



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 13-029, Version: 2

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

GRANTING PRELIMINARY PLAT APPROVAL TO SUBDIVIDE 9.94 ACRES INTO 35 SINGLE FAMILY LOTS AND TWO OUTLOTS TO BE KNOWN AS THE LAKES OF RADISSON FIFTY-FOURTH ADDITION AT LAKES PARKWAY/MARINA CIRCLE. HANS HAGEN HOMES. (CASE FILE NO. 13-0001/SLK)

Planning Commission (Public Hearing)	02/12/13
City Council (Preliminary Plat/CUP)	03/07/13
Action Deadline	03/10/13

Planning Commission

The Planning Commission unanimously recommended approval of the preliminary plat and conditional use permit. There were no comments at the public hearing.

The Lakes of Radisson 54th Addition consists of subdividing approximately 9.94 acres into a subdivision with 35 dwelling units. The preliminary plat also includes two outlots for drainage and ponding. This application proposes a variety of different housing product types. This proposal is consistent with the existing Carriage/Village homes that Hans Hagen Homes has constructed west of Harpers Street and south of 125th Avenue and just east of this development in The Lakes.

The homes are marketed to empty nesters and young professionals. The proposed single-family products are reminiscent of carriage styled homes from the past. They will be enhanced with impressive exterior architectural details. The homes would include brick, stone, hardi siding, carriage style garage doors, varying gables and hip rooflines. The floor plans would provide 1,900 to 2,400 square feet of finished area. The estimated price range is \$235,000-\$275,000.

All single family detached units are proposed to be constructed with a 16-foot front yard setback with a minimum of 18 feet to the front of the garage door. All homes will have a 17.5-foot rear yard setback. A minimum of 8 feet between houses will be provided in the side yard. The reduced setbacks have been chosen by the developer to enhance the pedestrian nature of this development by placing the front of the homes closer to the street and pedestrian sidewalk system and encouraging the garages to be recessed into the facade of the home. All yards and

driveways will be association maintained.

The applicant has provided a landscape plan that will nicely compliment the development and provide a very attractive appearance throughout the development.

Engineering Items

Developer to grant by warranty deed, within 30 days of City acceptance of completed improvements, proposed Outlots A and B.

A rough grading and sediment control plan must be submitted for City approval prior to work being performed on site. Erosion control details shall be included on the grading plan. Lot grading to be consistent with Lakes Water Management Plan.

The size of site being graded requires a National Pollutant Discharge Elimination System (NPDES) permit from Minnesota Pollution Control Agency. 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.

Coon Creek Watershed District permit is required prior to the approval of grading.

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, and to record the final documents on the certificate of title for each parcel in the development.

As-built surveys will be required to verify structure elevations and lot grading for each structure constructed.

The developer will be responsible for installation of sanitary sewer, water main, storm drainage improvements, streets with concrete curb and gutter, streetlights, mailboxes, sidewalks, traffic control signs, street signs, and all appurtenant items. A thicker street pavement section will be needed in the corners of the street to aid in construction. Plans and specifications must be approved by the City prior to start of construction. 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. The street name shall be Kiska Circle NE.

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 of

storm water detention basins. Restrictions will be placed on lots as needed to limit fences and landscaping to insure access.

Developer to require homeowner's associations to be responsible for maintenance and upkeep of landscape improvements along and within the right-of-way for all of the parkway style developed streets.

Developer to install grouped mailboxes with design and locations approved by City and US Postal Service.

Execution and recording of a Development Agreement, which sets forth in greater detail these plat conditions as well as other technical and financial responsibilities for the development of this plat.

Soil boring information is required for determination of lowest floor elevations. 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.

All development signage by separate review.

Please note that the parcels contained by this application (Outlots C and D Lakes 39th), are subject to several Development Agreements between Main Street 1000 and the City of Blaine. Main Street 1000 is currently in default of those agreements. The applicant has previously been notified that the City may withhold issuance of any building permits that are requested on those parcels until such time as the default is cured by Main Street 1000.

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Preliminary Plat

Preliminary Site Utility Plan

Preliminary Grading Plan

Landscape Plan

Building Elevations and Floor Plans

WHEREAS, an application has been filed by Hans Hagen Homes as subdivision Case File No. 13-0001; and

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

OUTLOTS C AND D, THE LAKES OF RADISSON THIRTY-NINTH ADDITION, 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. 13-0001 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 The Lakes of Radisson Fifty-Fourth Addition permitting preparation of a final plat for approval per Section 74-43 subject to the following conditions:

1. Park dedication for this plat has been previously addressed through the agreement for credit and payment as outlined in the approved *Park Development Agreement* and based on the platting of up to 3,300 housing units and 11 acres of commercial/retail.
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.
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.
7. 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.
8. As-built surveys will be required to verify structure elevations and lot grading for each structure constructed.
9. The developer will be responsible for installation of sanitary sewer, trunk main, storm drainage improvements, streets with concrete curb and gutter, streetlights, mailboxes, sidewalks, traffic control signs, street signs, and all appurtenant items. A thicker street

- pavement section will be needed in the corners of the street to aid in construction. Plans and specifications must be approved by the City prior to start of construction.
10. 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.
 11. The street name shall be Kiska Circle NE.
 12. 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 of storm water detention basins. Restrictions will be placed on lots as needed to limit fences and landscaping to insure access.
 13. Developer to require homeowner's associations to be responsible for maintenance and upkeep of landscape improvements along and within the right-of-way for all of the parkway style developed streets.
 14. Developer to install grouped mailboxes with design and locations approved by City and US Postal Service. Maintenance of the mailboxes to be the responsibility of the homeowner's association.
 15. 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.
 16. Soil boring information is required for determination of lowest floor elevations.
 17. 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.
 18. All development signage by separate review.
 19. Landscaping for Lakes of Radisson 54th Addition common areas and along the streets to be completed as shown on the approved Site Plan.
 20. The parcels contained by this application (Outlots C and D Lakes 39th), are subject to several Development Agreements between Main Street 1000 and the City of Blaine. Main Street 1000 is currently in default of those agreements and as previously indicated by the City's letter dated December 13, 2012 the City may withhold issuance of any building permits that are requested on those parcels until such time as the default is cured by Main Street 1000.

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