



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Details (With Text)

File #: ORD 15-2308 **Version:** 3 **Name:** 14-68 Wagamon Ranch - 2nd Reading Rezoning
Type: Ordinance **Status:** Passed
File created: 3/19/2015 **In control:** Planning Commission
On agenda: 3/5/2015 **Final action:** 3/19/2015
Title: SECOND READING

REZONING FROM FR (FARM RESIDENTIAL) TO DF (DEVELOPMENT FLEX) FOR THE WAGAMON RANCH ADDITION AT HARPERS STREET/131ST AVENUE. GORHAM DEVELOPMENT, LLC (CASE FILE NO. 14-0068/LSJ)

Sponsors: Bryan Schafer

Indexes:

Code sections:

Attachments: 1. Wagamon Ranch - Attachments

Date	Ver.	Action By	Action	Result
3/19/2015	3	City Council	Adopted	Pass
3/5/2015	2	City Council	Introduced, Read, and Placed on File for Second Reading	
2/10/2015	1	Planning Commission	Recommended for Approval	Pass

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

SECOND READING

**REZONING FROM FR (FARM RESIDENTIAL) TO DF (DEVELOPMENT FLEX)
FOR THE WAGAMON RANCH ADDITION AT HARPERS STREET/131ST AVENUE.
GORHAM DEVELOPMENT, LLC (CASE FILE NO. 14-0068/LSJ)**

Planning Commission (Public Hearing)	02/10/15
City Council (1 st Reading Rezoning)	03/05/15
City Council (2nd Reading Rezoning, Plat, CUP)	03/19/15
Action Deadline	03/20/15

Planning Commission

The Planning Commission voted unanimously to approve the rezoning, preliminary plat and conditional use permit. One resident spoke with questions about sewer and water.

The applicant, Gorham Development, LLC, is proposing to plat 92 acres on the north end of Harpers Street in Blaine. The property is currently zoned FR (Farm Residential) and has a land

use designation of LDR (Low Density Residential). Gorham Development wishes to create single family lots on this property and rezone the property DF (Development Flex) to be consistent with other new development in the general area.

Rezoning

The applicant is requesting that the plat be rezoned to DF (Development Flex). This zoning is what the City has been using for new development for a number of years and it is consistent with the zoning of adjacent developments. Additionally, it allows the City the opportunity to negotiate for additional items that will enhance the quality and integrity of the overall development, including upgraded building elevations and additional landscaping where necessary.

Preliminary Plat

The preliminary plat, Wagamon Ranch, consists of 108 lots, 3 of which will contain existing homes and remain a larger size. There are 8 outlots within the plat and six of them are all related to storm ponding, wetlands or access to these areas. There are two outlots on the southern end of Street E that can be added to future lots if the area to the south is platted. There are currently two outlot F's shown on the plat and one should be renamed to Outlot H on the final plat.

The plat will extend Harpers Street to the north to connect with 131st Avenue. 131st Avenue will have connections to the east and west of this property. Street E will be continued to the south for an additional access.

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Preliminary Plat

Grading Plan

Tree Removal Plan

Landscape Plan

Elevations/Sample Floor Plans

THE CITY OF BLAINE DOES ORDAIN: (Added portions are underscored and deleted portions are shown in brackets with overstrike.)

Section 1. The Official Zoning Map of the Zoning Code of the Municipal Code of the City of Blaine is hereby amended to change the zoning classification of the following described property:

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3,

TOWNSHIP 31, RANGE 23; AND

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3,
TOWNSHIP 31, RANGE 23; AND

THE NORTH HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE
NORTHEAST QUARTER OF SECTION 3 , TOWNSHIP 31, RANGE 23; AND

THE EAST 660 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST
QUARTER OF SECTION 3, TOWNSHIP 31, RANGE 23, ANOKA COUNTY, MINNESOTA,
EXCEPT THE SOUTH 990 FEET THEREOF.

ALL IN ANOKA COUNTY, MINNESOTA

Section 2. The above described property is hereby rezoned from:

~~[FR (Farm Residential)]~~
to
DF (Development Flex)

Section 3. The City Manager is hereby directed to make the appropriate changes in the Official Zoning Map of the City of Blaine to reflect and show the changes in zoning classification as set forth above.

INTRODUCED and read in full this 19th day of March 2015.