



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Details (With Text)

File #:	RES 19-89	Version:	1	Name:	Plat - Arroyo Villas (19-0019)
Type:	Resolution	Status:		Status:	Passed
File created:	6/17/2019	In control:		In control:	City Council
On agenda:	6/17/2019	Final action:		Final action:	6/17/2019
Title:	GRANTING PRELIMINARY PLAT APPROVAL TO SUBDIVIDE APPROXIMATELY 5.28 ACRES INTO 22 SINGLE FAMILY LOTS AND 2 OUTLOTS TO BE KNOWN AS ARROYO VILLAS LOCATED AT 116TH AVENUE NE AND ULYSSES STREET. (RANGER DEVELOPMENT) (CASE FILE NO. 19-0019/LSJ)				
Sponsors:	Bryan Schafer				
Indexes:					
Code sections:					
Attachments:					

Date	Ver.	Action By	Action	Result
6/17/2019	1	City Council	Adopted	Pass

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

GRANTING PRELIMINARY PLAT APPROVAL TO SUBDIVIDE APPROXIMATELY 5.28 ACRES INTO 22 SINGLE FAMILY LOTS AND 2 OUTLOTS TO BE KNOWN AS ARROYO VILLAS LOCATED AT 116TH AVENUE NE AND ULYSSES STREET. (RANGER DEVELOPMENT) (CASE FILE NO. 19-0019/LSJ)

Planning Commission (Public Hearing)	05/14/19
City Council (Preliminary Plat)	06/17/19
City Council (Final Plat)	TBD
Action Deadline	06/22/19

The Planning Commission voted unanimously to approve the rezoning. There was one comment at the public hearing concerning the loss of trees that would occur with this development.

Arroyo Villas consists of subdividing approximately 5.28 acres into a subdivision with 22 single family, detached units. This project is being proposed immediately south of the proposed Cedar Point apartment project on the southwest corner of Ulysses Street and 117th Avenue. The development requires the approval of a rezoning, preliminary plat and a conditional use permit as the proposed new zoning of the property is DF (Development Flex).

Rezoning

This property is currently zoned FR(Farm Residential) and the proposed zoning of the property is DF (Development Flex). The land use of the property is LDR (Low Density Residential), which requires a density of under 6 units per acre. The density of this plat is approximately 4 units per acre. The rationale for the rezoning is as follows:

1. The DF zoning standards to be incorporated are consistent with and will complement homes and housing options that have been constructed within recent master planned developments.
2. The DF zoning district allows the city the opportunity to have some flexibility when approving developments that warrant higher standards than what is allowed with the traditional zoning districts. It affords the city the opportunity to provide input on items that would benefit the surrounding neighborhoods and the city as a whole.

Preliminary Plat

The preliminary plat includes 22 single family detached units and two outlots. Outlot A is being used for ponding and is in a drainage and utility easement. Outlot B will be used for a private drive.

The plat will be accessed off of Ulysses Street by one driveway. The internal road will be considered private and will be maintained by the association. The internal road shall be named 115th Circle NE.

Park dedication is required for this plat in the amount of \$4,449 per unit for a total park dedication fee of \$97,878. This fee will be required prior to releasing the final plat mylars for recording at Anoka County.

Conditional Use Permit

This housing type is consistent with the existing detached townhomes that have been recently built by Hedberg Homes in the Lakes, the Woodland Village Development and Club West. The product being provided will be attractive to empty nesters or single home buyers.

The proposed single-family products would include maintenance free, vinyl siding, some hardie siding, culture stone, shakes and batten board. The floor plans would provide 1,800 to 1,900 square feet of finished area. The homes will be built slab-on-grade (no basements). The estimated price range is \$280,000-\$400,000.

All yards and driveways will be association maintained. The applicant has provided a landscape plan that will nicely compliment the development and provide an attractive appearance. Each lot has the standard two trees per lot and this landscape plan also includes a thick row of conifer trees along Ulysses Street to block road noise and commercial lights from the east side of Ulysses Street. The developer will be required to install the landscaping as shown on the

landscape plan presented for this application. The conifer trees along Ulysses Street will be required to be installed at 8 feet in height, rather than 6 feet as shown.

