



City of Blaine Anoka County, Minnesota

Blaine City Hall
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Blaine MN 55449

Legislation Details (With Text)

File #:	RES 17-023	Version:	1	Name:	16-54 Woodland Cove - Pre Plat
Type:	Resolution	Status:	Passed		
File created:	2/16/2017	In control:	City Council		
On agenda:	2/16/2017	Final action:	2/16/2017		
Title:	GRANTING PRELIMINARY PLAT APPROVAL TO SUBDIVIDE 3.7 ACRES INTO NINE (9) SINGLE FAMILY LOTS TO BE KNOWN AS WOODLAND COVE, LOCATED AT 11983 LONDON STREET NE. WOODLAND DEVELOPMENT CO. (CASE FILE NO. 16-0054/SLK)				
Sponsors:	Bryan Schafer				
Indexes:					
Code sections:					
Attachments:					

Date	Ver.	Action By	Action	Result
2/16/2017	1	City Council	Adopted	Pass

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

GRANTING PRELIMINARY PLAT APPROVAL TO SUBDIVIDE 3.7 ACRES INTO NINE (9) SINGLE FAMILY LOTS TO BE KNOWN AS WOODLAND COVE, LOCATED AT 11983 LONDON STREET NE. WOODLAND DEVELOPMENT CO. (CASE FILE NO. 16-0054/SLK)

Planning Commission (Public Hearing)	01/10/17
City Council (Preliminary Plat)	02/16/17
City Council (Final Plat)	TBD
Action Deadline	03/18/17

The Planning Commission voted unanimously to approve the preliminary plat. Comments at the public hearing included concern regarding driveway location, traffic, and impacts to neighboring property and wildlife.

Woodland Development is proposing to develop a small infill plat (9 lots) on a 3.7 acre property that is on the southeast corner of London Street and Cloud Drive NE. The proposal requires a rezoning of the property and approval of a preliminary plat.

Rezoning

In order to plat the property into 9 lots, the subject property must be rezoned from FR (Farm Residential) to R-1AA (Single Family). Since the minimum lot size in the FR zoning district is

10 acres, the rezoning is necessary to create the smaller lot sizes allowed in the R-1AA zoning district. In addition, the property is adjacent on the west to existing R-1A zoned properties and on the south side of London Park a neighborhood with approximately 60 foot wide lots exists, so the development will be in keeping with the character of the surrounding neighborhood. The parcel is within the MUSA (Metropolitan Urban Service Area) and has sewer and water services available.

Preliminary Plat

The proposed plat contains 9 single family lots and will be known as Woodland Cove. There is an existing home and two accessory structures that will be removed with the development of this plat. All of the lot sizes exceed the minimum lot size requirement of the R-1AA zoning district, which is 10,800 square feet. The lot sizes range from 14,590 square feet to 18,720 square feet.

Park dedication will be required for the 9 new lots being proposed within the plat. The City's current park dedication rate for single family lots is \$4,114 per unit (2017 rate). A total park dedication fee of \$37,026 would become due prior to final plat mylars being released to the developer for recording at Anoka County.

The plat will be graded so as to preserve as many trees as possible on these lots. The plan that is presented will be a good fit for the neighborhood with minimal tree loss and provide lot sizes in line with the surrounding neighborhood.

Please note that we do not need to obtain house product information for this approval because it is an infill plat with a specific zoning designation. All of the houses must simply meet the requirements of the R-1AA zoning district.

The adjacent parcel has an existing driveway that encroaches onto Lot 1. The driveway will need to be reconstructed with a proper setback of 3 feet onto the adjacent property or the lot line for Lot 1 be adjusted to provide a 3 foot setback for the existing driveway.

Developer will need to obtain a Coon Creek Watershed permit prior to commencing any work on the site. Infiltration of water runoff is required for the plat. Those lots that will contain an infiltration basin will be required to maintain them in accordance with the approved watershed permit. These lots will need to have a maintenance agreement included with the purchase agreement and shall clearly spell out the requirements and responsibility of the homeowner.

Additional soils information needs to be submitted that will determine the highest historic water elevations. This information will be used to determine the lowest floor of proposed structures which must be a minimum of two feet above the highest historic water elevation.

A sidewalk is recommended along the length of the plat as it will help the neighborhood's

connection to London Park located just to the south of the plat. The City will need to complete this sidewalk section to 119th Avenue when possible.

This parcel has previously paid for 6 services for lots on London Street. As this plat is now proposing 7 lots on London Street there will be an additional sanitary sewer lateral and water lateral that will need to be collected for this additional lot. The 2017 rate for sanitary sewer and water lateral are \$4,615 and \$4,070, respectively.

By motion, approve the Resolution.

See report for Rezone.

WHEREAS, an application has been filed by Woodland Development Co. as subdivision Case File No. 16-0054; and

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

Tract A Registered Land Survey No. 144

WHEREAS, the Blaine Planning Commission has reviewed said case file on January 10, 2017; and

WHEREAS, the Blaine Planning Commission has recommended subdivision Case File No. 16-0054 be approved subject to certain stipulations; and

WHEREAS the Blaine City Council has reviewed said case file on February 16, 2017.

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 Woodland Cove at 11983 London Street NE permitting preparation of a final plat for approval per Section 74-43 subject to the following conditions:

1. Park dedication will be required for the 9 new lots being proposed within the plat. The City's current park dedication rate for single family lots is \$4,114 per unit (2017 rate). A total park dedication fee of \$37,026 would become due prior to final plat mylars being released to the developer for recording at Anoka County.
2. Developer to obtain a permit from Coon Creek Watershed District prior to any site work. Developer to provide analysis for location and sizes of infiltration basins.
3. Homeowners shall be required to maintain infiltration basins.
4. Additional information is required to determine lowest floor elevations.
5. Standard WAC (Water Access) and SAC (Sewer Access) fees will be due with each home constructed.

6. This parcel will need to pay for one additional lot for sewer and water lateral. The sanitary lateral is \$4,615. per lot and a water lateral of \$4,070 per lot for a total of \$8,685. This amount is due prior to the final plat mylars being release to the developer for recording at Anoka County.
7. Demolition permits must be obtained for the removal of the existing home and two accessory structures.
8. A six foot concrete sidewalk will need to be constructed along the east side of London Street and the south side of Cloud Drive for the entire length of the proposed plat.
9. The driveway will need to be reconstructed with a proper setback of 3 feet onto the adjacent property or the lot line for Lot 1 be adjusted to provide a 3 foot setback for the existing driveway prior to the plat being recorded with Anoka County.
10. Execution and recording of a Development Agreement outlining the developer responsibilities for grading and development of the property.
11. 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 Woodland Cove.

PASSED by City Council of the City of Blaine this 16th day of February, 2017.