



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 13-026, Version: 2

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

GRANTING PRELIMINARY PLAT APPROVAL TO SUBDIVIDE 30.08 ACRES INTO 74 SINGLE FAMILY LOTS AND TWO OUTLOTS TO BE KNOWN AS HARPERS STREET WOODS 2nd ADDITION AT HARPERS STREET/NORTH OF 128th LANE NE. CAPSTONE HOMES. (CASE FILE NO. 13-0002/SLK)

Planning Commission (Public Hearing)	02/12/13
City Council (Preliminary Plat and CUP)	03/07/13
Action Deadline	03/15/13

Planning Commission

The Planning Commission voted unanimously to approve the conditional use permit. A written comment was received from a nearby resident expressing concerns about the Harpers Street extension.

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 land was originally preliminary platted as a part of a larger plat known as Harpers Street Woods. This area was never final platted due to a turn in the economy.

The preliminary plat proposal consists of subdividing approximately 30 acres into a subdivision with a total of 74 dwelling units. This application proposes single-family homes.

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 129th Avenue alignment and both west and east of Harpers Street NE.

Neighborhood Description

In summary, Harpers Street Woods 2nd Addition is proposed to contain the following:

- 74- Single-Family Lots

The single-family product on both 70 foot and 80-90 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 modified two-story and a minimum of 1,400 square feet above grade for a rambler style home. The estimated price range is \$250,000-\$300,000+. Capstone Homes is planning to be the primary builder within this development, but may open the development to other builders.

All single-family units are proposed to be constructed with a 25-foot front yard setbacks and 30 -rear yard setbacks. The lots will generally be around 70 feet wide and 130 feet deep. However, in order to be consistent with the development to the south the applicant has proposed 80-90 foot wide lots on all the lots on the south side of this plat (south of 129th Avenue NE).

The applicant and City staff are proposing a City park in the northwest corner of the proposed plat. This is consistent with the City's adopted Comprehensive Plan which calls for a smaller neighborhood park located between Legacy Creek Park (east) and Quail Creek Park (west). The park will be accessed from the south on 129th Lane NE and from 130th Court on the north side of the park. The park (1.8 acres) will contain a small playground, trail and open areas. In exchange for deeding the park land to the City, the applicant will be receiving a 15 lot park credit (2013 value of \$2,813= \$42,195). The proposed plat will pay park dedication rates at the 2013 value and assumes some of the land may be final platted at a later date. This comes into play if the applicant phases this plat into future years. The Park Board reviewed the proposed park at their January 2013 meeting and is supportive of the plan.

Engineering Items

Developer installed improvements shall include construction of Harpers Street NE to urban standards for a State Aid Street from approximately 150 feet north of 128th Lane NE to the north end of the plat, and all streets within the plat including sanitary sewer and trunk water main, 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 sidewalks along the west side of Jamestown Street, east side of Harpers Street, north side of 129th Avenue, north side of 129th Lane, and south side of 130th Court, 10 foot bituminous trail along the west side of Harpers Street, 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 water main shall be installed in Harpers Street NE in accordance with the City's Water System Plan. The final alignment of the trunk water main may vary to best correspond with the concept plan for the area. The City and developer will work towards an acceptable alignment prior to construction plan approval. It is proposed that the City will pay for over sizing of trunk water main improvements. The development contract for the plat will set forth details of payment.

Trunk sanitary sewer area charges become due with platting for upland acreage. The 2013 rate for Sanitary Sewer District 6-5 is \$5,179 per upland acre.

Additional construction details are required for the reconstruction of Harpers Street NE. Access must be maintained to existing parcels during construction for residents, emergency vehicles, school buses, garbage collection, and other essential services.

The developer has responsibility for financial participation in the Plat's share of the cost of off-site improvements required by Anoka County on 125th Avenue NE at Harpers Street. This includes, but is not limited to, intersection improvements, traffic signal installations, and roadway widening improvements. The City has calculated the development potential of all of the developable property, lying north of 125th Avenue and within the current development schedule provided by the 2005 MUSA and has determined the following:

The developer has responsibility for financial participation in 125th Avenue NE improvements associated with this development. This includes, but is not limited to, intersection improvements, traffic signal installations, and roadway widening improvements. Anoka County will specify required improvements in their plat review. The City has calculated the development potential of all of the developable property, lying north of 125th Avenue and within the current development schedule provided by the 2005 MUSA and has determined the per lot cost associated for the improvements to be \$1,307 per lot (2013 rate). The plat, if it ultimately contains 74 lots, would have a responsibility of \$96,718 if platted in 2013.

All local public streets typically require dedication of 60 feet of right-of-way and shall be constructed to 29 feet back to back of width. Right-of-way for Harpers Street shall remain at the existing 66 feet and be constructed 33 feet back to back width, the State Aid Standard to allow parking on one side. All streets will follow the Anoka County street name grid system.

Street and utility extensions are required to the edges of the plat for future connections to the adjacent parcels.

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.

The developer will need follow the vacation process for a portion of the existing Harpers Street Right of Way to allow construction on the proposed Lot 7, Block 1, prior to final plat.

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) approved this plat with 2 stipulations at their meeting on February 11, 2013. The stipulations concern developer posting an escrow and the notification of downstream land owners.

