



City of Blaine Anoka County, Minnesota

Blaine City Hall
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Blaine MN 55449

Legislation Details (With Text)

File #:	RES 15-111	Version:	1	Name:	15-09 Carole's Cove Pre Plat
Type:	Resolution	Status:	Passed		
File created:	6/18/2015	In control:	City Council		
On agenda:	6/18/2015	Final action:	6/18/2015		
Title:	GRANTING PRELIMINARY PLAT APPROVAL TO SUBDIVIDE 3.19 ACRES INTO 11 DETACHED TOWNHOME LOTS TO BE KNOWN AS CAROLE'S COVE AT NORTH ROAD EAST OF JEWEL STREET. FRANK FEELA. (CASE FILE NO. 15-0009/LSJ)				
Sponsors:	Bryan Schafer				
Indexes:					
Code sections:					
Attachments:					

Date	Ver.	Action By	Action	Result
6/18/2015	1	City Council	Adopted	Pass

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

GRANTING PRELIMINARY PLAT APPROVAL TO SUBDIVIDE 3.19 ACRES INTO 11 DETACHED TOWNHOME LOTS TO BE KNOWN AS CAROLE'S COVE AT NORTH ROAD EAST OF JEWEL STREET. FRANK FEELA. (CASE FILE NO. 15-0009/LSJ)

Planning Commission (Public Hearing)	05/12/15
City Council (First Reading)	
City Council (Preliminary Plat)	06/18/2015
Action Deadline	07/19/15

The Planning Commission voted unanimously to approve the rezoning and preliminary plat. Public comments included questions regarding the homeowners association and the buffer zone.

The applicant, Frank Feela, is proposing to develop a property that has been vacant for many years and that lies north of North Road and west of Lever Street. It is a 3.19 acre parcel that has a current zoning of R-1 (Single Family) and a land use of LDR (Low Density Residential).

REZONING

Mr. Feela is proposing to create 11 single family lots on this property. While this number of lots fits with the current land use of the property, the applicant wishes to change the zoning of the property to DF (Development Flex) to provide more flexibility with setbacks, lot size, etc.

In return the City can require upgraded building elevations and landscaping to provide a nice product and neighborhood for the area.

PRELIMINARY PLAT

The proposed plat of Carole's Cove contains 11 single family lots. The lots will be accessed via the creation of a cul-de-sac, Kissel Court NE. All of the storm water features of the plat will be maintained by the private association for this plat.

The applicant will be required to pay park dedication for this plat in the amount of \$3,404 per lot, for total due of \$37,444. This fee must be paid prior to release of the final plat mylars for recording at Anoka County.

The cul-de-sac will be a public street with dedication of 60 feet of right-of-way and shall be constructed to 29 feet back to back in width.

Standard utility and drainage easements must be dedicated along all lot lines and over areas of infiltration trenches, drainage swales, and storm water management ponds. The Developer is to provide access for inspection and maintenance of the storm water management infrastructure. Restrictions will be placed on lot lines as needed to limit fences and landscaping to insure access. Design of landlocked storm water features must be designed based on back-to-back 100 year events.

Development requires a National Pollutant Discharge Elimination System (NPDES) Phase II General Storm Water Permit for construction activity from the Minnesota Pollution Control Agency (MPCA). A prerequisite to the MPCA permit application preparation of the Storm Water Pollution Prevention Plan (SWPPP) for the development site.

The Developer will need to obtain a Rice Creek Watershed prior to any activity on site.

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

By motion, approve the Resolution.

Zoning and Location Map
Certificate of Survey
Preliminary Plat
Grading, Drainage and Erosion Control Plan
Landscape Plan
Letter from Applicant
House Elevations and Floor Plans

WHEREAS, an application has been filed by Frank Feela as subdivision Case File No. 15-0009; and

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

THAT PRT OF SE1/4 OF SW1/4 OF SEC 24 TWP 31 RGE 23 DESC AS FOL: BEG AT A PT ON S LINE OF SD 1/4 1/4 346 FT W OF SE COR THEREOF, TH NLY PRL/W E LINE OF SD 1/4 1/4 430.50 FT, TH WLY PRL/W SD S LINE 363 FT, TH SLY PRL/W SD E LINE 430.50 FT TO SD S LINE, TH ELY ALG SD S LINE 363 FT TO POB, EX THAT PRT THEREOF DESC AS FOL: BEG AT A PT ON SD S LINE 346 FT W OF SE COR THEREOF, TH CONT ALG SD SLINE N 89 DEG 49 MIN 10 SEC W, ASSD BRG, 119 FT, TH N 00 DEG 10 MIN 50 SEC E 50 FT, TH ALG A TA N CUR CONC WLY WITH RAD 527 FT & HAV A CEN ANG OF 09 DEG 21 MIN 00 SEC 86 FT, TH N 80 DEG 49 MIN 10 SECE 125.10 FT TO A PT ON A LINE FROM POB, SD LINE BEING PRL/W E LINE OF SD 1/4 1/4, TH S 00 DEG 45 MIN 40 SEC E ALG SD PRL LINE 155.96 FT TO POB, EX RD, SUBJ TO EASE OF REC

WHEREAS, the Blaine Planning Commission has reviewed said case file on May 12, 2015; and

WHEREAS, the Blaine Planning Commission has recommended subdivision Case File No. 15-0009 be approved subject to certain stipulations; and

WHEREAS the Blaine City Council has reviewed said case file on June 18, 2015.

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 Carole's Cove 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 this plat. If paid in 2015 the amount will be \$3,404 per lot, for total due of \$37,444. This fee must be paid prior to release of the final plat mylars for recording at Anoka County.
2. Rice Creek Watershed District permit is required prior to any site work. The Developer shall be responsible for the construction, maintenance, and repair of storm water features.
3. Cul-de-sac (Kissel Court NE) requires dedication of 60 feet of right-of-way and shall be constructed to 29 feet back to back in width.
4. Site plan and grading approval is required prior to any construction activities occurring on site.
5. As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.
6. 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.

7. All Streets will follow the Anoka County street name grid system. The proposed street shall be named Kissel Court NE.
8. Standard utility and drainage easements must be dedicated along all lot lines and over areas of infiltration trenches, drainage swales, and storm water management ponds. The Developer is to provide access for inspection and maintenance of the storm water management infrastructure. Restrictions will be placed on lot lines as needed to limit fences and landscaping to insure access. Design of landlocked storm water features must be designed based on back-to-back 100 year events.
9. 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 Carole's Cove.

PASSED by City Council of the City of Blaine this 18th day of June, 2015.