE FILE NO. 20-0040/SLK)
Sponsors: Lori Johnson
Indexes:
Code sections:
Attachments: 1. Attachments, 2. Unapproved PC Minutes 011221

Date	Ver.	Action By	Action	Result
2/1/2021	2	City Council	Adopted	Pass
1/12/2021	1	Planning Commission	Recommended for Approval	Pass

DEVELOPMENT BUSINESS - *Lori Johnson, City Planner*

GRANTING PRELIMINARY PLAT APPROVAL TO SUBDIVIDE A 6.7 ACRE PARCEL INTO 44 TOWNHOME LOTS AND FOUR OUTLOTS TO BE KNOWN AS HAVERHILL LOCATED AT 122ND AVENUE NE AND FRAIZER STREET NE. AKM FARM LLC (PULTE HOMES) (CASE FILE NO. 20-0040/SLK)

Planning Commission (Public Hearing)	01/12/21
City Council (Preliminary Plat)	02/01/21
City Council (Final Plat)	TBD
Action Deadline	03/15/21

Staff report prepared by Shawn Kaye

The Planning Commission voted unanimously to approve the preliminary plat. There was one comment at the public hearing related to the project being a great fit for the surrounding neighborhood.

The applicant, Pulte Homes is proposing to subdivide an existing outlot into 44 townhome units and four outlots. The existing land use of the property is HDR (High Density Residential) which would allow up to 25 units per acre. The existing HDR land use is why staff has spoken with several apartment developers about this property in the past. Haverhill, including the

drainage area to north and east, consists of approximately 8 acres with 44 dwelling units which results in a project density of approximately 5.5 units per acre, which is on the low end of the MDR (Medium Density Residential) land use density (6-12 units per acre) and well below what is permitted in the HDR land use (12-25 units per acre).

Pulte Homes held a neighborhood meeting (virtually) for the surrounding neighborhood to learn about the project on December 15, 2020 per the City's Neighborhood Meeting Policy. The applicant stated that approximately 15 people attended the virtual meeting. The people attending asked four questions and did not provide any comments. The questions were related to value of the units adjacent to the ponds, the setback along Fraizer Street, how many accesses will be provided to the proposed townhome development, and what company will be managing the Homeowners Association.

Preliminary Plat

The 6.7 acre parcel will be subdivided into a total of 44 lots (one for each unit and four outlots).

The preliminary plat also includes four outlots for drainage, ponding, and private roadways.

Park dedication will be required for each unit being constructed. The 2021 park dedication rate is \$4,449 per unit, so if the fee is paid in 2021, the total amount due is \$195,756.

Conditional Use Permit

The proposed townhomes will be enhanced with exterior architectural details. The townhomes would include varying windows, gables, materials, dormers, and rooflines. The use of stone, shakes, vinyl siding, and banding boards serve as strong accents. The floor plans would provide approximately 1,850 square feet of finished area above grade. The estimated price range is low \$300,000 to high \$400,000.

The townhome units are proposed to be constructed with a 25 foot setback adjacent to 122nd Avenue and Fraizer Street. The units on the north and east property lines will have a 30 foot setback, except for Lot 5 Block 5 will have a 28 foot setback to stay out of the well easement to the west of the unit. Also, the existing wetland/drainage area on the east side of the site will provide a buffer of an additional 90-180 feet to the townhome units. The ponding area on the north side of the site will provide a buffer of approximately 300 feet from the adjacent detached townhome property to the north. There will be a minimum of 20 feet between buildings. All yard landscaping, driveways, and snow removal will be association maintained.

There will be eight (8) buildings with private front entrances and garages. The buildings would include (5) 6 unit buildings, (2) 5 unit buildings, and (1) 4 unit building. The interior floor plans of the units are also included for your review.

The City has used the standard of one overstory tree, one conifer tree, and one ornamental tree

per unit for multi-family developments. The attached landscape plan also includes a landscape area along the east property line.

The number and location of on-site fire hydrants will need to be reviewed by the Fire Department.

The site has an existing six-foot wide concrete sidewalk along the east side of Fraizer Street and along the north side of 122nd Avenue.

The Developer will need to adhere to all requirements for construction and setbacks as outlined by the Minnesota Department of Health and the Department of Natural Resources as they refer to municipal wells.

The parking for Haverhill will include 14 off-street (private) parking stalls, 88 stalls adjacent to attached garages for each unit and 88 garage spaces.

Site Plan approval will be required for this development before any work is performed on site. This will include the submittal of a Site Improvement Performance Agreement and the associated financial guarantee.

By motion, approve the Resolution.

Zoning and Location Map
Site Plan
Preliminary Plat
Grading Drainage and Erosion Control Plan
Colored Site Plan
Utility Plan
Landscape Plan
Building Elevation
Floor Plans
Neighborhood Meeting Summary
Public Comments
Unapproved PC Meeting Minutes 1/12/21

WHEREAS, an application has been filed by AKM FARM LLC (Pulte Homes) as subdivision Case File No. 20-0040; and

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

PARCEL 1:
OUTLOT E, PARKSIDE NORTH 2ND ADDITION

AND

PARCEL 2:
OUTLOT F, PARKSIDE NORTH 5TH ADDITION

WHEREAS, the Blaine Planning Commission has reviewed said case file on January 12, 2021; and

WHEREAS, the Blaine Planning Commission has recommended subdivision Case File No. 20-0040 be approved subject to certain stipulations; and

WHEREAS the Blaine City Council has reviewed said case file on February 1, 2021.

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

1. The applicant will be required to pay park dedication for the 44 new lots within this plat. If paid in 2021 the amount will be \$4,449 per lot, for total due of \$195,756. This fee must be paid prior to release of the final plat mylars for recording at Anoka County. The applicant should be aware that this fee may be increased in the future if the property is final platted in a different year.
2. Developer will need to obtain a Rice Creek Watershed District permit prior to any site work. The developer shall be responsible for the construction, maintenance, and repair of storm water features.
3. Site plan and grading approval is required prior to any construction activities occurring on site. This will include the submittal of a Site Improvement Performance Agreement and associated financial guarantee.
4. As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.
5. 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, and all appurtenant items. The City shall approve plans and specifications prior to start of construction. The project will be required to connect to an existing water stub. Hydrant locations will need to reviewed by the Fire Department.
6. Standard utility and drainage easements must be dedicated along all lot lines.
7. The developer is to provide access for inspection and maintenance of this storm water infrastructure.
8. 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 Haverhill.

PASSED by City Council of the City of Blaine this 1st day of February, 2021.