



City of Blaine Anoka County, Minnesota

Blaine City Hall
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Blaine MN 55449

Legislation Details (With Text)

File #:	RES 20-50	Version:	2	Name:	Plat - Harper's Haven (19-0049)
Type:	Resolution	Status:	Passed		
File created:	4/6/2020	In control:	City Council		
On agenda:	4/6/2020	Final action:	4/6/2020		
Title:	GRANTING PRELIMINARY PLAT APPROVAL TO SUBDIVIDE 4.01 ACRES INTO 14 SINGLE FAMILY LOTS TO BE KNOWN AS HARPERS HAVEN, LOCATED AT 12750 HARPERS STREET NE. WATERS EDGE INVESTMENTS (CASE FILE NO. 19-0049/SLK)				
Sponsors:	Lori Johnson				
Indexes:					
Code sections:					
Attachments:	1. Attachments				

Date	Ver.	Action By	Action	Result
4/6/2020	2	City Council	Adopted	Pass
3/10/2020	1	Planning Commission	Recommended for Approval	Pass

DEVELOPMENT BUSINESS - *Lori Johnson, City Planner*

GRANTING PRELIMINARY PLAT APPROVAL TO SUBDIVIDE 4.01 ACRES INTO 14 SINGLE FAMILY LOTS TO BE KNOWN AS HARPERS HAVEN, LOCATED AT 12750 HARPERS STREET NE. WATERS EDGE INVESTMENTS (CASE FILE NO. 19-0049/SLK)

Planning Commission (Public Hearing)	03/10/20
City Council (Preliminary Plat)	04/06/20
City Council (Final Plat)	TBD
Action Deadline	05/28/20

The Planning Commission voted unanimously to approve the conditional use permit. Comments at the public hearing included concerns about traffic on Harpers Street and drainage from the site.

The North East Area Plan Amendment, approved in October of 2002, created a land use designation of LDR (Low Density Residential) for the area included within this plat. The Harpers Street Development Guide Plan was adopted by the City Council in mid-2005.

The preliminary plat proposal consists of subdividing approximately 4 acres into a subdivision with a total of 14 dwelling units. This application proposes single-family homes. Park Dedication will be required as part of the platting.

Because the developer is proposing different housing styles with different design issues, platting requirements, lot sizes, markets and price ranges, the existing DF (Development Flex) zoning is proposed to establish the minimum standards for each of these areas. The flexibility provided by the DF zoning forms the basis of the Harpers Street Development Guide Plan.

The proposed plat is located along the 128th Avenue alignment, west of Harpers Street NE.

Neighborhood Description

Harpers Haven is proposed to contain 14 single-family lots.

The single-family product on 70-85 foot wide lots will be enhanced with exterior architectural details. The homes will include brick, stone, varying gables and hip rooflines. The floor plans would provide a minimum square footage of 1,500 square feet of finished area above grade for a split entry or two-story and a minimum of 1,400 square feet above grade for a rambler style home. The estimated price range is \$400,000 - \$500,000+.

All single-family units are proposed to be constructed with a 25-foot front yard setback and 30-rear yard setback. The lots will generally be around 70 feet wide and 130 feet deep.

Outlot A on the proposed plat will be used for drainage, ponding, and a trail access from Guadalcanal Street to 128th Avenue.

Engineering Items

Developer installed improvements shall include construction of all streets within the plat including lateral sanitary sewer and water main with services, storm drainage improvements, storm water management and water quality treatment infrastructure, streets with concrete curb and gutter, 6-foot concrete sidewalk along the east side of Guadalcanal St NE, 8-foot bituminous trail along the south side of 128th Avenue, 8-foot bituminous trail connecting 128th Avenue and Guadalcanal St NE, streetlights, mailboxes, traffic control signs, street signs, and all appurtenant items. Plans and specifications must be approved by the city prior to start of construction.

Trunk sanitary sewer area charges become due with platting for upland acreage. The 2020 rate for Sanitary Sewer District 6-5 is \$6,247.00 per acre and will apply to all upland acreage if platted in 2020. The preliminary plat total site acreage of 4.46 acres results in a total of \$27,862 that will be required to be submitted to the city prior to recording of the mylar.

Local public cul-de-sac streets typically require dedication of 60 feet from centerline of right-of-way and shall be constructed with 91-feet back to back.

Standard utility and drainage easements must be dedicated along all lot lines and over areas of

wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds. The Developer is to provide access for inspection and maintenance of storm water management infrastructure. Restrictions will be placed on lot lines as needed to limit fences and landscaping to insure access. Developer to verify normal ground water elevation in ponds. If the “Normal Ground Water Elevation” does not match the “Normal Water Elevation” that the 10:1 safety bench is designed at, provide a dense vegetative buffer strip between the two elevations. Developer shall submit a buffer strip seed mix design for review. All pond slopes shall be 4:1 except below Normal Ground Water Elevation, which can be 3:1.

