



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 13-076, Version: 2

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

GRANTING PRELIMINARY PLAT APPROVAL TO SUBDIVIDE 32.23 ACRES INTO 14 SINGLE FAMILY LOTS AND ONE OUTLOT TO BE KNOWN AS QUAIL CREEK 9TH ADDITION AT 132ND AVENUE/URBANK COURT NE. ARCADIA HOLDING GROUP-A, LLC. (CASE FILE NO. 13-0023/LSJ)

Planning Commission (Public Hearing)	04/09/13
City Council (Preliminary Plat)	05/02/13
Action Deadline	05/20/13

Planning Commission

The Planning Commission voted unanimously to approve the preliminary plat. There were comments at the public hearing with regard to standing water in the area of the development and drainage concerns.

To date, 286 lots have been platted with the first eight additions of the Quail Creek development in northern Blaine. At this time the applicant is requesting the approval of a preliminary plat for the 9th Addition of Quail Creek, which contains 14 single family lots and one outlot.

The lots in the plat all meet the minimum lot size, lot depth and lot width requirements of the R-1AA (Single-Family) zoning district. The outlot is 24.54 acres and it is anticipated that it will be further developed with single family homes in the future. A concept plan has been provided that indicates how that development could occur, and it also indicates that 132nd Avenue will continue to the southeast and a connection will be made with an extension of the Quail Creek Parkway which will extend east to the adjacent property.

Park dedication for this plat is required prior to release of the plat for recording at Anoka County. The park dedication fee is \$2,813 per lot or \$39,382 for 14 new lots.

A permit from the Coon Creek Watershed District will be required prior to any grading work on site.

The site and individual lots will be mass graded and there will be significant tree loss as the site is heavily wooded. The City's Tree Preservation ordinance requires replacement for a portion of those trees at the rate of seven (7) trees per acre. The disturbed area for the plat has been shown as seven acres which results in 49 replacement trees. These trees can be replaced by planting them on the lots (three trees per lot would be 42 trees). The remaining seven trees can be planted in the development, based on a plan approved by the City, or a payment can be made by the developer to the City's reforestation fund for the remaining trees.

An approved street and utility plan will required prior to any construction activity on site. Plan will need to include a six-foot wide concrete sidewalk along the south side of 132nd Avenue.

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Preliminary Plat/Concept Plan

Utility Plan

Grading Plan

WHEREAS, an application has been filed by Arcadia Holding Group-A, LLC as subdivision Case File No. 13-0023; and

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

OUTLOT G, QUAIL CREEK 2nd 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. 13-0023 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 Arcadia Holding Group-A, LLC permitting preparation of a final plat for approval per Section 74-43 subject to the following conditions:

1. Park dedication for this plat is required prior to release of the plat for recording at Anoka County. The park dedication fee is \$2,813 per lot or \$39,382 for 14 new lots. Future

- platting of Outlot A will be subject to park dedication requirements at that time.
2. NPDES and Coon Creek Watershed District permits are required prior to any grading work on site.
 3. An approved street and utility plan will be required prior to any construction activity on site. Plan will need to include a six-foot wide concrete sidewalk along the south side of 132nd Avenue.
 4. The plat to meet the City's Tree Preservation requirements by planting 49 replacement trees. Replacement can be accomplished by planting three trees on each lot (total of 42 trees) with the remaining seven trees planted, based on an approved plan, or a developer cash payment made to the City's Reforestation Fund.
 5. Execution of a Development Agreement that outlines developer responsibility for construction of improvements as well as other development requirements related to the plat.
 6. Developer to continue to work with the City on future plats to provide a desired road connection (outlet) to and through development areas to the east.

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