



City of Blaine Anoka County, Minnesota

Blaine City Hall
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Legislation Details (With Text)

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Title: GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR CONSTRUCTION OF 74 SINGLE FAMILY HOMES IN A DF (DEVELOPMENT FLEX) ZONING DISTRICT AT HARPERS STREET/NORTH OF 128th LANE NE. CAPSTONE HOMES. (CASE FILE NO. 13-0002/SLK)
Sponsors: Bryan Schafer
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Date	Ver.	Action By	Action	Result
3/7/2013	1	City Council	Adopted	Pass

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

GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR CONSTRUCTION OF 74 SINGLE FAMILY HOMES IN A DF (DEVELOPMENT FLEX) ZONING DISTRICT AT HARPERS STREET/NORTH OF 128th LANE NE. CAPSTONE HOMES. (CASE FILE NO. 13-0002/SLK)

Planning Commission (Public Hearing)	02/12/13
City Council (Preliminary Plat and CUP)	03/07/13
Action Deadline	03/15/13

Planning Commission

The Planning Commission voted unanimously to approve the conditional use permit. A written comment was received from a nearby resident expressing concerns about the Harpers Street extension.

The North East Area Plan Amendment, approved in October of 2002, created a land use designation of LDR (Low Density Residential) for the area included within this plat. The Harpers Street Development Guide Plan was adopted by the City Council in mid 2005.

The land was originally preliminary platted as a part of a larger plat known as Harpers Street Woods. This area was never final platted due to a turn in the economy.

The preliminary plat proposal consists of subdividing approximately 30 acres into a subdivision with a total of 74 dwelling units. This application proposes single-family homes.

Because the developer is proposing different housing styles with different design issues, platting requirements, lot sizes, markets and price ranges, the existing DF (Development Flex) zoning is proposed to establish the minimum standards for each of these areas. The flexibility provided by the DF zoning forms the basis of the Harpers Street Development Guide Plan.

The proposed plat is located along the 129th Avenue alignment and both west and east of Harpers Street NE.

Neighborhood Description

In summary, Harpers Street Woods 2nd Addition is proposed to contain the following:

- 74- Single-Family Lots

The single-family product on both 70 foot and 80-90 foot wide lots will be enhanced with exterior architectural details. The homes will include brick, stone, varying gables and hip rooflines. The floor plans would provide a minimum square footage of 1,500 square feet of finished area above grade for a split entry or modified two-story and a minimum of 1,400 square feet above grade for a rambler style home. The estimated price range is \$250,000-\$300,000+. Capstone Homes is planning to be the primary builder within this development, but may open the development to other builders.

All single-family units are proposed to be constructed with a 25-foot front yard setbacks and 30-rear yard setbacks. The lots will generally be around 70 feet wide and 130 feet deep. However, in order to be consistent with the development to the south the applicant has proposed 80-90 foot wide lots on all the lots on the south side of this plat (south of 129th Avenue NE).

The applicant and City staff are proposing a City park in the northwest corner of the proposed plat. This is consistent with the City's adopted Comprehensive Plan which calls for a smaller neighborhood park located between Legacy Creek Park (east) and Quail Creek Park (west). The park will be accessed from the south on 129th Lane NE and from 130th Court on the north side of the park. The park (1.8 acres) will contain a small playground, trail and open areas. In exchange for deeding the park land to the City, the applicant will be receiving a 15 lot park credit (2013 value of \$2,813= \$42,195). The proposed plat will pay park dedication rates at the 2013 value and assumes some of the land may be final platted at a later date. This comes into play if the applicant phases this plat into future years. The Park Board reviewed the proposed park at their January 2013 meeting and is supportive of the plan.

Engineering Items

Developer installed improvements shall include construction of Harpers Street NE to urban standards for a State Aid Street from approximately 150 feet north of 128th Lane NE to the north end of the plat, and all streets within the plat including sanitary sewer and trunk water main, lateral sanitary sewer and water main with services, storm drainage improvements, storm water management and water quality treatment infrastructure, streets with concrete curb and gutter, 6 foot concrete sidewalks along the west side of Jamestown Street, east side of Harpers Street, north side of 129th Avenue, north side of 129th Lane, and south side of 130th Court, 10 foot bituminous trail along the west side of Harpers Street, streetlights, mailboxes, traffic control signs, street signs, and all appurtenant items. Plans and specifications must be approved by the City prior to start of construction.

Trunk water main shall be installed in Harpers Street NE in accordance with the City's Water System Plan. The final alignment of the trunk water main may vary to best correspond with the concept plan for the area. The City and developer will work towards an acceptable alignment prior to construction plan approval. It is proposed that the City will pay for over sizing of trunk water main improvements. The development contract for the plat will set forth details of payment.

Trunk sanitary sewer area charges become due with platting for upland acreage. The 2013 rate for Sanitary Sewer District 6-5 is \$5,179 per upland acre.

Additional construction details are required for the reconstruction of Harpers Street NE. Access must be maintained to existing parcels during construction for residents, emergency vehicles, school buses, garbage collection, and other essential services.

The developer has responsibility for financial participation in the Plat's share of the cost of off-site improvements required by Anoka County on 125th Avenue NE at Harpers Street. This includes, but is not limited to, intersection improvements, traffic signal installations, and roadway widening improvements. The City has calculated the development potential of all of the developable property, lying north of 125th Avenue and within the current development schedule provided by the 2005 MUSA and has determined the following:

The developer has responsibility for financial participation in 125th Avenue NE improvements associated with this development. This includes, but is not limited to, intersection improvements, traffic signal installations, and roadway widening improvements. Anoka County will specify required improvements in their plat review. The City has calculated the development potential of all of the developable property, lying north of 125th Avenue and within the current development schedule provided by the 2005 MUSA and has determined the per lot cost associated for the improvements to be \$1,307 per lot (2013 rate). The plat, if it ultimately contains 74 lots, would have a responsibility of \$96,718 if platted in 2013.

