



# City of Blaine Anoka County, Minnesota

Blaine City Hall  
10801 Town Sq Dr NE  
Blaine MN 55449

## Legislation Text

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File #: RES 14-147, Version: 2

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

### **GRANTING PRELIMINARY PLAT APPROVAL TO SUBDIVIDE 18.26 ACRES INTO 55 SINGLE FAMILY LOTS AND 8 OUTLOTS TO BE KNOWN AS WOODLAND VILLAGE 7<sup>th</sup> ADDITION AT WOODLAND PKWY/GHIA STREET NE. WOODLAND DEVELOPMENT CORPORATION. (CASE FILE NO. 14-0036/SLK)**

|                                      |          |
|--------------------------------------|----------|
| Planning Commission (Public Hearing) | 07/08/14 |
| City Council (Plat and CUP)          | 08/07/14 |
| Action Deadline                      | 08/16/14 |

In 2011, a preliminary plat was approved for the Woodland Development. The preliminary plat approval consisted of subdividing this approximately 18 acre parcel into a subdivision with a total of 68 dwelling units creating a mixture of single and multi-family residential units. This previously approved pre-plat consisted of detached townhomes and attached twin homes. Due to the market, the pollution clean up requirements, and the new park (Lexington Athletic Complex) the applicant is requesting to amend the previous proposal by requesting a CUP amendment and new Preliminary Plat.

#### **Analysis**

The preliminary plat proposal consists of subdividing approximately 18.26 acres into a subdivision with a total of 55 dwelling units creating single family residential units.

Because the developer is proposing different housing styles with different design issues, platting requirements, lot sizes, markets and price ranges, the existing DF (Development Flex) zoning is proposed to establish the minimum standards for each of these areas.

#### **Neighborhood Description**

In summary, The Woodland Village 7<sup>th</sup> Addition is proposed to contain the following:

##### **Area West of Ghia Street (Lots 1-21 Block 1)**

- 21- Single-Family Lots (75 foot wide lots)

##### **Parkway West (Lots 1-7 Block 2 Lots 1-27 Block 3)**

- 34 Single Family Lots (65 foot wide lots)

The area west of Ghia Street will be a single-family product with custom built homes. The single-family lots for these homes are proposed to be typically 75 feet in width. The typical depth is around 125 feet. The homes will include some brick and stone. The floor plans would provide 2,200+ square feet of finished area for two story homes. The estimated price of this product is \$350,000-\$375,000.

The homes located west of Woodland Parkway (Lots 1-7 Block 2 and Lots 1-27 Block 3) will be constructed on a smaller lot of 65 feet in width. The depths on these lots range from 120 feet and deeper. The homes will include some brick and stone. The floor plans would provide 2,200+ square feet of finished area for two story homes. The estimated price of this product is \$350,000-\$375,000.

All single-family units are proposed to be constructed with a minimum 25-foot front yard setback and 30-foot rear yard setback. The homes will have a 7.5 foot side yard setback for living area and a 5 foot side yard setback for the garage. There will be approximately 5-6 different builders within the proposed development.

The required landscaping in the single-family area consists of two front yard trees per lot. This requirement will need to be met on the landscape plan.

The existing homes platted east of Woodland Parkway have the requirement that metal and/or vinyl cannot be used on any front elevations. Vinyl and metal siding are permitted on side and rear elevations east of the Parkway. The applicant would like the option to allow vinyl on all elevations, including the front of the homes in Woodland Village 7<sup>th</sup> Addition.

Because of the proximity of portions of this development to Lexington Avenue it is recommended that Noise Abatement Standards be incorporated into all housing constructed within 500 feet of Lexington Avenue.

Outlot H is for future development and will be reviewed, once plans are made available, for ability to meet the developer's responsibility to create affordable housing consistent with the Livable Communities Grant received from the Met Council for environmental clean-up of the property.

Park dedication will be required for all units.

#### **Engineering Items**

The City may be required by Anoka County to share in the costs of future signal and intersection improvements to Lexington Avenue. The City will be required to cost share in these improvements and this amount will be proposed to be assessed to benefitting parcels including those in the plat.

Currently the Developer is working on testing and if necessary, removing, contaminated material from the site. This work is partially funded by the Livable Communities Grant as well as City EDA funds. The City and Developer have a Site Improvement Performance Agreement in place to ensure the completion of the work.

The Developer is proposing to construct private streets. For parking on both sides, the streets must be a minimum of 29 feet back to back of width. All streets will follow the Anoka County street name grid system. The Developer will need to maintain proper site distance along Woodland Parkway for traffic using Driveway E. Grading and landscape items in the site line will need to meet the City's site distance maximum of 30" above the gutter line of the street. The Developer may wish to construct a cul-de-sac or other turn around for Driveway E at Woodland Parkway.

Standard utility and drainage easements must be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds. 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. Design of land-locked storm water features must be based on two back-to-back 100-year storm events or an over-land overflow must be provided. The development requires a National Pollutant Discharge Elimination System (NPDES) Phase II General Storm Water Permit for Construction Activity from Minnesota Pollution Control Agency (MPCA). A prerequisite to the MPCA permit application includes preparation of a site Storm Water Pollution Prevention Plan (SWPPP) for the development site.

