



City of Blaine Anoka County, Minnesota

Blaine City Hall
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Legislation Details (With Text)

File #: RES 17-039 **Version:** 1 **Name:** 15-09 Ellie's Cove Final Plat Extension
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Title: GRANTING APPROVAL OF A FINAL PLAT EXTENSION TO SUBDIVIDE 3.19 ACRES INTO 11 DETACHED TOWNHOME LOTS TO BE KNOWN AS ELLIE'S COVE AT 45XX NORTH ROAD. KEITH CASTONGUAY AND MARK OLSON. (CASE FILE NO. 15-0009/LSJ)
Sponsors: Bryan Schafer
Indexes:
Code sections:
Attachments: 1. Ellie's Cove - Attachments - Final Plat.pdf

Date	Ver.	Action By	Action	Result
4/6/2017	1	City Council	Adopted	Pass

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

GRANTING APPROVAL OF A FINAL PLAT EXTENSION TO SUBDIVIDE 3.19 ACRES INTO 11 DETACHED TOWNHOME LOTS TO BE KNOWN AS ELLIE'S COVE AT 45XX NORTH ROAD. KEITH CASTONGUAY AND MARK OLSON. (CASE FILE NO. 15-0009/LSJ)

Planning Commission (Public Hearing)	05/12/15
City Council (Preliminary Plat)	06/18/15
City Council (Final Plat)	09/17/15
City Council (Final Plat Extension)	04/06/17

In 2015 the City Council reviewed and approved a conditional use permit and final plat for a development known as Carole's Cove. The original developer did not pursue developing the property and the property has remained untouched since the original approval date. At this time a new developer has taken the lead on this project and is proposing the exact same plat and development that was approved in 2015. The new applicants, Keith Castonguay and Mark Olson (JoshuaMarkum Homes), are requesting that the conditional use permit and final plat be renewed and extended so they can develop this property over the spring and summer months. The number of lots and the civil plans have not been changed since 2015. The only thing that is new is the builder and the housing elevations have changed only slightly.

This information was taken from the original staff report:

The applicant is proposing to develop a property that has been vacant for many years and that lies north of North Road and west of Lever Street. It is a 3.19 acre parcel that has a current zoning of R-1 (Single Family) and a land use of LDR (Low Density Residential).

The final plat of Ellie's Cove contains 11 single family lots. The lots will be accessed via the creation of a cul-de-sac, Kissel Court NE. All of the storm water features of the plat will be maintained by the private association for this plat.

The applicant will be required to pay park dedication for this plat in the amount of \$4,114 per lot, for total due of \$45,254. This fee must be paid prior to release of the final plat mylars for recording at Anoka County.

The cul-de-sac 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.

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 Rice 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 final plat is consistent with the approved preliminary plat, Resolution No. 15-111.

By motion, approve the Resolution.

Zoning and Location Map
Final Plat

WHEREAS, an application has been filed by Keith Castonguay and Mark Olson as subdivision Case No. 15-0009; and

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

THAT PRT OF SE1/4 OF SW1/4 OF SEC 24 TWP 31 RGE 23 DESC AS FOL: BEG AT A PT ON S LINE OF SD 1/4 1/4 346 FT W OF SE COR THEREOF, TH NLY PRL/W E LINE OF SD 1/4 1/4 430.50 FT, TH WLY PRL/W SD S LINE 363 FT, TH SLY PRL/W SD E LINE 430.50 FT TO SD S LINE, TH ELY ALG SD S LINE 363 FT TO POB, EX THAT PRT THEREOF DESC AS FOL: BEG AT A PT ON SD S LINE 346 FT W OF SE COR THEREOF, TH CONT ALG SD SLINE N 89 DEG 49 MIN 10 SEC W, ASSD BRG, 119 FT, TH N 00 DEG 10 MIN 50 SEC E 50 FT, TH ALG A TA N CUR CONC WLY WITH RAD 527 FT & HAV A CEN ANG OF 09 DEG 21 MIN 00 SEC 86 FT, TH N 80 DEG 49 MIN 10 SECE 125.10 FT TO A PT ON A LINE FROM POB, SD LINE BEING PRL/W E LINE OF SD 1/4 1/4, TH S 00 DEG 45 MIN 40 SEC E ALG SD PRL LINE 155.96 FT TO POB, EX RD, SUBJ TO EASE OF REC

WHEREAS, the Blaine City Council granted preliminary plat approval on June 18, 2015, subject to the stipulations as contained in Blaine City Council Resolution No. 15-111; 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 Ellie's Cove per Section 74-43 of the subdivision regulations is hereby granted subject to the following conditions:

1. The applicant will be required to pay park dedication for this plat. The 2017 park dedication rate is \$4,114 per lot so the total amount due is \$45,254. This fee must be paid prior to release of the final plat mylars for recording at Anoka County.
2. Rice Creek Watershed District permit is required prior to any site work. The Developer shall be responsible for the construction, maintenance, and repair of storm water features.
3. Cul-de-sac (Kissel Court NE) requires dedication of 60 feet of right-of-way and shall be constructed to 29 feet back to back in width.
4. Site plan and grading approval is required prior to any construction activities occurring on site.
5. As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.
6. The developer will be responsible for installation of sanitary sewer, water main, storm drainage improvements, street with concrete curb and gutter, street lights, mailboxes, traffic control signs, street signs, and all appurtenant items. The City shall approve plans and specifications prior to start of construction.
7. All Streets will follow the Anoka County street name grid system. The proposed street shall be named Kissel Court NE.
8. 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.

9. A development agreement is required prior to any work being performed on site.
10. 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 Ellies Cove.

PASSED by the City Council of the City of Blaine this 6th day of April, 2017.