



City of Blaine Anoka County, Minnesota

Blaine City Hall
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Blaine MN 55449

Legislation Text

File #: RES 12-076, Version: 1

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CASE FILE NO. 12-0009 // GLORIA DUVERNAY // 2720 93rd AVENUE NE

THE APPLICANT IS REQUESTING A WAIVER OF PLAT TO DIVIDE A .58 ACRE PARCEL INTO TWO PARCELS.

Item:	Waiver of Platting
Zoning:	R-1 (Single Family)
Land Use:	LDR (Low Density Residential)
Applicable Regulations	Chapter 18 of the Subdivision Ordinance
Attachments:	Zoning and Location Map Certificate of Survey
Planning Commission Public Hearing:	05/08/12
City Council:	06/07/12

The applicant owns a parcel that is approximately .58 acres. The applicant's proposal is to subdivide this parcel into two single-family lots, consistent with the R-1 (Single Family) zoning standards. Parcel A fronts on 93rd Avenue NE and Parcel B fronts on 92nd Lane NE. Both lots will exceed the R-1 (Single Family) requirement for lot width. The lot depth for Parcel A is proposed to be 136.68 feet to allow an adequate setback for the existing garage. Parcel B will have a lot depth of 116.5 feet, 8.5 feet under the 125 foot minimum but will contain 11,650 square feet which is well above the 10,000 square feet minimum. The 116 foot depth will allow for standard placement of the new home and a standard 56 foot building pad.

Parcels A and B are both served with sanitary sewer and water services from the adjacent streets. The parcel's frontage of 1.04 lot units on 93rd Avenue NE and the first 125 feet of depth were assessed for improvements with Project 94-06B. Connection charges for 1.04 lot units of sanitary sewer lateral, water main lateral, and services become due with platting frontage on 92nd Lane NE. Trunk sanitary sewer and storm drainage area charges become due with platting for the remaining acreage of 0.29 acres.

The current rate for 1.04 lot units of sanitary sewer lateral and water main lateral is \$7,215, for a total of \$7,504. The current rate for services is \$1,515. The current rate for trunk sanitary sewer is \$5,326 per acre and for storm drainage is \$6,779 per acre for a total due for 0.29 acres of \$3,510.

The total of all connection charges is \$12,529. City crews have been working with the potential builder of the lot to locate the existing services, but have not been able to locate them. If the services are not found the connection charge for the services will not be collected.

Lot drainage and building floor elevations will be reviewed with the certificate of survey submitted with a building permit application.

This waiver of platting was actually approved in 2009 but was never recorded by the applicant. The approval has since expired, which is why the applicant is again coming forward with the same application.

In Planning Case File No. 12-0009 it is recommended that the Planning Commission recommend approval of the waiver of platting based on the following conditions:

1. Park dedication must be paid for one new single-family lot. The total amount due, if paid in 2012, is \$2,557.
2. The applicant to coordinate with private utility companies, i.e., cable, electric, and telephone, for underground services for the new home built on Parcel B.
3. Airport Noise Abatement Standards to be incorporated into the construction of the new home.
4. Developer to provide written notice to the homebuilder and/or lot purchaser of plat's proximity to Anoka County Airport and potential noise impact.
5. Tree preservation and grading information to be incorporated into the certificate of survey submitted with the building permit application. Building floor elevations must be in conformance to the City's Comprehensive Water Resource Management Plan.
6. The wire fence constructed around the perimeter of Parcel B to be removed prior to the City releasing/signing off on the waiver of platting.
7. Connection charges become due with platting for 1.04 lot units of sanitary sewer lateral and water main lateral at the current rate of \$7,215. Connection charges become due with platting for one unit of sanitary and water services at \$1,515. If these services are not located, this amount will not be collected.
8. Trunk sanitary and storm drainage area charges become due with platting. The current rate for trunk sanitary sewer is \$5,326 per acre and for storm drainage is \$6,779 per acre for a total due for 0.29 acres of \$3,510.