



City of Blaine Anoka County, Minnesota

Blaine City Hall
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Blaine MN 55449

Legislation Details (With Text)

File #:	RES 18-186	Version:	1	Name:	SOUTH TERRACE COVE - PRELIMINARY PLAT
Type:	Resolution	Status:	Passed		
File created:	9/20/2018	In control:	City Council		
On agenda:	9/20/2018	Final action:	9/20/2018		
Title:	PRELIMINARY PLAT TO SUBDIVIDE 3.21 ACRES INTO 43 TOWNHOME LOTS TO BE KNOWN AS SOUTH TERRACE COVE AT 10267/10299/10301 UNIVERSITY AVENUE NE. SHADE TREE CONSTRUCTION (CASE FILE NO. 18-0039/SLK)				
Sponsors:	Shawn Kaye				
Indexes:					
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Attachments:					

Date	Ver.	Action By	Action	Result
9/20/2018	1	City Council	Adopted	Pass

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

PRELIMINARY PLAT TO SUBDIVIDE 3.21 ACRES INTO 43 TOWNHOME LOTS TO BE KNOWN AS SOUTH TERRACE COVE AT 10267/10299/10301 UNIVERSITY AVENUE NE. SHADE TREE CONSTRUCTION (CASE FILE NO. 18-0039/SLK)

Planning Commission (Public Hearing)	8/15/18
City Council (Preliminary Plat)	9/20/18
City Council (Final Plat)	TBD
Action Deadline (extended)	11/8/18

The Planning Commission voted unanimously to approve the preliminary plat. The Planning Commission added a condition to the rezoning that the rezoning shall be conditionally approved for the proposed townhome project and if the project does not go forward, the zoning shall remain as is. The Planning Commission also recommended two additional items for the Developer to consider:

- a right out only onto 102nd Lane NE from the site.
- eliminating the sixth (furthest east) townhome unit on the southeast corner of the site.

There were comments at the public hearing related to traffic, garbage, utilities, and density.

Three existing office buildings with rear yard storage buildings are currently located on the

northeast corner of University Avenue and 102nd Lane. The three buildings are located on three separate parcels. The applicant, Shadetree Construction is proposing to construct nine (9) townhome buildings with a total of 43 units.

The City Council initially discussed this project and concept plan in fall of 2017 and then again at the April 2018 workshop and was receptive to the construction of townhomes on this site.

Comprehensive Plan Amendment and Rezoning

The site that is being developed currently has a zoning of B-4 (Office Park) and a land use of CC (Community Commercial), neither of which support residential development. In order to have a residential use on this site the land use designation on the property must be changed to HDR (High Density Residential) to match the density (between 12 and 25 units per acre) of the proposed development. In addition, a rezoning will be required to match the residential development. The City has long used the DF (Development Flex) zoning designation for multi-family residential projects and that is what is proposed for this parcel.

The Comprehensive Plan amendment will need to be reviewed by the Metropolitan Council. Any action by the City Council would be contingent upon METC's review and approval.

Preliminary Plat

The 3.2 acre parcel will be subdivided into a total of 44 lots (one for each unit and one common lot).

Park dedication will be required for each unit being constructed. The 2018 park dedication rate is \$4,320 per unit, so if the fee is paid in 2018, the total amount due is \$185,760.

Conditional Use Permit

The developer is proposing to construct townhome units that are 1,600 square feet (finished floor area). A floor plan and building elevations are included for your review. There will be five (5) buildings with private front entrances and rear garages. The other four (4) building styles will be back to back with 4 units in each building. The exteriors of the units include stone accents, vinyl siding and architectural roof shingles. The interior features of the units are also included for your review. The applicant has indicated that preliminarily the units could be approximately valued at \$250,000 per unit.

The City has used the standard of one overstory tree, one conifer tree, and one ornamental tree per unit for multi-family developments. The attached landscape plan also includes a 6 foot maintenance free fence and conifer trees along the entire east property line. There are several existing trees on the site that will need to be saved with retaining walls, etc.

There is an existing water stub that will need to be used in lieu of open cutting University

Avenue. The number and location of on-site fire hydrants will need to be reviewed by the Fire Department.

The existing driveways on University Avenue will need to be removed and curb replaced. There are areas of the existing bituminous trail along University Avenue that will need to be replaced and boulevard regraded.

The Development is proposing a six-foot wide concrete sidewalk along the north side of 102nd Lane. An existing electrical transformer will need to be relocated out of the proposed sidewalk location. A pedestrian ramp will need to be installed at the east end of the sidewalk.

The parking for South Terrace Cove will include 13 on-street stalls, 86 stalls adjacent to attached garages for each unit and 86 garage spaces.

Site Plan approval will be required for this development before any work is performed on site. This will include the submittal of a Site Improvement Performance Agreement and the associated financial guarantee.

By motion, approve the Resolution.

See Rezoning Report for attachments.

WHEREAS, an application has been filed by applicant as subdivision Case File No. 18-0039; and

WHEREAS, said case involves the division of land described as follows:
Lot 1, Block 1, DEMATTS ADDITION, Anoka County, Minnesota; and
Lots 1 and 2, Block 1, DEMATTS SECOND ADDITION, Anoka County, Minnesota

WHEREAS, the Blaine Planning Commission has reviewed said case file on August 15, 2018; and

WHEREAS, the Blaine Planning Commission has recommended subdivision Case File No. 18-0039 be approved subject to certain stipulations; and

WHEREAS the Blaine City Council has reviewed said case file on September 6, 2018 and September 20, 2018.

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 South Terrace Cove permitting preparation of a final plat for approval per Section

74-43 subject to the following conditions:

1. The applicant will be required to pay park dedication for the 43 new lots within this plat. If paid in 2018 the amount will be \$4,320 per lot, for total due of \$185,760. This fee must be paid prior to release of the final plat mylars for recording at Anoka County. The applicant should be aware that this fee may be increased in the future if the property is final platted in a different year.
2. Developer will need to obtain a Coon Creek Watershed District permit prior to any site work. The Developer shall be responsible for the construction, maintenance and repair of storm water features.
3. Site plan and grading approval is required prior to any construction activities occurring on site. This will include the submittal of a Site Improvement Performance Agreement and associated financial guarantee.
4. As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.
5. 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. The project will be required to connect to an existing water stub. Hydrant locations will need to reviewed by the Fire Department.
6. A six-foot wide concrete sidewalk is required along the north side of 102nd Lane with a pedestrian ramp at the east end of the property.
7. Work in University Avenue right-of-way will require a permit from the Anoka County Transportation Department. This work includes the removal of driveways, catch basin, trail repair and boulevard regrading.
8. Standard utility and drainage easements must be dedicated along all lot lines and over the existing storm sewer line on the north edge of the property. The Developer is to provide access for inspection and maintenance of this storm water infrastructure.
9. 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 South Terrace Cove.

PASSED by City Council of the City of Blaine this 20th day of September, 2018.