



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 15-034, Version: 2

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

GRANTING PRELIMINARY PLAT APPROVAL TO SUBDIVIDE 4.51 ACRES INTO 14 SINGLE FAMILY LOTS TO BE KNOWN AS WILLOWFIELD ADDITION AT 12651 HARPERS STREET NE. (CASE FILE NO. 15-0008/SLK)

Planning Commission (Public Hearing)	02/10/15
City Council (Preliminary Plat/CUP)	03/05/15
Action Deadline	03/20/15

Planning Commission

The Planning Commission unanimously recommended approval of the preliminary plat. One resident spoke with questions about grading and was concerned with the loss of trees and privacy.

The North East Area Plan Amendment, approved in October of 2002, created a land use designation of LDR (Low Density Residential) for the area included within this plat. The Harpers Street Development Guide Plan was adopted by the City Council in mid 2005.

The land was originally preliminary platted as a part of a larger plat known as Harpers Woods. This area was never final platted due to a turn in the economy.

The preliminary plat proposal consists of subdividing approximately 4.5 acres into a subdivision with a total of 14 dwelling units. This application proposes single-family homes. Park Dedication will be required as part of the platting.

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. The flexibility provided by the DF zoning forms the basis of the Harpers Street Development Guide Plan.

The proposed plat is located along the 126th Lane alignment, east of Harpers Street NE.

Neighborhood Description

In summary, Willowfield Addition is proposed to contain the following:

14- Single-Family Lots

The single-family product on 75-90 foot wide lots will be enhanced with exterior architectural details. The homes will include brick, stone, varying gables and hip rooflines. The floor plans would provide a minimum square footage of 1,500 square feet of finished area above grade for a split entry or modified two-story and a minimum of 1,400 square feet above grade for a rambler style home. The estimated price range is \$320,000-\$385,000+. Capstone Homes is planning to be the primary builder within this development, but may open the development to other builders.

All single-family units are proposed to be constructed with a 25-foot front yard setback and 30-rear yard setback. The lots will generally be around 75 feet wide and 135 feet deep.

Engineering Items

Developer installed improvements shall include construction of all streets within the plat including 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 sidewalks along north side of 126th Lane and west side of Jamestown Street, 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.

Trunk sanitary sewer area charges become due with platting for upland acreage. The 2015 rate for Sanitary Sewer District 6-5 is \$5,633/acre and will apply to all upland acreage if platted in 2015.

The developer has responsibility for financial participation in the Plat's share of the cost of off-site improvements required by Anoka County on 125th Avenue NE at Harpers Street. This includes, but is not limited to, intersection improvements, traffic signal installations, and roadway widening improvements. The City has calculated the development potential of all of the developable property, lying north of 125th Avenue and within the current development schedule provided by the 2005 MUSA and has determined the following:

The developer has responsibility for financial participation in 125th Avenue NE improvements associated with this development. This includes, but is not limited to, intersection improvements, traffic signal installations, and roadway widening improvements. Anoka County will specify required improvements in their review. The City has calculated the development potential of all of the developable property, lying north of 125th Avenue and within the current development schedule provided by the 2005 MUSA and has determined the per lot cost associated for the improvements. The 2015 rate is \$1,422/unit and will apply to this plat, if

platted in 2015.

All local public streets typically require dedication of 60 feet of right-of-way and shall be constructed to 29 feet back to back of width.

Street and utility extensions are required to the edges of the plat to connection to the adjacent parcels.

Standard utility and drainage easements must be dedicated along all lot lines and over areas of 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. Developer to verify normal ground water elevation in ponds. If the "Normal Ground Water Elevation" does not match the "Normal Water Elevation" that the 10:1 safety bench is designed at, provide a dense vegetative buffer strip between the two elevations. Developer shall submit a buffer strip seed mix design for review. All pond slopes shall be 4:1 except below Normal Ground Water Elevation, which can be 3:1.

Developer will need to create a temporary storm pond (two lots at the southwest corner of the plat) that will need to be maintained and contained within an Outlot until a regional storm sewer system is constructed. The developer of the Willowfield plat will also have the responsibility to pay for its portion of the future costs of the Harpers Street Area regional storm sewer system project.