A site improvement performance agreement (SIPA) will be required prior to any work being performed on site. This agreement includes the submission of a final guarantee for all site work to be performed and a cash escrow to cover the city's cost of inspecting the improvements.

By motion, approve the Resolution.

See Rezoning (Second Reading) report.

WHEREAS, an application has been filed by applicant as subdivision Case File No. 19-0019; and

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

THAT PART OF THE EAST HALF OF LOT 34A, CENTRAL AVENUE ACRES, ANOKA COUNTY, MINNESOTA, LYING SOUTHERLY OF THE NORTH 239.5 FEET OF THE SOUTH 650 FEET OF SAID LOT 34A.

TOGETHER WITH AN EASEMENT FOR ROAD AND UTILITY PURPOSES OVER THE EAST 50 FEET OF THE EAST ONE-HALF OF LOT 34A EXCEPT THE SOUTH 650 FEET THEREOF.

AND

TRACT B, REGISTERED LAND SURVEY NO. 271, ANOKA COUNTY, MINNESOTA.

WHEREAS, the Blaine Planning Commission has reviewed said case file on May 14, 2019; and

WHEREAS, the Blaine Planning Commission has recommended subdivision Case File No. 19-0019 be approved subject to certain stipulations; and

WHEREAS the Blaine City Council has reviewed said case file on June 17, 2019.

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 addition name permitting preparation of a final plat for approval per Section 74-43 subject to the following conditions:

1. Park dedication is required for this plat in the amount of \$4,449 per unit for a total park

dedication fee of \$97,878. This fee will be required prior to releasing the final plat mylars for recording at Anoka County.

2. A grading and sediment control plan must be submitted for city approval prior to work being performed on site.
3. The size of site being graded requires a National Pollutant Discharge Elimination System (NPDES) permit from Minnesota Pollution Control Agency.
4. A development plan must be submitted for city approval prior to issuance of the first building permit. The development plan must indicate that all structures will be protected from flooding.
5. Coon Creek Watershed District permit is required prior to city approval of any plans.
6. The developer shall process a Letter of Map Change with FEMA as needed prior to issuance of building permits. Developer is responsible for following through with FEMA as necessary to receive final FEMA documents and to provide those documents to the homeowners, and to record the final documents on the certificate of title for each parcel in the development.
7. As-built surveys will be required to verify structure elevations and low grading for each structure constructed.
8. The developer will be responsible for installation of sanitary sewer, water main, storm drainage improvements, streets with concrete curb and gutter, streetlights, mailboxes, sidewalks, traffic control signs, street signs, and all appurtenant items. Plans and specifications must be approved by the city prior to start of construction.
9. The private street shall be signed for no parking on one side. The street name shall be 115th Circle NE.
10. Standard utility and drainage easements must be dedicated along all lot lines and over drainage ditches, ponds, delineated wetlands, and storm water detention basins. The developer is to provide access for maintenance of storm water detention basins. Restrictions will be placed on lots as needed to limit fences and landscaping to insure access.
11. Developer to require homeowner's associations to be responsible for maintenance and upkeep of landscape improvements. Utilities (sanitary sewer, water main, storm sewer, ponds, infiltration basins) sidewalks and streets are private and shall be maintained by a homeowners association.
12. Developer to install a 6-foot concrete sidewalk on the south side of Lot 18, Block 1.
13. Developer to install grouped mailboxes with design and locations approved by city and US Postal Service. Maintenance of the mailboxes to be the responsibility of the homeowner's association.
14. Execution of a Site Improvement Performance Agreement will be required, which includes the submission of a financial guarantee to cover the cost of all site improvements and a cash escrow to cover the city's cost of inspecting the improvements.
15. Soil boring information is required for determination of lowest floor elevations.
16. Standard water and sanitary sewer access charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.

17. All development signage by separate review.
18. Landscaping for common areas and along the streets to be completed as shown on the approved Site Plan.
19. 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 Arroyo Villas.

PASSED by City Council of the City of Blaine this 17th day of June, 2019.