



City of Blaine Anoka County, Minnesota

Blaine City Hall
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Legislation Text

File #: TMP 12-227, Version: 1

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**~~CASE FILE NO 12-0010 // ARLYCE RICHARDSON // 11943 LEVER COURT NE
REZONING OF A .76 ACRE PARCEL AND A 9.23 ACRE PARCEL FROM FR (FARM
RESIDENTIAL) TO R-1A (SINGLE FAMILY)
PRELIMINARY PLAT APPROVAL TO SUBDIVIDE 46.02 ACRES INTO ONE (1) LOT
AND TWO (2) OUTLOTS TO BE KNOWN AS SUNSET POND THIRD ADDITION~~**

Item:	Rezoning
	Preliminary Plat
Zoning:	FR (Farm Residential)
Land Use:	LDR (Low Density Residential)
Applicable Regulations	Chapter 74.41 of the Subdivision Ordinance
Attachments:	Zoning and Location Map
	Preliminary Plat
Planning Commission Public Hearing:	05/08/12
City Council:	06/07/12

Currently, the applicant owns a 46.02-acre parcel located on 11943 Lever Court NE. in eastern Blaine. This area is part of the Northeast Planning Area and is located inside the Metropolitan Urban Service Area (MUSA). The preliminary plat and rezoning requests are intended to meet the intent and future design standards of the City of Blaine's Northeast Area Plan Amendment. The applicant is proposing to subdivide the parcel to create one lot for the existing home and two new outlots for future urban development. Outlot A could possibly be subdivided into urban lots in the future when urban services and access from the west through the Woodland Village development is provided. Outlot B could be re-platted, as a single lot, when services are installed on Lever Court with the Woodland Village development. However, the Outlots would need to be re-platted because building permits are not issued for structures on an Outlot.

When future subdivisions occur on Outlot A and/or B, the properties will be subject to connection charges for trunk sanitary sewer, lateral sanitary sewer and service, and lateral water and service.

The existing structure on Lot 1 will be required to connect to City sanitary sewer and water services when available. Connection charges will become due for trunk sanitary sewer, lateral sanitary sewer and service and lateral water and service.

The purpose for rezoning from FR to R-1A (Single Family) at this time is that the R-1A establishes the lot standards for Outlot B (a future single lot) and sets up the existing home with appropriate zoning for future connections to city water and sewer. The rationale is further laid out in the recommendation section.

In Planning Case File No. 12-0010 it is recommended that the Planning Commission recommend approval of the rezoning of a .76 acres parcel and a 9.23 acre parcel from FR (Farm Residential) to R-1A (Single Family) based on the following rationale:

1. The rezoning allows the property owner to meet the intent of the Northeast Area Plan amendment by creating an urban scale lot while preserving the balance of the property for future development.
2. The rezoning reflects lot creation for Outlot B with reasonable urban scale standards that are consistent with the expected future platting of this neighborhood in the near future.
3. Strict application of the FR requirements, in this urbanizing area, with typical FR lot size and structure placement would create a potential obstacle to efficient urban development in the future.
4. The plat, by virtue of the outlots, does not result in the creation of any new house pads at this time.

In Planning Case File No. 12-0010 it is recommended that the Planning Commission recommend approval of the preliminary plat of Sunset Ponds Third Addition based on the following conditions:

1. Re-platting of Outlot A and B into residential lots will be subject to further park dedication and city connection charges at the rates in effect at the time of platting.
2. Standard drainage and utility easements must be dedicated along all lot lines, wetlands and storm water features.
3. The existing structure on Lot 1 will be required to connect to City sanitary sewer and water services when available. Connection charges will become due for trunk sanitary, lateral

sanitary sewer and service and lateral water and service.