



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Details (With Text)

File #: ORD 16-2339 **Version:** 3 **Name:** 15-72 Hidden Acres - Rezone
Type: Ordinance **Status:** Agenda Ready
File created: 2/18/2016 **In control:** City Council
On agenda: 2/18/2016 **Final action:** 2/4/2016
Title: SECOND READING

REZONING FROM FR (FARM RESIDENTIAL) TO DF (DEVELOPMENT FLEX) FOR THE HIDDEN ACRES DEVELOPMENT AT 114TH AVENUE NE/PIERCE STREET NE. CARDINAL LAND COMPANY, LLC. (CASE FILE NO. 15-0072/SLK)

Sponsors: Bryan Schafer

Indexes:

Code sections:

Attachments: 1. Hidden Acres - Attachments

Date	Ver.	Action By	Action	Result
2/18/2016	3	City Council	Adopted	Pass
2/4/2016	2	City Council	Introduced, Read, and Placed on File for Second Reading	
1/12/2016	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 HIDDEN ACRES DEVELOPMENT AT 114TH AVENUE NE/PIERCE
STREET NE. CARDINAL LAND COMPANY, LLC. (CASE FILE NO. 15-0072/SLK)**

Planning Commission (Public Hearing)	01/12/16
City Council (1 st Reading)	02/04/16
City Council (2nd Reading, Pre-Plat and CUP)	02/18/16
Action Deadline	03/19/16

The Planning Commission voted unanimously to approve the rezoning. Public comments included concern regarding drainage, road access to adjacent properties, property values, taxes and density with the new development.

The applicant, Cardinal Land Company, LLC, is proposing to develop a property that lies north of 113th Avenue and west of Ulysses Street. It is a 9.83 acre parcel that has a current zoning of

FR (Farm Residential) and a land use of LDR (Low Density Residential).

REZONING

The applicant is proposing to create 29 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. With an overall proposed density of just under 3 lots per acre the proposed project fits well within the LDR (Low Density Residential) land use category.

PRELIMINARY PLAT

The proposed plat of Hidden Acres contains 29 single family lots. The lots will be accessed via the creation of Pierce Street NE that will connect to 113th Avenue to the south and to 114th Avenue to the west at some point in the future. Lot widths vary but are 57-feet wide for the narrowest interior lot and 88-feet wide for the widest corner lot. Lot depths are generally 135 feet.

The applicant will be required to pay park dedication for the 29 lots in this plat in the amount of \$ 3,744 (2016 rate) per lot, for total due of \$108,576. This fee must be paid prior to release of the final plat mylars for recording at Anoka County.

The proposed road 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 and include a 6 foot concrete sidewalk. An 8 foot bituminous trail shall be added over the sewer extension from 114th Avenue to the existing trail in Hidden Ponds Park. This sewer and trail alignment lies over the eastern edge of one of the City's open space parcels. A trail extension will also be provided east of the cul-de-sac for connection to the future development parcel to the east.

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 Coon 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.

The developer has provided a concept sketch of the adjacent parcels to show one of the ways those parcels can be developed.

CONDITIONAL USE PERMIT

While the lots being created are single family lots, the plat known as Hidden Acres will be marketed and managed as detached townhome lots. They are called detached townhome lots because landscaping and snow removal will be governed by a private home owner's association and the units are completely detached.

Home buyers will have several different home styles and floor plans to choose from. Home packages will be in the low to mid \$300,000 range. Square footages of the homes range from 1,380 square feet (rambler) to 1,573 square feet (rambler). All homes will have walkout basements. The homes are similar to other homes being constructed in Blaine right now. The elevations include horizontal siding, shakes and stone.

Each lot is required to contain two front yard trees and one rear yard tree (3 total trees) with a minimum of 2½-inch caliper. One of the required front yard trees may be an ornamental tree (2 inch minimum). Corner lots shall each have one additional boulevard tree (four total trees). The tree replacement ordinance has been met on this plat by requiring the three trees per lot.

By motion, approve the Ordinance.

Zoning and Location Map
Preliminary Plat
Grading Plan
Utility Plan
Landscape Plan
House Elevations and Floor Plans
Ghost Plat

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 East Half (E ½) of Lot Thirty-one (31) and West Half (W ½) of Lot Thirty-two (32). Central Avenue

Acres, according to the recorded plat thereof, Anoka County, Minnesota.

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

~~[FR (Farm Residence)]~~

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, based on the following rationale:

1. The rezoning allows the developer and the City to have more flexibility in zoning standards to create a nice product and development that fits in with the existing neighborhood.
2. The rezoning and proposed project density fits with the existing land use of LDR (Low Density Residential) on the property.

INTRODUCED and read in full this 4th day of February, 2016.

PASSED by the City Council of the City of Blaine this 18th day of February 2016.