



City of Blaine Anoka County, Minnesota

Blaine City Hall
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Legislation Details (With Text)

File #:	RES 17-013	Version:	1	Name:	14-38 Springbrook - Final Plat
Type:	Resolution	Status:	Passed		
File created:	2/2/2017	In control:	City Council		
On agenda:	2/2/2017	Final action:	2/2/2017		
Title:	GRANTING FINAL PLAT APPROVAL TO SUBDIVIDE 20 ACRES INTO 28 SINGLE FAMILY LOTS AND SIX (6) OUTLOTS TO BE KNOWN AS SPRINGBROOK, LOCATED AT 129TH AVENUE/DUNKIRK STREET NE. SPRINGBROOK LAND, LLC. (CASE FILE NO. 14-0038/SLK)				
Sponsors:	Bryan Schafer				
Indexes:					
Code sections:					
Attachments:	1. Springbrook Final Plat Attachments.pdf				

Date	Ver.	Action By	Action	Result
2/2/2017	1	City Council	Adopted	Pass

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

GRANTING FINAL PLAT APPROVAL TO SUBDIVIDE 20 ACRES INTO 28 SINGLE FAMILY LOTS AND SIX (6) OUTLOTS TO BE KNOWN AS SPRINGBROOK, LOCATED AT 129TH AVENUE/DUNKIRK STREET NE. SPRINGBROOK LAND, LLC. (CASE FILE NO. 14-0038/SLK)

Planning Commission (Public Hearing)	12/09/14
City Council (Preliminary Plat and CUP)	02/05/15
City Council (Pre-Plat Extension)	01/21/16
City Council (Final Plat)	02/02/17

The final plat proposal consists of a 1st phase subdividing approximately 20 acres into a subdivision with a total of 28 new dwelling units and six (6) outlots for drainage/ponding and future development. The preliminary plat for this 20 acres has a total of 49 single-family homes.

Because the developer is proposing different housing styles with different design issues, platting requirements, lot sizes, markets and price ranges, the existing DF (Development Flex) zoning is proposed to establish the minimum standards for each of these areas. The flexibility provided by the DF zoning forms the basis of the Harpers Street Development Guide Plan.

The proposed plat is located along the alignments of 129th Avenue NE and Dunkirk Street NE.

The existing home located on the parcel to the north will need legal road access to right-of-way in the proposed plat. Plat will need to extend right-of-way north from 129th Lane NE right-of-way on the future alignment of the cul-de-sac that will serve the existing home.

Because of the extensive grading effort required over almost all of the 20 acres to meet the market demand for walk-out and look-out style homes there is significant tree removal. Over 1000 trees will be removed with the only tree area preserved along the eastern edge of the plat (next to Harpers Park). Tree replacement, based on 20 acres, would require planting 140 trees (7 trees per acre). This is best achieved by requiring as part of the DF zoning approval the planting of 3 trees per lot (49 lots x 3=147 trees) as required by the landscape plan that was part of the CUP in 2015.

Engineering Items

Developer installed improvements shall include construction of all streets within the plat including sanitary sewer and water main with services, storm drainage improvements, storm water management and water quality treatment infrastructure, streets with concrete curb and gutter, 6 foot concrete sidewalks along all streets, 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.

Trunk sanitary sewer area charges become due with platting for upland acreage. The 2017 rate will be applied for Sanitary Sewer District 6-5 per upland acre.

The developer has responsibility for financial participation in the Plat's share of the cost of off-site improvements required by Anoka County on 125th Avenue NE at Harpers Street. This includes, but is not limited to, intersection improvements, traffic signal installations, and roadway widening improvements. The City has calculated the development potential of all of the developable property, lying north of 125th Avenue and within the current development schedule provided by the 2005 MUSA and has determined the following:

The developer has responsibility for financial participation in 125th Avenue NE improvements associated with this development. This includes, but is not limited to, intersection improvements, traffic signal installations, and roadway widening improvements. The City has calculated the development potential of all of the developable property, lying north of 125th Avenue and within the current development schedule provided by the 2005 MUSA and has determined the per lot cost associated for the improvements. The 2017 rate of \$1,494 per lot will apply to this plat for each of the 28 lots if platted in 2017.

All local public streets typically require dedication of 60 feet of right-of-way and shall be constructed to 29 feet back to back of width. All streets will follow the Anoka County street name grid system.

Street and utility extensions are required, subject to appropriate phasing, to the edges of the plat for future connections to the adjacent parcels.

Sidewalks (6-foot) will be constructed on one side of all streets with the exception of the short cul-de-sac of Dunkirk Court.

Standard utility and drainage easements must be dedicated along all lot lines and over areas of wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds. The Developer is to provide access for inspection and maintenance of storm water management infrastructure. Restrictions will be placed on lot lines as needed to limit fences and landscaping to insure access. 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.

