



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 14-112, Version: 2

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

GRANTING PRELIMINARY PLAT APPROVAL TO SUBDIVIDE 7.53 ACRES INTO 27 SINGLE FAMILY LOTS AND TWO (2) OUTLOTS TO BE KNOWN AS OAK MEADOWS ADDITION AT 129th AVENUE/WEST OF RADISSON ROAD NE. EAGLE COVE LAND COMPANY. (CASE FILE NO. 14-0028/SLK)

Planning Commission (Public Hearing)	06/10/14
City Council (Preliminary Plat)	06/19/14
Action Deadline	07/07/14

Planning Commission

The Planning Commission voted 3-2 to recommend approval of the Preliminary Plat. Residents spoke at the public hearing with concerns about existing 129th Avenue to the east of this plat, lot sizes, and wildlife. The Planning Commission recommended the City Council review the existing design of 129th Avenue from Radisson Road to the proposed plat with the residents and determine if a project should be initiated.

In 2000 a previous developer initiated the process to remove the Agricultural Preserve status that was attached to this property. The Agricultural Preserve expired after eight years from the date of the notice and the Agricultural Preserve status was removed in early 2008. In 2005 the property was platted into the required road right-of-way and three outlots for future development. In 2007 the previous developer also requested and received from the City a rezoning of the property to R-1AA and preliminary plat approval for 27 lots. The site was not final platted or developed however due to the downturn in the economy. Since that time a new developer (Ben Minks) has purchased the property and now wishes to move forward.

The applicant is proposing to subdivide an approximately 7.5 acre area (3 parcels) into 27 single family lots. The existing zoning for this plat is R-1AA. Most of the lots in the plat meet the lot width and depth requirements of the R-1AA zoning district. However, most of the lots do not meet the minimum lot area requirement of 10,800 square feet. This minimum lot size is difficult to meet due to the required and platted 75 feet of right-of-way (60-feet is typical). The lots range in width from 80 -100 feet and are generally 130 feet in depth. Therefore, the lot square footage ranges from 10,295 square feet to 16,370 square feet. There should be no issues

meeting all house pad and setback standards. Lot 2 Block 1 located on the proposed cul-de-sac does not appear to meet the minimum frontage of 60 feet and will need to meet this requirement prior to final plat approval.

The R-1AA zoning requires the minimum square footage of the homes to be slightly higher than the R-1 (Single Family) zoning district and therefore would be consistent with the plat adjacent to the east, which is also zoned R-1AA.

A center median has been proposed that would be an extension of the center median constructed east of the proposed plat. However, the proposed median would not have a sidewalk constructed through the center, but a sidewalk would be constructed on both sides of 129th Avenue. The dimensions of the median with resulting lane widths are still being reviewed by City Staff.

The developer is required to apply for a National Pollutant Discharge Elimination System (NPDES) Phase II permit from the MN Pollution Control Agency. A copy of the permit application and Storm Water Pollution Prevention Program must be sent to the City. Site approval will not be granted and no work performed on site until receipt of this information.

Coon Creek Watershed District has reviewed this plat.

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

Developer installed improvements on 129th Avenue shall include construction of sanitary sewer lift station, lateral sanitary sewer and water main with services, storm drainage improvements, storm water management and water quality treatment infrastructure, streets with concrete curb and gutter, 6 foot concrete sidewalk on both sides of 129th Avenue, streetlights, mailboxes, traffic control signs, street signs, and all appurtenant items. Plans and specifications must be approved by the City prior to start of construction.

The developer will also need to construct the northerly extension of Eldorado Street to connect to 130th Avenue.

Construction contract documents shall include a mass (rough) grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plan sheet(s). Plans shall detail wetland(s) information, tree preservation, erosion protection, sediment control, proposed grading contours, utilities, roadway geometrics, storm drainage, storm water quality management, custom lot-grading, house (structure) type, and house (structure) elevation information. Additional information is required on adjacent parcels to the west that indicates existing drainage patterns are being addressed. The development plan shall indicate all

structures will be protected from flooding. Supporting wetland delineation report, geotechnical investigation report, soil boring logs and hydrology report shall be included in the submittal for City review and approval.

As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.

Park dedication is required for the 27 new lots being created in the amount in effect at the time of final plat. The amount is due prior to release of mylars for recording at Anoka County.

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Preliminary Plat

Grading Plan

Utility Plan

WHEREAS, an application has been filed by Eagle Cove Land Company, LLC as subdivision Case File No. 14-0028; and

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

OUTLOTS B, C AND D OF GILLUND OAKS ADDITION, ANOKA COUNTY, MINNESOTA.

WHEREAS, the Blaine Planning Commission has reviewed said case file on June 10, 2014; and

WHEREAS, the Blaine Planning Commission has recommended subdivision Case File No. 14-0028 be approved subject to certain stipulations; and

WHEREAS the Blaine City Council has reviewed said case file on June 19, 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 Eagle Cove Land Company permitting preparation of a final plat for approval per Section 74-43 subject to the following conditions:

1. Park dedication will be required for the 27 new lots in this plat at the rate in effect at the time of final plat. The 2014 rate is \$3,094 per lot for a total of \$83,538.

2. The developer will be responsible for the installation of developer installed improvements on 129th Avenue including concrete sidewalk on both sides of 129th Avenue.
3. Coon Creek Watershed District approval is required prior to the City Council consideration of preliminary plat and a Watershed permit is required prior to City approval of the construction plans and specifications.
4. An as-built survey will be required to verify structure elevations, custom grading requirements, and final lot grading elevations.
5. Dedication of standard utility and drainage easements along all lot lines and storm sewer features.
6. A grading/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 and before any work is performed on site.
7. The developer is required to apply for a NPDES permit. A copy of the permit application must be sent to the City prior to any work being performed on the site.
8. Each lot shall have a minimum rear yard area behind each structure of a minimum of 20 feet from the structure at a maximum grade of 5%. All lots shall have at least 8,000 square feet above the 100-year floodplain elevation.
9. Developer to install grouped mailboxes with design and locations approved by City and US Postal Service.
10. All development signage by separate review.
11. Execution and recording of a Development Agreement, which sets forth in greater detail the plat conditions as well as other responsibilities for the development of this plat.
12. Water and sanitary sewer availability charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.
13. Lot 2 Block 1 located on the proposed cul-de-sac is required to meet the minimum lot frontage of 60 feet.
14. All streets will follow the Anoka County street name grid system.
15. Plans and specifications must be approved by the City prior to start of construction.
16. Hydrant locations must be reviewed and approved by the Fire Department.
17. The Developer is to provide access for inspection and maintenance of storm water management infrastructure. Restrictions will be placed on lot lines as needed to limit fences and landscaping to insure access.
18. Sidewalks improvements must be soil corrected to full depth. Driveway subgrades must be fully corrected or provide a geotechnical report designing an alternate section. Driveways not having fully corrected subgrades shall have an extended warranty to protect future property owners. The development contract shall set forth the length and details of the warranty.
19. The developer will be required to construct the northerly extension of Eldorado Street and connect it to 130th Avenue.
20. The Mayor, City Clerk and City Manager are hereby authorized to execute any and all

necessary documents, agreements and releases related to the approval, recording or administration of Oak Meadows Addition.

PASSED by City Council of the City of Blaine this 19th day of June 2014.