



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 13-043, Version: 2

ITEM: 11.3 DEVELOPMENT BUSINESS - *Bryan K. Schafer, Planning and Community Development Director*

GRANTING PRELIMINARY PLAT APPROVAL TO SUBDIVIDE 1.83 ACRES INTO FOUR (4) SINGLE FAMILY LOTS TO BE KNOWN AS MARQUEST MEADOWS EAST AT 91st AVENUE/ZUMBROTA STREET NE. SHADE TREE CONSTRUCTION, INC. (CASE FILE NO. 13-0005/LSJ)

Planning Commission (Public Hearing)	03/12/13
City Council (Preliminary Plat)	04/04/13
Action Deadline	04/14/13

There were several residents that voiced their opposition to development as the property has been vacant for many years. The Planning Commission made a unanimous decision to recommend approval of the development.

Shade Tree Construction is proposing infill development southeast of the airport on 91st Avenue. The parcel of land in question has remained undeveloped for many years while all property around it has been developed as single family housing.

The parcel being platted is 1.83 acres in size. The proposed plat, to be known as Marquest Meadows East, consists of 4 single family lots. The property is zoned R-1 (Single Family Residential). All four lots meet the minimum lot size requirement in the R-1 Zoning District of 10,000 square feet.

Park dedication is required for this plat at the rate of \$2,813 per lot, for a total park dedication requirement of \$11,252. This payment must be made prior to release of final plat mylars for recording at Anoka County.

The plat contains a fairly dense tree cover of aspen and elm and the mass grading to provide drainage and pad areas will remove a significant portion of those trees. The City's tree preservation ordinance will require replacement of up to 28 (seven trees per lot). The replacement to be outlined in further detail as part of the approved grading plan with trees to be either shown to be planted on site or payment made to the City's tree reforestation fund. If trees

are replanted, the City will need a replacement plan and escrow must be provided prior to release of final plat mylars for recording at Anoka County. Eight of the trees will be covered by the City's standard landscape tree planting requirement of two trees per lot.

This plat will require a permit from the Rice Creek Watershed District prior to any construction activity or issuance of building permits.

Trunk sanitary sewer, street, storm sewer trunk, water lateral and service, sewer lateral and service have been paid for one existing lot. The following payment will need to be collected for the creation of the three additional lots. As one of the new lots already has water and sewer service installed to the lot line it will only be charged the trunk sanitary and storm, street, and water and sewer lateral for a total of \$20,021. The other two newly created lots will be charged for trunk sanitary and storm sewer, street, water lateral and service, sewer lateral and service for a total of \$18,424 per lot. The total charge of \$56,869 must be made prior to release of final plat mylars for recording at Anoka County.

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Certificate of Survey

Preliminary Plat

Grading Plan

Utility Plan

Comments from the Public

Unapproved Planning Commission Minutes 03/12/13

WHEREAS, an application has been filed by Shade Tree Construction, Inc. as subdivision Case File No. 13-0005; and

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

THE EAST HALF OF THE LOT 60, SPRING LAKE PARK WOODLANDS; ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE REGISTRAR OF TITLES, ANOKA COUNTY, MINNESOTA.

SUBJECT TO A 5 FOOT STRIP EASEMENT ALONG THE REAR LINE FOR PUBLIC UTILITY USE.

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

WHEREAS, the Blaine Planning Commission has recommended subdivision Case File No. 13-0005 be approved subject to certain stipulations; and

WHEREAS the Blaine City Council has reviewed said case file on April 4, 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 to Shade Tree Construction, Inc. permitting preparation of a final plat for approval per Section 74-43 subject to the following conditions:

1. Park dedication is required for this plat at the rate of \$2,813 per lot, for a total park dedication requirement of \$11,252. This payment must be made prior to release of final plat mylars for recording at Anoka County.
2. Obtain a permit from the Rice Creek Watershed District prior to any construction activity or issuance of building permits.
3. Street and utility charges become due in the amount of \$56,869 for this plat. This payment is required to be paid prior to release of the final plat mylars for recording at Anoka County.
4. The City's tree preservation ordinance will require replacement of up to 28 (seven trees per lot). The replacement to be outlined in further detail as part of the approved grading plan with trees to be either shown to be planted on site or payment made to the City's tree reforestation fund. If trees are replanted, the City will need a replacement plan and escrow must be provided prior to release of final plat mylars for recording at Anoka County. Eight of the trees will be covered by the City's standard landscape tree planting requirement of two trees per lot.
5. All homes to meet the City's Noise Abatement construction standards as outlined by Zoning Section 33.22.
6. The required maintenance of rain gardens and purpose of driveway storm drainage overflows to be included in the purchase agreements with all affected homebuyers.

PASSED by City Council of the City of Blaine this 4th day of April 2013.