Coon Creek Watershed District (CCWD) will need to approve and permit this plat, prior to any site work. The developer has applied to the watershed for permit and is in their process.

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

A protected plant species (rare plants in the blackberry family) was found within the pre-plat area, in two different locations. A third location is in the area of future development to the north. The developer has opted, since the preliminary plat to obtain a Takings Permit from the

Department of Natural Resources to remove these plant areas. These areas will now be incorporated into lots in future phases of the development.

The final plat is consistent with the approved preliminary plat, Resolution No. 15-021. Notice was sent to surrounding property owners, some of which are in new homes that were not there when this was last heard.

By motion, approve the Resolution.

Zoning and Location Map
Final Plat

WHEREAS, an application has been filed by Springbrook Land, LLC as subdivision Case No. 14-0038; and

WHEREAS, said case involves the division of land in Anoka County, Minnesota, described as follows:

OUTLOTS A, B, C, D, E AND F HARPERS WEST, ANOKA COUNTY, MINNESOTA.

AND

VACATED 129TH LANE NE AS PLATTED IN HARPERS WEST, ANOKA COUNTY, MINNESOTA.

WHEREAS, the Blaine City Council granted preliminary plat approval on February 5, 2015 and January 21, 2016, subject to the stipulations as contained in Blaine City Council Resolution No. 16-011; and

WHEREAS, the applicant has submitted a final plat in general conformance with the approved preliminary plat.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that final plat approval for Springbrook per Section 74-43 of the subdivision regulations is hereby granted subject to the following conditions:

1. All streets will follow the Anoka County street name grid system.
2. The developer has responsibility for financial participation in 125th Avenue NE improvements associated with this development. This includes, but is not limited to, intersection improvements, traffic signal installations and roadway widening improvements. The City has calculated the development potential of all the developable

property lying north of 125th Avenue and within the current development scheduled provided by the 2005 MUSA and has determined the per lot cost associated for the improvements. The plat will be responsible for 28 units at the 2017 rate of \$1,494 per lot or \$41,832 if platted in 2017. Payment rate to be recalculated for plats approved in future years.

3. Development installed improvements shall include construction of all streets within the plat, also including sanitary sewer and water main, with services, storm drainage improvements, storm water management and water quality treatment infrastructure, streets with concrete curb and gutter, six foot concrete sidewalks along all streets, street lights, mailboxes, traffic control signals, street signs and all appurtenant items.
4. Plans and specifications must be approved by the City prior to start of construction.
5. Trunk sanitary sewer area charges for District 6-5 will become due with platting at the 2017 rate of \$5,917 per upland acre within the plat. Area charges to be recalculated for payments in future years as plat phases are approved.
6. Street and utility extensions are required, subject to appropriate phasing, to the edges of the plat for future connections to adjacent parcels.
7. Sidewalks (6-foot) will be constructed on one side of all streets with the exception of the short cul-de-sac of Dunkirk Court.
8. Standard utility and drainage easements must be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales and storm water management ponds.
9. 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%.
10. The Developer to provide access for inspection and maintenance of storm water management infrastructure. Restrictions will be placed on lot lines as needed to limit fences and landscaping to ensure access.
11. The Developer will need to follow the vacation process for a portion of the existing Dunkirk Street and 129th Lane alignment right-of-ways, prior to final plat.
12. Development requires a National Pollutant Discharge Elimination System (NPDES) Permit from Minnesota Pollution Control Agency (MPCA).
13. Construction contract documents shall include a rough grading, erosion protection, sediment control, development, utilities, roadway and storm drainage plans. Supporting wetland delineation report, geotechnical investigation report, soil boring logs and hydrology report shall be included in the submittal for City review and approval.
14. The development plan shall indicate all structures will be protected from flooding.
15. CCWD approval is required prior to City approval for construction plans and specifications.

16. As-built surveys shall be required to verify structure elevations, custom grading requirements and final lot grading elevations.
17. Developer to install grouped mailboxes with design and locations approved by the City and US Postal Services.
18. Water and sanitary sewer availability charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.
19. All development signage by separate review.
20. Park dedication is required for this plat at the park rate in effect at the time of each final plat. The 2017 rate is \$4,114 per lot, for a total park dedication requirement, if platted in 2017, of \$115,192. This payment must be made prior to release of final plat mylars for recording at Anoka County.
21. All wells and septic systems to be properly abandoned per all local and state requirements.
22. Execution and recording of a Development Agreement which sets forth in greater detail the plat conditions as well as other responsibilities for the development of this plat.
23. The Mayor, City Clerk and City Manager are hereby authorized to execute any and all necessary documents, agreements and releases related to the approval, recording or administration of Springbrook.

PASSED by the City Council of the City of Blaine this 2nd day of February, 2017.