



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 13-142, Version: 2

ITEM: 11.4 DEVELOPMENT BUSINESS - *Bryan K. Schafer, Planning and Community Development Director*

PRELIMINARY PLAT APPROVAL TO SUBDIVIDE 5 ACRES INTO 14 SINGLE FAMILY LOTS AND ONE OUTLOT TO BE KNOWN AS HENNUM MEADOWS NORTH AT 10132 JACKSON STREET NE. DAN HENNUM. (CASE FILE NO. 13-0048/ELH)

Planning Commission (Public Hearing)	08/13/13
City Council (Preliminary Plat)	09/05/13
Action Deadline	09/27/13

Planning Commission

The Planning Commission voted unanimously to approve the preliminary plat. One written comment was received in support of the development. One resident spoke at the public hearing with concerns about increased traffic and tree loss.

The applicant is proposing infill development west of Jackson Street on 102nd Avenue. The property in question has been vacant for several years and the owner has since decided to sell the property to a developer. All land around this parcel has been developed as single family lots for many years and is zoned either R-1 (Single Family) or DF (Development Flex).

The proposed plat includes 14 lots on 4.89 acres. The property is zoned R-1 (Single Family Residential). All lots meet the lot size, depth and width requirements of the R-1 Zoning District.

There are two existing homes and garages on the east side of the plat. These homes and garages will be removed prior to any work being performed on site. A demolition permit(s) must be obtained prior to removal of these buildings, onsite well, and septic.

The preliminary plat shows an outlot (Outlot A) on the north edge of Lot 1. Staff is suggesting the outlot be removed from the plat and the additional 11-feet of frontage be absorbed into the four lots west of Monroe Street. The property to the north of the plat should be able to be designed without the benefit of the 11-foot outlot.

There will be several trees removed on this land to create the lots as shown on the proposed plat. The City's tree preservation ordinance requires the developer to replace the first seven trees (per acre) from development parcels. Trees will be removed on 4.89 acres, which translates into 34 trees being replaced by the developer. The City's normal landscaping requirements of two trees per lot will account for 28 of the replacement trees. The developer will need to present a landscape plan for the plat that indicates how the remaining 6 replacement trees will be accommodated. The landscape plan and escrow for the trees must be presented to the Planning Department prior to release of mylars for recording at Anoka County.

Park dedication will be required for the 14 new single family lots being platted. The 2013 rate is \$2,813 per lot. A total park dedication fee of \$39,382 will be required prior to release of final plat mylars for recording at Anoka County.

The development will be required to install a 6 foot concrete sidewalk on the west side of Jackson Street from 101st Lane to the north plat line.

Deferred assessments become due with the recording of this plat for the sewer lateral, sewer service, storm drainage, street, water lateral, and water service in the amount of \$51,876. A portion of the sanitary sewer trunk charge was previously paid. The remaining portion of 2.28 acres at the 2013 rate of \$3,425 per acre for a trunk charge of \$7,809 will also become due with the platting of this parcel. The total charge of \$59,685 must be made prior to release of the final plat mylars for recording at Anoka County.

The development will require a permit from the Coon Creek Watershed District and NPDES permit prior to any construction activity on site.

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Preliminary Plat

Certificate of Survey

Concept Plan

Grading Plan

Utility Plan

Tree Removal Plan

Public Comment

WHEREAS, an application has been filed by Dan Hennum as subdivision Case File No. 13-0048, and

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

THE NORTH HALF OF LOT 18, GREEN ACRES ADDITION, ANOKA COUNTY, MINNESOTA.

WHEREAS, the Blaine Planning Commission has reviewed said case file on August 13, 2013; and

WHEREAS, the Blaine Planning Commission has recommended subdivision Case File No. 13-0048 be approved subject to certain stipulations; and

WHEREAS, the Blaine City Council has reviewed said case file on September 5, 2013.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that preliminary plat approval per Section 74-42 (3)(C)(1) of the subdivision regulations is hereby granted to Dan Hennum permitting preparation of a final plat for approval per Section 74-43 subject to the following conditions:

1. There are two existing homes and garages on the east side of the plat. These homes and garages will be removed prior to any work being performed on site. A demolition permit must be obtained prior to removal of these buildings.
2. There will be several trees removed on this land to create the lots as shown on the proposed plat. The City's tree preservation ordinance requires the developer to replace the first seven trees removed on any lot at a one to one ratio. Trees will be removed on the 4.89 acres, which translates into 34 trees being replaced by the developer. The City's normal landscaping requirements of two trees per lot will account for 28 of the replacement trees. The developer will need to present a landscape plan for the plat that indicates how the remaining 6 replacement trees will be accommodated. The landscape plan and escrow for the trees must be presented to the Planning Department prior to release of mylars for recording at Anoka County.
3. Park dedication will be required for the 14 new single family lots being platted at a rate of \$2,813 per lot. A total park dedication fee of \$39,382 will be required prior to release of final plat mylars for recording at Anoka County.
4. Staff is suggesting the outlot be removed from the plat and the additional 11-feet be absorbed into the four lots west of Monroe Street. The property to the north of the plat should be able to be designed without the benefit of the 11-foot outlot.
5. The development will be required to install a 6 foot concrete sidewalk on the west side of Jackson Street from 101st Lane to the north plat line.
6. Deferred assessments become due in the amount of \$59,685 for this plat. This payment is required to be paid prior to release of the final plat mylars for recording at Anoka County.
7. A Coon Creek Watershed permit and NPDES permit are required prior to construction

activity.

8. A development agreement will be required to cover the installation of the developer installed improvements as well as other developer responsibilities related to this plat.

PASSED by City Council of the City of Blaine this 5th day of September 2013.