



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Details (With Text)

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Title:	GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR SEVEN (7) SINGLE FAMILY LOTS IN A DF (DEVELOPMENT FLEX) ZONING DISTRICT FOR RADISSON COVE DEVELOPMENT, LOCATED AT 12726 RADISSON ROAD NE. OAK MEADOWS LAND HOLDING, LLC. (CASE FILE NO. 16-0033/SLK)				
Sponsors:	Bryan Schafer				
Indexes:					
Code sections:					
Attachments:					

Date	Ver.	Action By	Action	Result
9/1/2016	1	City Council	Adopted	Pass

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

GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR SEVEN (7) SINGLE FAMILY LOTS IN A DF (DEVELOPMENT FLEX) ZONING DISTRICT FOR RADISSON COVE DEVELOPMENT, LOCATED AT 12726 RADISSON ROAD NE. OAK MEADOWS LAND HOLDING, LLC. (CASE FILE NO. 16-0033/SLK)

Planning Commission (Public Hearing)	07/12/16
City Council (Conditional Use Permit)	09/01/16
Action Deadline	09/17/16

The Planning Commission voted unanimously to approve the conditional use permit. Public comment included one resident's concern with development at this location.

Radisson Cove consists of subdividing approximately 5.23 acres into a subdivision with seven (7) dwelling units. The preliminary plat also includes one outlot for a drainage area.

Rezoning

The applicant is also requesting a zoning designation of DF (Development Flex) to accommodate the lot sizes in the proposed plat.

The lots in this proposed plat range in size from 9,305 square feet to 19,806 square feet. Most

lots are 71-feet wide and the lot depths in this plat range in size from 122 feet to 157+ feet.

Preliminary Plat

The plat contains 7 detached single-family lots and one outlot. The existing home on Lot 1 will remain. The driveway for Lot 1 will be relocated from Radisson Road to the new street, 127th Court NE. The existing fence on Lot 1 will be removed.

Outlot A will be combined with the parcel to the west.

The developer will be required to pay park dedication for the 6 new lots in this plat at the rate in effect at the time of final plat. The current rate is \$3,744 per unit, and this fee must be paid prior to release of the plat for recording at Anoka County.

Developer installed improvements shall include construction of 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, turn lane on Radisson Road, 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.

Turn lane construction for southbound Radisson Road into the plat will require relocation of existing utilities. Clearing of existing trees and landscaping will be required to achieve adequate intersection site distance. A permit and project review from the Anoka County Highway Department will be required prior to any site work. A noise wall was not required by the County, but they did suggest that the City and Developer assess the noise situation to see if a sound wall is needed.

Trunk sanitary sewer charges become due with platting. There are 3.10 upland acres being platted. The 2016 rate for trunk sanitary sewer is \$3,805 per acre for a total due of \$11,795.50. Sanitary sewer lateral charges become due with platting. There are 300 feet of frontage at the 2016 rate of \$55.99 per foot for a total charge of \$16,797. Water lateral charges become due with platting. There are 300 feet of frontage at the 2016 rate of \$49.36 per foot for a total charge of \$14,808.

The developer has submitted the plat to the Coon Creek Watershed District (CCWD) for review and permit. A permit must be issued prior to any site work. The plat is proposing infiltration basins that must be maintained by property owners in the plat.

Street names shall be consistent with Anoka County's grid system and shall be 127th Court NE.

Drainage and utility easements shall be dedicated on all lot lines, over side yards that contain utilities, and storm water detention basin. 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.

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.

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

The existing house will be required to connect to City sewer and water services. An address change will be required for the house as well using 127th Court NE.

Conditional Use Permit

The single-family product on 71-90 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 \$300,000-\$330,000+. 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 setback and 30-rear yard setback. The lots will generally be around 75 feet wide and 140+ feet deep.

By motion, approve the Resolution.

Attachments

Please see Second Reading of Rezoning.

WHEREAS, an application has been filed by Oak Meadows Land Holding, LLC as Conditional Use Permit Case File No. 16-0033; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on July 12, 2016; and

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

WHEREAS, the Blaine City Council has reviewed said case on September 1, 2016.

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 seven (7) single family lots in a DF (Development Flex) zoning district for Radisson Cove Development, located at 12726 Radisson Road NE based on the following conditions:

1. 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 new homes shall be:
 - One story with basement: 1,400 square feet.
 - Multi-level dwellings: 1,500 square feet.
8. All new 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 new homes and future additions to be constructed with Noise Mitigation Construction Standards to reduce roadway related noise impacts within the structures.
10. All new homes shall have a minimum depth and width of 24 feet.
11. All residential dwellings must be built in conformance with the current edition of the Minnesota State Building Code.
12. 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.
13. 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.
14. 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.
15. Special Purpose Fencing, up to 10-feet in height, is allowed to be constructed per Zoning Section 33.09 (h) as part of this Conditional Use Permit, for the corner side yards along Radisson Road of Lots 1 and 7. Fence plans, if fence is constructed, shall be approved by the city for structure, appearance and materials through a separate fence permit.

PASSED by the City Council of the City of Blaine this 1st day of September, 2016.