Each lot shall have a minimum rear yard area behind each structure of a minimum of 20 feet from the structure at a maximum grade of 5%.

Development requires a National Pollutant Discharge Elimination System (NPDES) Phase II Permit from Minnesota Pollution Control Agency (MPCA).

Construction contract documents shall include a grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plans. Plans shall detail tree preservation, erosion protection, sediment control, proposed grading contours, utilities, roadway geometrics, storm drainage, storm water quality management, custom lot-grading, structure type, and structure elevation information. Additional information is required on adjacent parcels that indicate existing drainage patterns are being addressed. The development plan shall indicate all structures will be protected from flooding. Supporting geotechnical investigation report, soil boring logs and hydrology report shall be included in the submittal for city review and approval.

Coon Creek Watershed District (CCWD) will need to approve and permit this plat, prior to any site work. The developer has applied to the watershed for permit and is in their process.

As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.

The plat contains a significant number of trees that will be removed as part of the grading for lots and storm water improvements. The city’s tree replacement requirements would require 32 (eight trees per acre) to be replaced. The 14 lots (with one corner lot) would normally plant 29 trees. This is best achieved by requiring as part of the DF zoning approval the planting of 3 trees per lot (42 trees), the attached landscape plan identifies 46 new trees being platted within the plat.

By motion, approve the Resolution.

Zoning and Location Map
Preliminary Plat

Grading Plan
Utility Plan
Landscape Plan (2)
Ghost Plat Exhibit
Elevations
Floor Plans

WHEREAS, an application has been filed by Waters Edge Investments, LLC as subdivision Case File No. 19-0049; and

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

THE NORTH 330 FEET OF THE SOUTH 660 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 31, RANGE 23, EXCEPT THE EAST 660 FEET THEREOF, ALSO EXCEPT THE WEST 73.33 FEET THEREOF, ANOKA COUNTY, MINNESOTA

WHEREAS, the Blaine Planning Commission has reviewed said case file on March 10, 2020; and

WHEREAS, the Blaine Planning Commission has recommended subdivision Case File No. 19-0049 be approved subject to certain stipulations; and

WHEREAS the Blaine City Council has reviewed said case file on April 6, 2020.

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

1. All streets will follow the Anoka County street name grid system.
2. Developer installed improvements shall include construction of Guadalcanal Street within the plat including lateral sanitary sewer and water main with services, storm drainage improvements, storm water management and water quality treatment infrastructure, streets with concrete curb and gutter, 6-foot concrete sidewalk along the east side of Guadalcanal St NE, 8-foot bituminous trail along the south side of 128th Avenue, 8-foot bituminous trail connecting 128th Avenue and Guadalcanal St NE, streetlights, mailboxes, traffic control signs, street signs, and all appurtenant items.
3. Plans and specifications must be approved by the city prior to start of construction.
4. Trunk sanitary sewer area charges become due with platting for upland acreage. The 2020 rate for Sanitary Sewer District 6-5 of \$6,247 per acre of upland will apply. The preliminary plat total site acreage of 4.46 acres results in a total of \$27,862 that will be

- required to be submitted to the City prior to recordation of the mylar.
5. Standard utility and drainage easements must be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds.
 6. Each lot shall have a minimum rear yard area behind each structure of a minimum of 20 feet from the structure at a maximum grade of 5%.
 7. The developer is to provide access for inspection and maintenance of storm water management infrastructure. Restrictions will be placed on lot lines as needed to limit fences and landscaping to insure access.
 8. Development requires a National Pollutant Discharge Elimination System (NPDES) Permit from Minnesota Pollution Control Agency (MPCA).
 9. Construction contract documents shall include a rough grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plans. Supporting wetland delineation report, geotechnical investigation report, soil boring logs, and hydrology report shall be included in the submittal for city review and approval.
 10. The development plan shall indicate all structures will be protected from flooding.
 11. Coon Creek Watershed District (CCWD) will need to approve and permit this plat, prior to any site work.
 12. As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.
 13. Developer to install grouped mailboxes with design and locations approved by city and US Postal Service.
 14. Water and sanitary sewer availability charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.
 15. All development signage by separate review.
 16. All wells and septic systems to be properly abandoned per all local and state requirements.
 17. Park dedication is required for each of the 14 lots at the rate in effect at time of Final Plat. The 2020 rate is \$4,449 per lot for a total of \$62,286 (14 lots) if platted and paid in 2020.
 18. Execution and recording of a Development Agreement, which sets forth in greater detail the plat conditions as well as other responsibilities for the development of this plat.
 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 Harpers Haven.

PASSED by City Council of the City of Blaine this 6th day of April, 2020.