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

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Preliminary Plat

Preliminary Site Utility Plan

Preliminary Grading Plan
Landscape Plan
Concept Plan for Property to the West
Elevations (7)

WHEREAS, an application has been filed by Capstone Homes as subdivision Case File No. 13-0002; and

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

THE NORTH 330 FEET OF THE SOUTH 990 FEET OF THE EAST 660 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 03, TOWNSHIP 31, RANGE 23, EXCEPT ROADWAY, SUBJECT TO EASEMENT OF RECORD; AND

THE NORTH 330 FEET OF THE SOUTH 990 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 03, TOWNSHIP 31, RANGE 23, ANOKA COUNTY, MINNESOTA (EXCEPT THE EAST 660 FEET THEREOF) RESERVING AND SUBJECT TO AN EASEMENT FOR ROADWAY PURPOSES OVER THE EAST 54 FEET OF THE NORTH 60 FEET THEREOF; AND

THE NORTH 330 FEET OF THE SOUTH 660 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; EXCEPT THE EAST 660 FEET THEREOF; EXCEPT ROADWAY; SUBJECT TO EASEMENT OF RECORD; AND

THE SOUTH 330 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 03, TOWNSHIP 31, RANGE 23, ANOKA COUNTY, MINNESOTA (EXCEPT THE EAST 660 FEET THEREOF) ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE REGISTRAR OF DEEDS IN AND FOR ANOKA COUNTY; AND

UNPLATTED CITY OF BLAINE THE NORTH 330 FEET OF THE SOUTH 660 FEET OF THE EAST 660 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 03, TOWNSHIP 31, RANGE 23, ANOKA COUNTY,

MINNESOTA RESERVING AND (SUBJECT TO AN EASEMENT FOR ROADWAY PURPOSES OVER THE WEST 66 FEET THEREOF) ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE REGISTRAR OF DEEDS IN AND FOR ANOKA COUNTY; AND

THE SOUTH 330 FEET OF THE EAST 660 FEET OF THE SOUTHWEST QUARTER OF

THE NORTHEAST QUARTER OF SECTION 03, TOWNSHIP 31, RANGE 23, ANOKA COUNTY, MINNESOTA RESERVING AND (SUBJECT TO AN EASEMENT FOR ROADWAY PURPOSES OVER THE WEST 66 FEET) ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE REGISTRAR OF DEEDS IN AND FOR ANOKA COUNTY; AND

OUTLOT A, HARPERS STREET WOODS, ANOKA COUNTY, MINNESOTA.

WHEREAS, the Blaine Planning Commission has reviewed said case file on February 12, 2013; and

WHEREAS, the Blaine Planning Commission has recommended subdivision Case File No. 13-0002 be approved subject to certain stipulations; and

WHEREAS the Blaine City Council has reviewed said case file on March 7, 2013.

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 Street Woods 2nd Addition 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. The developer has responsibility for financial participation in 125th Avenue NE improvements associated with this development. This includes, but is not limited to, intersection improvements, traffic signal installations and roadway widening improvements. Anoka County will specify required improvements as part of their review. The City has calculated the development potential of all the developable property lying north of 125th Avenue and within the current development scheduled provided by the 2005 MUSA and has determined the per lot cost associated for the improvements to be \$1,307 per lot (2013 rate). The plat, if it ultimately contains 74 lots, would have a responsibility of \$96,718 if platted in 2013.
3. Development installed improvements shall include construction of Harpers Street NE to State Aid urban standards from 50 feet north of 128th Lane NE to the north end of the plat and all streets within the plat including sanitary sewer and trunk water main, 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, six foot concrete sidewalks along the west side of Jamestown Street, east side of Harpers Street, north side of 129th Avenue and Lane, south side of 130th Court and north side of 129th Avenue, 10 foot bituminous trail along the west side of Harpers Street, street lights, mailboxes, traffic control signals, street signs and all appurtenant items.
4. Plans and specifications must be approved by the City prior to start of construction.

5. Right-of-way for Harpers Street will remain at 66 feet in width.
6. Trunk water main shall be installed in Harpers Street NE in accordance with the City's Water System Plan. The final alignment of the trunk water main may vary to best correspond with the concept plan for the area. The City and developer will work towards an acceptable alignment prior to construction plan approval. It is proposed that the City will pay for over sizing of trunk water main improvements constructed. The development contract for the plat will set forth details of payment.
7. Trunk sanitary sewer area charges become due with platting of r upland acreage. The 2013 rate for Sanitary Sewer District 6-5 is \$5,179 per upland acre.
8. Street and utility extensions are required to the edges of the plat for future connections to adjacent parcels.
9. 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.
10. 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%.
11. The Developer 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 ensure access.
12. The Developer will need to follow the vacation process for a portion of the existing Harpers Street right-of-way to allow construction on proposed Lot 7, Block 1, prior to final plat.
13. Development requires a National Pollutant Discharge Elimination System (NPDES) Permit from Minnesota Pollution Control Agency (MPCA).
14. 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.
15. The development plan shall indicate all structures will be protected from flooding.
16. CCWD approval is required prior to City Council consideration of preliminary plat and a CCWD permit is required prior to City approval for construction plans and specifications.
17. As-built surveys shall be required to verify structure elevations, custom grading requirements and final lot grading elevations.
18. In exchange for deeding the park land to the City, the applicant will be receiving a 15 lot park credit (2013 value of \$2,813 = \$42,195). Park dedication to be paid for 59 housing units at the 2013 rate. The proposed plat will pay park dedication rates at the 2013 value assuming some of the land may be final platted at a later date. The park to be deeded, by Warranty Deed, to the City within 90 days of final plat approval.
19. Developer to install grouped mailboxes with design and locations approved by the City and US Postal Services.

20. 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.
21. All development signage by separate review.
22. All wells and septic systems to be properly abandoned per all local and state requirements.
23. 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.

PASSED by the City Council of the City of Blaine this 7th day of March 2013.