



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 13-069, Version: 2

ITEM: 11.9 A DEVELOPMENT BUSINESS - *Bryan K. Schafer, Planning and Community Development Director*

GRANTING PRELIMINARY PLAT APPROVAL TO SUBDIVIDE 9.67 ACRES INTO 48 DETACHED SINGLE FAMILY LOTS AND FIVE OUTLOTS TO BE KNOWN AS THE LAKES OF RADISSON 55TH ADDITION AT EDISON STREET/ALAMO STREET. CENTRA HOMES, LLC. (CASE FILE NO. 13-0012/SLK)

Planning Commission (Public Hearing)	04/09/13
City Council (Preliminary Plat/CUP)	05/02/13
Action Deadline	05/06/13

Planning Commission

The Planning Commission voted unanimously to approve the preliminary plat. There were no comments at the public hearing.

The applicant is proposing to subdivide an Outlot and several lots into 48 single family detached units. The parcels included in this proposal were originally platted as attached townhome lots but were never built by Rottlund Homes. However, most of the private roads and all of the utilities were constructed within the proposed plat by Rottlund Homes.

The Lakes of Radisson 55th Addition consists of subdividing approximately 9.67 acres into a subdivision with 48 dwelling units which results in a project density of 5 units per acre, which is on the low end of the MDR (Medium Density Residential) land use. The preliminary plat also includes five outlots for drainage, ponding, and existing roadways. This proposal is similar (detached townhome) to 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 first time home buyers. The proposed homes will be enhanced exterior architectural details. The homes would include brick, stone, and varying gables and hip rooflines. The floor plans would provide 2,000 to 2,200 square feet of finished area. The estimated price range is \$200,000 -\$249,000.

All single family detached units are proposed to be constructed with a 20-foot front yard

setback. All homes will have an 18-foot rear yard setback. A minimum of 13 feet between houses will be provided in the side yard. All yard landscaping and driveways will be association maintained.

The applicant has provided a landscape plan that will nicely compliment the development. However, the applicant will need to provide a landscape plan for the rear yards of the units located on the west side of the development, this plan should be consistent with the planting plan on the south side of the plat.

Engineering Items

Developer to dedicate drainage and utility easements over proposed Outlots A and B. Existing easements on underlying properties will need to be vacated before the plat can be recorded. The developer has submitted a petition to vacate these easements.

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 City approving any work on site.

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. The Developer will be responsible for the maintenance of the infiltration basins for a period of three (3) years after they are constructed to insure that the basins are functioning correctly. Plans and specifications must be approved by the City prior to start of construction. All streets shall be constructed to City Standards for

width based on parking configuration. Private streets or alley can be constructed to a minimum of 22 feet in width if signed “No Parking”. Private 24-foot wide streets can be parked on one side provided “NO PARKING FIRE LANE” signs are posted every 75 feet on the opposite side of the drive.

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 all utilities, streets, storm drainage improvements, and landscape improvements in the development. Developer shall provide documentation to the homeowner’s association, with copies to the City, about maintenance procedures for the improvements.

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

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.

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Preliminary Plat

Site Plan

Grading Plan

Utility Plan

Landscape Plan

Building Elevations and Floor Plans

WHEREAS, an application has been filed by Centra Homes, LLC as subdivision Case File No. 13-0012; and

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

OUTLOT A, CHAIN OF LAKES ADDITION; TOGETHER WITH LOTS 1, 2, 6, 7 AND 8,

BLOCK 1, THE LAKES OF RADISSON FORTIETH ADDITION; TOGETHER WITH LOTS 1-19, BLOCK 1, THE LAKES OF RADISSON FORTY-FOURTH ADDITION, ANOKA COUNTY MINNESOTA.

WHEREAS, the Blaine Planning Commission has reviewed said case file on April 9, 2013; and

WHEREAS, the Blaine Planning Commission has recommended subdivision Case File No. 13-0012 be approved subject to certain stipulations; and

WHEREAS the Blaine City Council has reviewed said case file on May 2, 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 Centra Homes, LLC 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. The size of site being graded requires a National Pollutant Discharge Elimination System (NPDES) permit from Minnesota Pollution Control Agency.
3. 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. 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.
4. Coon Creek Watershed District permit is required prior to the approval of grading.
5. 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.
6. Developer is responsible for following through with FEMA as necessary to receive final FEMA documents removing the structure from the flood plain 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.
7. As-built surveys will be required to verify structure elevations and lot grading for each structure constructed.
8. 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. The Developer will be responsible for the maintenance of the infiltration basins for a period of three (3) years after they are constructed. Plans and specifications must be approved by the City prior to start of construction.

9. All Private streets or alley can be constructed to a minimum of 22 feet in width if signed "No Parking". Private 24-foot wide streets can be parked on one side provided "NO PARKING FIRE LANE" signs are posted every 75 feet on the opposite side of the drive.
10. Standard utility and drainage easements must be dedicated along all lot lines and over drainage ditches, ponds, delineated wetlands, and storm water detention basins. Existing easements on underlying properties must be vacated before the plat is recorded. 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.
11. Developer to require homeowner's associations to be responsible for maintenance and upkeep of all utilities, streets, storm drainage improvements, driveways and landscape improvements in the development. Developer shall provide documentation to the homeowner's association, with copies to the City, about maintenance procedures for the improvements.
12. 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.
13. 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.
14. All development signage by separate review.
15. Landscaping for Lakes of Radisson 55th Addition common areas and along the streets to be completed as shown on the approved Site Plan.
16. The landscape plan to be approved through a site plan approval process. A landscape plan to be submitted for the rear yards of the units located on the west side of the development, this plan should be consistent with the planting plan on the south side of the plat.

PASSED by City Council of the City of Blaine this 2nd day of May 2013.