



City of Blaine Anoka County, Minnesota

Blaine City Hall
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Blaine MN 55449

Legislation Details (With Text)

File #:	RES 13-044	Version:	1	Name:	13-14 Marquest West
Type:	Resolution	Status:	Passed		
File created:	4/4/2013	In control:	City Council		
On agenda:		Final action:	4/4/2013		
Title:	GRANTING PRELIMINARY PLAT APPROVAL TO SUBDIVIDE SIX ACRES INTO TEN SINGLE FAMILY LOTS TO BE KNOWN AS MARQUEST MEADOWS WEST AT 621 115th AVENUE NE. SHADE TREE CONSTRUCTION, INC. (CASE FILE NO 13-0014/LSJ)				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	1. Marquest West Attachments				

Date	Ver.	Action By	Action	Result
4/4/2013	2	City Council	Adopted	Pass
3/12/2013	1	Planning Commission	Recommended for Approval	Pass

Lori Johnson, Planner III

Public Hearing Case File No. 13-00014 // Shade Tree Construction // 621 115th Avenue NE

The applicant is requesting preliminary plat approval to subdivide 6 acres into 10 single family lots to be known as Marquest Meadows West.

Item:	Preliminary Plat
Zoning:	R-1 (Single Family)
Land Use:	LDR (Low Density Residential)
Area:	6.00 Acres
Applicable Regulations:	Chapter 74 of the Subdivision Ordinance Section 29.80 of the Zoning Ordinance
Attachments:	Zoning and Location Map Certificate of Survey Preliminary Plat Grading Plan Tree Inventory
Schedule:	Planning Commission Public Hearing: 03/12/13 City Council: 04/04/13

Shade Tree Construction is proposing infill development east of the Blaine Methodist Church on 115th Avenue. The property in question has been owned by the church for several years and the church as since decided to sell the excess property to a developer. All land around the church has been developed as single family lots for many years.

The proposed plat includes 10 lots on 6 acres. The property is zoned R-1 (Single Family Residential). All lots meet the lot size requirement of the R-1 Zoning District.

The Blaine Methodist Church will remain on Lot 1 of the proposed plat. All setbacks required in the R-1 Zoning District for the church and parking lot must be met. The building meets all required setbacks. The parking lot does not meet the required 30-foot side yard parking setback on the north side of Lot 1. The proposed lot lines of the plat must be changed to accommodate this setback. This will not adversely affect the size of Lot 5 of the plat.

There will be several trees removed on this land to create the lots as shown on the proposed plat. The City's tree preservation ordinance requires the developer to replace the first seven trees removed on any lot at a one to one ratio. Trees will be removed on seven of the lots, which translates into 42 trees being replaced by the developer. The City's per lot landscaping requirement is two trees per lot, which will accommodate 18 of the 42 trees. The means that 24 additional trees will need to be replaced. Staff is suggesting that 24 conifer trees be planted along the east side of lots 7-10 to meet tree replacement requirements. A landscape plan and escrow for the trees must be presented to the Planning Department prior to release of mylars for recording at Anoka County.

Park dedication will be required for the 9 new single family lots being platted at a rate of \$2,813 per lot. A total park dedication fee of \$25,317 will be required prior to release of final plat mylars for recording at Anoka County. Please note that only 9 lots count towards the park dedication fee because the church was on an existing lot.

To accommodate the proposed drainage swale on the rear of lots 7, 8, and 9 additional drainage and utility easement will be required. The Plat will also need to show an additional drainage and utility easement over portion of Lot 5 to provide drainage from church parking lot to storm pond.

The development will require a permit from the Coon Creek Watershed District and NPDES permit prior to any construction activity on site.

Developer will need to obtain a letter of acknowledgement from the adjacent property owner for the proposed storm sewer extension from CBMH 2 to the existing pond. The existing pond is located within a drainage and utility easement but is on private property.

In **Planning Case File No. 13-0014** it is recommended that the Planning Commission recommend approval of the preliminary plat for Marquest Meadows West based on the following conditions:

1. The parking lot does not meet the required 30-foot side yard parking setback on the north side of Lot 1 (church lot). The proposed lot lines of the plat must be changed to accommodate this setback.
2. Trees will be removed on seven of the lots, which translates into 42 trees being replaced by the developer. The City's per lot landscaping requirement is two trees per lot, which will accommodate 18 of the 42 trees. The means that 24 additional trees will need to be replaced. Staff is suggesting that 24 conifer trees be planted along the east side of lots 7-10 to meet tree replacement requirements. A landscape plan and escrow for the trees must be presented to the Planning Department prior to release of mylars for recording at Anoka County.
3. Park dedication will be required for the 9 new single family lots being platted at a rate of \$2,813 per lot.

A total park dedication fee of \$25,317 will be required prior to release of final plat mylars for recording at Anoka County. Please note that only 9 lots count towards the park dedication fee because the church was on an existing lot.

4. Plat will need to show additional Drainage and Utility easement on rear lot line of Lots 7, 8, and 9 to accommodate proposed drainage swale.
5. Plat will need to show additional Drainage and Utility easement over portion of Lot 5 to provide drainage from church parking lot to storm pond.
6. A Coon Creek Watershed permit and NPDES permit are required prior to construction activity.
7. A letter of acknowledgement from adjacent property owner for the installation of the proposed storm sewer line to the existing pond.
8. A development agreement will be required to cover the cost of developer installed improvements.