



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 12-015, **Version:** 2

ITEM: 11.3 A Development Business - *Bryan K. Schafer, Planning and Community Development Director*

**CASE FILE NO. 11-0046 // HANS HAGEN HOMES //
LAKES PARKWAY/PETERSBURG COURT**

**PRELIMINARY PLAT APPROVAL TO SUBDIVIDE 6.52 ACRES INTO NINE (9)
LOTS AND TWO (2) OUTLOTS TO BE KNOWN AS THE LAKES OF RADISSON 49th
ADDITION**

Planning Commission Public Hearing: 01/10/12

City Council: 02/02/12

Action Deadline: 02/05/12

Planning Commission Action

The Planning Commission voted 4-1 (Edison) to approve the preliminary plat and conditional use permit. Several comments were received from residents and are attached to this report. One resident spoke at the public hearing with concerns related to open space and the development of this parcel.

Preparation for “The Lakes” development began at the City level in late 2000 when discussions began regarding a comprehensive plan amendment that the City would undertake to study and plan for the future development of the City’s Northeast Area. As a result of the plan amendment this area was placed inside the MUSA (Metropolitan Urban Service Area) and urban land uses were established. This request, made by Hans Hagen, is based on the adopted Comprehensive Plan and MUSA boundary change.

The Lakes of Radisson 49th Addition proposal consists of subdividing approximately 6.52 acres into a subdivision of 9 single family homes. The preliminary plat also includes two (2) outlots for drainage and utility purposes. This application proposes five different single family models, plus the applicant would like the ability to construct custom built homes within this plat.

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 be unchanged to establish the minimum standards for this area.

The five proposed single-family products are two-story style homes. They will be enhanced with impressive exterior architectural details. The homes would include brick or stone, varying gables and hip rooflines. The floor plans would provide 1,878-2,600 square feet of finished area. The estimated price range is \$280,000-\$390,000.

The development of five interconnected neighborhood parks ranging in size from just under one acre to approximately 20 acres was approved with the first phase of “The Lakes”. All parks, which primarily are located around the major parkway system, feature enhanced landscaping, lighting and other park improvements.

The plat will be accessed from the south side of Lakes Parkway. A cul-de-sac, to be named Petersburg Court, will be constructed to provide access to the nine (9) platted lots.

Engineering Items

All local public streets require dedication of 60 feet of right-of-way and shall be constructed to 29 feet back to back of width. Per City Ordinance, the street name will follow the Anoka County street name grid system and will be named Petersburg Court NE. A 10’ wide boulevard is required along the west side of the street.

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. 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. Design of land-locked storm water features must be based on two back-to-back 100-year storm events or an over-land overflow must be provided.

Development requires a National Pollutant Discharge Elimination System (NPDES) Phase II General Storm Water Permit for Construction Activity from Minnesota Pollution Control Agency (MPCA). A prerequisite to the MPCA permit application includes preparation of a site Storm Water Pollution Prevention Plan (SWPPP) for the development site.

The Coon Creek Watershed District has approved the project.

Construction contract documents shall include a mass (rough) grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plan sheets. Plans shall detail wetland information, tree preservation, erosion protection, sediment control, proposed grading contours, utilities, roadway geometrics, storm drainage, storm water quality management, custom lot-grading, house type, and house elevation information. The development plan shall indicate all structures will be protected from flooding.

The Developer shall process any necessary FEMA Letter of Map Amendments and provide structure as-built surveys to homeowners at time of lot closing. 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.

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

Recommendation

By motion, approve the Resolution.

WHEREAS, an application has been filed by Hans Hagen Homes subdivision Case File No. 11-0046; and

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

OUTLOT Y, THE LAKES OF RADISSON TWENTIETH ADDITION, ANOKA COUNTY, MN

WHEREAS, the Blaine Planning Commission has reviewed said case file on January 10, 2012; and

WHEREAS, the Blaine Planning Commission has recommended subdivision Case File No. 11-0046 be approved subject to certain stipulations; and

WHEREAS the Blaine City Council has reviewed said case file on February 2, 2012.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that preliminary plat approval per Section 18-4(C)(1) of the subdivision regulations is hereby granted to Hans Hagen Homes permitting preparation of a final plat approval for The Lakes of Radisson 49th Addition per Section 18-3(a) subject to the following conditions:

1. Park dedication for the 9 residential lots has been covered and is within the *Lakes Park Development Agreement* which established a credit and payment system with the developer based on 3,300 housing units and 11 acres of commercial/retail. Housing units over 3,300 units, additional acres of commercial or future industrial created and platted in future phases are subject to park dedication payment at the rate in effect at that time and are outside of the agreement outlined by the *Park Development Agreement Memo*.

2. A rough grading and sediment control plan must be submitted for City approval prior to work being performed on site. Erosion control and tree preservation details shall be included on the grading plan. Lot grading to be consistent with Lakes Water Management Plan.
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 the approval of grading. The developer shall be responsible for the construction, maintenance and repair of storm water infiltration basins and wetland mitigation areas until the project receives final acceptance from the City.
6. The developer shall process a Letter of Map Change with FEMA prior to issuance of building permits within the unnumbered A-Zone on the FEMA flood map. Developer shall provide all FEMA paperwork and structure as-built surveys to homeowners at time of lot closing. Developer is responsible for following through with FEMA as necessary to receive final FEMA documents and to provide those documents to the homeowners.
7. All City streets, exclusive of parkways, require dedication of 60 feet of right-of-way and shall be constructed to 29 feet back to back of width.
8. An as-built survey will be required to verify structure elevations, custom grading requirements, final lot grading elevations.
9. The developer will be responsible for installation of sanitary sewer, water main, storm drainage improvements, streets with concrete curb and gutter, streetlights, mailboxes, sidewalks, trails, traffic control signs, street signs, and all appurtenant items. The City shall approve plans and specifications prior to start of construction.
10. All streets will follow the Anoka County street name grid system. The proposed street shall be named Petersburg Court NE.
11. Standard utility and drainage easements must be dedicated along all lot lines and over drainage ditches, ponds, delineated wetlands, and storm water detention basins. Developer to provide access to existing power lines in plat. The Developer is to provide access for maintenance to storm water detention basins. Restrictions will be placed on lots as needed to limit fences and landscaping to insure access.
12. Developer to install grouped mailboxes with design and locations approved by City and US Postal Service.
13. 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.
14. 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.
15. Ownership of Outlots A and B shall be deeded to the City.
16. All development signage by separate review.

PASSED by City Council of the City of Blaine this 2nd day of February 2012.