



City of Blaine Anoka County, Minnesota

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WORKSHOP ITEM *Bryan Schafer, Community Development Director*

128th AVENUE/DUNKIRK STREET PLAT DESIGN DISCUSSION

The five acre property at 12850 Dunkirk has been vacant for a number of years. The property was involved with the platting process as part of the larger Harper's neighborhood plats processed by the City nearly a decade ago. Unfortunately the property fell out of the development and has never been completed which, based on the attached area map, leaves an incomplete set of streets and an unfinished loop of street, sidewalk and utilities (water).

The property now has a new potential buyer that has approached the City with a plat design alternative that is not consistent with the anticipated thru street design. They would prefer a cul-de-sac from the south and larger lots for various family members. Staff has suggested that the City Council weigh in on this discussion.

Attached are the two concepts that have been developed:

- Concept A contains most of the elements for a thru street design and would be consistent with what the city and neighborhood would have expected.
- Concept B (preferred by the buyers) would end in a cul-de-sac from the south and result in fewer lots. Staff has suggested that if Concept B is chosen that at a minimum the following elements be added:
 1. Extend the r-o-w thru to 128th Lane so that a street could be built at some point in the future. The r-o-w would keep structures out of and setback from the potential future street.

2. Provide 15-feet of additional easement on the north and south of the r-o-w so that a cul-de-sac can be built and finish 128th Lane.
3. Complete the cul-de-sac for 128th Lane so there is a legal turn around
4. Extend the walkway to complete the pedestrian loop
5. Connect the water line thru to 128th lane to create a loop.
6. Construct the sewer from 128th Avenue to a depth with sufficient cover to meet City requirements and to the end of the proposed cul-de-sac.

While staff would prefer and recommend that the City Council require the plat to be designed consistent with Concept A the additions to Concept B keep open the possibilities of possible full connection at some point in the future.

Staff and the potential buyer of the property are looking for direction from the City Council on the design of this potential plat before the buyer begins to spend significant engineering dollars for full submittal and review by City and CCWD.

Area Map

Site Sketch A (Thru Street)

Site Sketch B (Cul-de-sac)