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%.

Development requires a National Pollutant Discharge Elimination System (NPDES) Phase II Permit from Minnesota Pollution Control Agency (MPCA).

Construction contract documents shall include a grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plans. Plans shall detail tree preservation, erosion protection, sediment control, proposed grading contours, utilities, roadway geometrics, storm drainage, storm water quality management, custom lot-grading, structure type, and structure elevation information. Additional information is required on adjacent parcels that indicate existing drainage patterns are being addressed. The development plan shall indicate all structures will be protected from flooding. Supporting geotechnical investigation report, soil boring logs and hydrology report shall be included in the submittal for City review and approval.

Coon Creek Watershed District (CCWD) has this plat scheduled to reappear before their board

on March 9, 2015.

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

The plat contains a significant number of trees that will be removed as part of the grading for lots and storm water improvements. The City's tree replacement requirements would require 36 (eight trees per acre) to be replaced. The 14 lots (with four corner lots) would normally plant 32 trees. Four additional trees will be required to be planted within the plat.

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Preliminary Plat

Grading Plan

Tree Inventory Plan

Utility Plan

Landscape Plan

Elevations

Floor Plan

WHEREAS, an application has been filed by Harpers Street Woods, LLC as subdivision Case File No. 15-0008; and

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

THE EAST 660 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 31, RANGE 23, ANOKA COUNTY, MINNESOTA, EXCEPT THE SOUTH 990 FEET THEREOF, AND EXCEPT THE WEST 66 FEET THEREOF.

WHEREAS, the Blaine Planning Commission has reviewed said case file on February 10, 2015; and

WHEREAS, the Blaine Planning Commission has recommended subdivision Case File No. 15-0008 be approved subject to certain stipulations; and

WHEREAS the Blaine City Council has reviewed said case file on March 5, 2015.

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 for Willowfiled Addition permitting preparation of a final plat for approval per Section 74-43 subject to the following conditions:

1. All streets will follow the Anoka County street name grid system.
2. The developer has responsibility for financial participation in 125th Avenue NE improvements associated with this development. This includes, but is not limited to, intersection improvements, traffic signal installations, and roadway widening improvements. Anoka County will specify required improvements as part of their review. The City has calculated the development potential of all of the developable property, lying north of 125th Avenue and within the current development schedule provided by the 2005 MUSA and has determined the per lot cost associated for the improvements. The 2015 rate of \$1,422/unit will apply to this plat, if platted in 2015.
3. Developer installed improvements shall include construction of 126th Lane and Jamestown Street within the plat including 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 sidewalks along the west side of Jamestown Street, north side of 126th Lane, streetlights, mailboxes, traffic control signs, street signs, and all appurtenant items.
4. Plans and specifications must be approved by the City prior to start of construction.
5. Trunk sanitary sewer area charges become due with platting for upland acreage. The 2015 rate for Sanitary Sewer District 6-5 is \$5,633/acre and will apply to all upland acreage.
6. Street and utility extensions are required to the edges of the plat for future connection to adjacent parcels.
7. 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.
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%.
9. 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.
10. Developer to create a temporary storm sewer pond on an outlot until a regional storm sewer pond is created at which time the outlot could be further developed into lots.
11. Development requires a National Pollutant Discharge Elimination System (NPDES) Permit from Minnesota Pollution Control Agency (MPCA).
12. Construction contract documents shall include a rough grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plans. Supporting wetland delineation report, geotechnical investigation report, soil boring logs, and hydrology report shall be included in the submittal for City review and approval.

13. The development plan shall indicate all structures will be protected from flooding.
14. A CCWD permit is required prior to City approval of construction plans and specifications.
15. As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.
16. Developer to install grouped mailboxes with design and locations approved by City and US Postal Service.
17. 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.
18. All development signage by separate review.
19. All wells and septic systems to be properly abandoned per all local and state requirements.
20. Park dedication is required for each of the 14 lots at the rate in effect at time of Final Plat. The 2015 rate is \$3,404 per lot or \$47,656 if platted and paid in 2015.
21. 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.
22. 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 Willowfield Addition.

PASSED by City Council of the City of Blaine this 5th day of March 2015.