All local public streets typically require dedication of 60 feet of right-of-way and shall be constructed to 29 feet back to back of width. Right-of-way for Harpers Street shall remain at the existing 66 feet and be constructed 33 feet back to back width, the State Aid Standard to allow parking on one side. All streets will follow the Anoka County street name grid system.

Street and utility extensions are required to the edges of the plat for future connections to the adjacent parcels.

Standard utility and drainage easements must be dedicated along all lot lines and over areas of wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds. The Developer is to provide access for inspection and maintenance of storm water management infrastructure. Restrictions will be placed on lot lines as needed to limit fences and landscaping to insure access. Developer to verify normal ground water elevation in ponds. If the "Normal Ground Water Elevation" does not match the "Normal Water Elevation" that the 10:1 safety bench is designed at, provide a dense vegetative buffer strip between the two elevations. Developer shall submit a buffer strip seed mix design for review. All pond slopes shall be 4:1 except below Normal Ground Water Elevation, which can be 3:1.

The developer will need follow the vacation process for a portion of the existing Harpers Street Right of Way to allow construction on the proposed Lot 7, Block 1, prior to final plat.

Each lot shall have a minimum rear yard area behind each structure of a minimum of 20 feet from the structure at a maximum grade of 5%.

Development requires a National Pollutant Discharge Elimination System (NPDES) Phase II Permit from Minnesota Pollution Control Agency (MPCA).

Construction contract documents shall include a grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plans. Plans shall detail tree preservation, erosion protection, sediment control, proposed grading contours, utilities, roadway geometrics, storm drainage, storm water quality management, custom lot-grading, structure type, and structure elevation information. Additional information is required on adjacent parcels that indicate existing drainage patterns are being addressed. The development plan shall indicate all structures will be protected from flooding. Supporting geotechnical investigation report, soil boring logs and hydrology report shall be included in the submittal for City review and approval.

Coon Creek Watershed District (CCWD) approved this plat with 2 stipulations at their meeting on February 11, 2013. The stipulations concern developer posting an escrow and the notification of downstream land owners.

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

By motion, approve the Resolution.

Attachments

Zoning and Location Map
Preliminary Plat
Preliminary Site Utility Plan
Preliminary Grading Plan
Landscape Plan
Concept Plan for Property to the West
Elevations (7)

WHEREAS, an application has been filed by Capstone Homes as Conditional Use Permit Case File No. 13-0002; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on February 12, 2013; and

WHEREAS, the Blaine Planning Commission recommends said Conditional Use Permit be approved; and

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Conditional Use Permit is hereby approved per Section 29.80 of the zoning ordinance to allow for construction of 74 single family homes in a DF (Development Flex) zoning district based on the following conditions:

Single Family - DF Development Standards

Permitted Uses

1. Single-family detached dwellings.
2. Group family daycare.

Accessory Uses

1. Private garages - one detached accessory structure, with area less than 120 square feet, will be permitted.
2. Private swimming pools/meeting the requirements of Blaine Municipal Code Chapter 18 Article IX Swimming Pools.
3. Keeping of not more than two (2) boarders and/or roomers per dwelling unit.

Conditional Uses

1. Home occupations listed as Conditional Uses fewer than 33.11.

Standards

1. Front yard setback - 25 feet
2. Side yard setback - 10 feet for house and 5 feet for garage.
3. Corner side yard setback - 20 feet.
4. Rear yard setback - 30 feet
5. Maximum building height - 2 1/2 stories or 35 feet.
6. It shall be required for all single-family dwellings that there be an attached garage constructed of a minimum of four hundred (400) square feet, with no dimension less than 20 feet. Total garage space shall not exceed one thousand (1,000) square feet. Detached garages or accessory storage buildings above 120 square feet are not permitted. Accessory storage buildings below 120 square feet must meet 5-foot side and rear yard setbacks and be located within the rear yard.
7. The minimum finished floor area above grade for all homes shall be:
 - One story with basement: 1,400 square feet
 - Multi-level dwellings: 1,500 square feet.
8. All homes to be constructed utilizing pre-approved exterior materials, roof pitches and elevations. All house exteriors to utilize maintenance-free materials to the extent possible. All house exteriors to provide enhanced window fenestration. Care to be taken to utilize a variety of home styles, front elevations and colors to provide maximum housing variety within each neighborhood. Developer to establish criteria to ensure that adjacent single-family homes built within the development do not have the same exterior color or architectural elevations.
9. All homes shall have a minimum depth and width of 24 feet.
10. All residential dwellings must be built in conformance with the current edition of the Minnesota State Building Code.
11. Driveways shall not be constructed closer than 3 feet to the property line. All driveways and approaches shall be hard surfaced using concrete, bituminous asphalt or other City approved material that is consistent in durability and quality.
12. It shall be required that all yards of a new single-family dwelling be sodded over a minimum of 4 inches of topsoil (black dirt containing not more than 35 percent sand). Yards may be seeded over 4 inches of black dirt if underground irrigation is installed with the home.
13. Each lot shall contain one front yard tree and one boulevard tree with a minimum of 2½-inch caliper. Corner lots shall each have one additional boulevard tree.

PASSED by the City Council of the City of Blaine this 7th day of March 2013.