



City of Blaine Anoka County, Minnesota

Blaine City Hall
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Blaine MN 55449

Legislation Details (With Text)

File #:	RES 19-108	Version:	1	Name:	Final Plat - Arroyo Villas (19-0019)
Type:	Resolution	Status:	Passed		
File created:	7/8/2019	In control:	City Council		
On agenda:	7/8/2019	Final action:	7/8/2019		
Title:	GRANTING FINAL 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:	1. Attachments				

Date	Ver.	Action By	Action	Result
7/8/2019	1	City Council	Adopted	Pass

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

GRANTING FINAL 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)	07/08/19

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 received Council approval of a rezoning, preliminary plat and a conditional use permit as the proposed new zoning of the property is DF (Development Flex).

The final plat includes 22 single family detached lots and two outlots. Outlot A will be 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.

A development agreement 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.

The final plat is consistent with the approved preliminary plat, Resolution No. 19-89.

By motion, approve the Resolution.

Zoning and Location Map
Final Plat

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

WHEREAS, said case involves the division of land in Anoka County, Minnesota, 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 City Council granted preliminary plat approval on June 17, 2019, subject to the stipulations as contained in Blaine City Council Resolution No. 19-89; 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 Arroyo Villas per Section 74-43 of the subdivision regulations is

hereby granted subject to the following conditions:

1. Park dedication is required for the 22 lot 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 lot 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 association to be responsible for maintenance and upkeep of all landscape improvements.
12. Utilities (sanitary sewer, water main, storm sewer, ponds, infiltration basins) sidewalks and streets are private and shall be maintained by a homeowners association.
13. Developer to install a 6-foot concrete sidewalk on the south side of Lot 18, Block 1.
14. 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.
15. Execution of a Development 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.

16. Soil boring information is required for determination of lowest floor elevations.
17. 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.
18. All development signage by separate review.
19. Landscaping for common areas and along the streets to be completed as shown on the approved Site Plan.
20. 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 the City Council of the City of Blaine this 8th day of July, 2019.