Rice Creek Watershed District review and permit is required prior to the start of any work associated with the plat improvements.

Construction contract documents shall include a mass (rough) grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plan sheets. Plans shall detail wetland information, tree preservation, erosion protection, sediment control, proposed grading contours, utilities, roadway geometrics, storm drainage, storm water quality management, custom lot-grading, house type, and house elevation information. The development plan shall indicate all structures will be protected from flooding.

A Letter of Map Revision was issued by FEMA in 2008, revising the flood map for the area. The Developer shall process any necessary FEMA Letter of Map Amendments and provide 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 shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.

Development roadway drives and utilities (sanitary, water main, storm water management) outside of the public right-of-way shall be considered private, but shall be constructed per the City of Blaine's Standard Specifications. Future inspections, operations, and maintenance shall be the responsibility of the development association.

By motion, approve the Resolution.

#### **Attachments**

Zoning and Location Map  
Preliminary Plat (2)  
Preliminary Site and Utility Plan  
Preliminary Grading (2)  
Elevations

**WHEREAS**, an application has been filed by Woodland Development Corporation as subdivision Case File No. 14-0036;  
and

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

OUTLOTS C AND D, GARDENWOOD, OUTLOT A, WOODLAND VILLAGE 4<sup>th</sup> ADDITION AND  
OUTLOT A, WOODLAND VILLAGE 6<sup>th</sup> ADDITION, ANOKA COUNTY, MINNESOTA.

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

**WHEREAS**, the Blaine Planning Commission has recommended subdivision Case File No. 14-0036 be approved subject to certain stipulations; and

**WHEREAS** the Blaine City Council has reviewed said case file on August 7, 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 Woodland Development Corporation permitting preparation of a final plat for approval per Section 74-43 subject to the following conditions:

1. The City may be required by Anoka County to share in the costs of future signal and intersection improvements to Lexington Avenue. The City will be required to cost share in these improvements and this amount will proposed to be assessed to benefitting parcels including those in the plat.
2. All private streets shall be constructed to 29 feet back to back of width. The Developer will need to maintain proper site distance along Woodland Parkway for traffic using Driveway E. Grading and landscape items in the site line will need to meet the City's site distance maximum of 30" above the gutter line of the street. The Developer may wish to construct a cul-de-sac or other turn around for Driveway E at Woodland Parkway.
3. All streets will follow the Anoka County street name grid system.
4. Plans and specifications must be approved by the City prior to start of construction.
5. Street and utility extensions are required to the edge of the plat for each future connection to the adjacent parcels.
6. Standard utility and drainage easements must be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds.
7. 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.
8. Development requires a National Pollutant Discharge Elimination System (NPDES) Phase II General Storm Water Permit for Construction Activity from Minnesota Pollution Control Agency (MPCA). A prerequisite to the MPCA permit application includes preparation of a site Storm Water Pollution Prevention Plan (SWPPP) for the development site.
9. Construction contract documents shall include a mass (rough) grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plan sheets. Supporting wetland delineation report, geotechnical investigation report, soil boring logs, and hydrology report shall be included in the submittal for City review and

- approval.
10. The grading plan shall provide greater detail on protecting existing trees and providing additional information on adjacent property. The development plan shall indicate all structures will be protected from flooding.
  11. A twenty foot buffer strip shall be considered adjacent to wetland edges and shall be placed in an easement.
  12. RCWD permit is required prior to City approval of construction plans and specifications.
  13. The Developer shall process a Letter of Map Amendment with FEMA and 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.
  14. As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.
  15. Development roadway drives and utilities (sanitary, water main, storm water management) outside of the public right-of-way shall be considered private and future inspections, operations, and maintenance shall be the responsibility of the homeowner's association.
  16. Park dedication to be paid for 55 housing units at the rate in effect at the time of final plat. The 2014 rate is \$3,094 per lot or a total of \$170,170 if platted in 2014.
  17. Developer to require homeowner's associations to be responsible for maintenance and upkeep of landscape improvements along and within the right-of-way, Outlot B, E, and G.
  18. Developer to submit a landscape plan for Outlots B, E, and G. Plan to be submitted and approved prior to City issuance of building permits. Outlots B, E, and G to be owned and maintained by the Homeowner's Association.
  19. Outlots A, C, D and F to be maintained and owned by the homeowners association as private drives.
  20. Developer to install grouped mailboxes with design and locations approved by City and US Postal Service.
  21. Private streets 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.
  22. Developer shall explore water source for landscape irrigation systems installed throughout the development including the possible use of created ponds, existing wells, or new wells as source of water supply with a moisture sensor installed.
  23. 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.
  24. All development signage by separate review.
  25. Execution and recording of a Development Agreement or SIPA, which sets forth in greater detail the plat conditions as well as other responsibilities for the development of

this plat.

26. Outlot H is for future development and will be reviewed, once plans are made available, for ability to meet the developer's responsibility to create affordable housing consistent with the Livable Communities Grant received from the Met Council to assist developer in the environmental clean-up of the property.
27. 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 Woodland Village 7<sup>th</sup> Addition.

**PASSED** by City Council of the City of Blaine this 7<sup>th</sup> day of August 2014.