



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 14-079, Version: 2

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

GRANTING PRELIMINARY PLAT APPROVAL TO SUBDIVIDE .50 ACRES INTO TWO SINGLE FAMILY LOTS TO BE KNOWN AS CALLY'S COVE 2nd ADDITION AT 91XX DUNKIRK STREET NE. JOHN PETERSON. (CASE FILE NO. 14-0004/LSJ)

Planning Commission (Public Hearing)	04/08/14
City Council (Preliminary Plat)	05/01/14
Action Deadline	05/22/14

Planning Commission

One resident addressed the Commission and spoke of his desire for Dunkirk Street to go through to 91st Avenue. The Planning Commission voted unanimously to approve the preliminary plat.

John Petersen is proposing to subdivide an existing outlot into two single family lots. This outlot has been in existence since 2006 when it was created as part of the single family plat called Cally's Cove. This outlot was always intended to be subdivided into two single family lots when it was created. The applicant did not have the necessary right-of-way for Dunkirk Street at the time to subdivide the outlot in 2006. At this time, the property owner to the east will be granting an easement to allow the right-of-way for Dunkirk Street to be established on his property, which makes the subdivision possible. Sufficient right-of-way does not exist to the south of this plat at this time so the road will again end in a temporary cul-de-sac.

There are existing trees on this property and custom grading will be required to ensure maximum tree preservation. Proposed house types may be affected by tree preservation.

Standard drainage and utility easements must be dedicated along all lot lines, storm sewer, and storm water management features.

Developer installed improvements shall be shown on the plans and include Storm Water Pollution Prevention Plan (SWPPP) Best Management Practices (BMPs), extension of sanitary sewer, water main, utility services, storm drainage, storm sewer, storm water management treatment, asphalt roadway with concrete curb and gutter, mailboxes, and traffic control

signage. Plans and specifications must be approved prior to start of construction.

A grading/development plan is required and shall include custom grading and tree preservation information. Plans shall indicate that all proposed structures are protected from flooding. Supporting design information must be submitted including soil borings, geotechnical report and hydrology calculations. Proposed house types may be affected by ground water elevation. Structure elevations must meet Section IV of the City's Comprehensive Water Resource Management Plan.

With platting, trunk sanitary sewer and trunk storm sewer become due for the remaining .59 acres of internal area. These charges are for previously constructed improvements with projects 92-14 and 94-06H. There are .59 acres in the plat and the 2014 trunk sanitary sewer rate is \$5,638 per acre for an amount of \$3,326. The 2014 trunk storm sewer charge is \$7,035 per acre for an amount of \$4,151.

Park dedication will be required for the two new lots at the rate of \$3,094 per unit, or a total of \$6,188. This fee will need to be submitted prior to release of the final plat mylars for recording at Anoka County.

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Preliminary Plat

Grading Plan

WHEREAS, an application has been filed by John Peterson as subdivision Case File No. 14-0004; and

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

OUTLOT A, CALLY'S COVE, ANOKA COUNTY MINNESOTA.

WHEREAS, the Blaine Planning Commission has reviewed said case file on April 8, 2014; and

WHEREAS, the Blaine Planning Commission has recommended subdivision Case File No. 14-0004 be approved subject to certain stipulations; and

WHEREAS the Blaine City Council has reviewed said case file on May 1, 2014.

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 John Peterson permitting preparation of a final plat for Cally's Cove 2nd Addition per Section 74-43 subject to the following conditions:

1. Park dedication will be required for the two new lots at the rate of \$3,094 per unit, or a total of \$6,188. This fee will need to be submitted prior to release of the final plat mylars for recording at Anoka County.
2. An executed street and utility easement for the right-of-way for Dunkirk Street must be submitted to the City prior to release of final plat mylars for recording at Anoka County.
3. Execution and recording of a development agreement that outlines the developer's responsibility for grading and development activities is required.
4. Drainage and utility easements shall be dedicated on all lot lines, storm sewer, and storm management features.
5. A development plan including custom grading information per lot, house type, existing drainage patterns, street grading, tree preservation, and erosion control information shall be submitted for City approval prior to issuance of the first building permit.
6. An as-built survey will be required to verify structure elevations, custom grading requirements, and final lot grading elevations.
7. Water and sewer availability charges (WAC & SAC) become due with each building permit.
8. Developer installed improvements shall be shown on the plans and include Storm Water Pollution Prevention Plan (SWPPP) Best Management Practices (BMPs), extension of sanitary sewer, water main, utility services, storm drainage, storm sewer, storm water management treatment, asphalt roadway with concrete curb and gutter, mailboxes, traffic control signage and street signs. Plans and specifications must be approved prior to start of construction.
9. A grading/development plan is required and shall include custom grading and tree preservation information. Plans shall indicate that all proposed structures are protected from flooding. Supporting design information must be submitted including soil borings, geotechnical report and hydrology calculations. Proposed house types may be affected by ground water elevation. Structure elevations must meet Section IV of the City's Comprehensive Water Resource Management Plan.
10. With platting, trunk sanitary sewer and trunk storm sewer become due for the remaining .59 acres of internal area. These charges are for previously constructed improvements with projects 92-14 and 94-06H. There are .59 acres in the plat and the 2014 trunk sanitary sewer rate is \$5,638 per acre for an amount of \$3,326. The 2014 trunk storm sewer charge is \$7,035 per acre for an amount of \$4,151

PASSED by the City Council of the City of Blaine this 1st day of May 2014.