



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 15-055, Version: 2

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

GRANTING PRELIMINARY PLAT APPROVAL TO SUBDIVIDE 76 ACRES INTO 150 SINGLE FAMILY LOTS AND 6 OUTLOTS TO BE KNOWN AS SANCTUARY PRESERVE AT LEXINGTON AVENUE/114TH AVENUE NE. PULTE GROUP. (CASE FILE NO. 15-0014/LSJ)

Planning Commission (Public Hearing)	03/10/2015
City Council (Preliminary Plat)	04/02/2015
City Council (Final Plat)	Undetermined
Action Deadline	04/19/2015

The Planning Commission voted unanimously to approve the preliminary plat and conditional use permit. Residents expressed concern over the proposed change in access from Lexington Avenue, lots sizes, garage sizes and the connection to the existing neighborhood.

In 2005, Centex Homes received approval of a preliminary plat and a conditional use permit for a development known as Glenn Meadows on the northwest corner of Lexington Avenue and 109th Avenue. The property was also rezoned to DF (Development Flex) at that time. The preliminary plat, at that time, contained 134 single family lots and 209 attached and detached condominium units for a total of 343 units.

In 2007, Centex Homes changed the scope of the plat to include only single family homes after extensive Corps of Engineers and Rice Creek Watershed District research and permits. That plat contained 127 lots.

Since that time, Centex Homes was taken over by Pulte Homes of Minnesota, who has retained the ownership of this property. Pulte Homes is now ready to develop the property and has presented a plan that includes 150 single family homes in a very similar format as was presented in 2007.

A portion of the site now proposed for single family homes is actually guided as MDR (Medium Density Residential) in the comprehensive plan and was planned for condominium and townhomes in the original approval. The current proposal for single family homes can be

accommodated by the existing DF zoning and MDR (Medium Density Residential) land use and therefore no land use amendment is being processed at this time by the applicant. The City may consider amending the land use designation as part of the next Comprehensive Plan Update.

Preliminary Plat

The preliminary plat that has been submitted by Pulte Homes includes 76 acres and 150 single family lots. There are 6 outlots in the plat and, with the exception of Outlot B, which will be used for a City park, they are mostly wetlands. There will be a trail connection in Outlot A to the greater trail system that is being developed by the City on its property to the west and north of this site.

The lots in this plat generally contain 65-70 feet of frontage at the setback line. This width has become the common size and is very similar to other developing areas of the City on DF zoned property in return for more landscaping and upgraded architecture. These items will be presented below.

Park dedication is required for this plat for each of the new lots created. If platted in 2015 the rate would be \$3,404 per lot, or \$510,600. A 1.22 acre park will be created on Outlot B of the plat and the developer will receive a credit for the value of the park land that the City intends to purchase. The value of the park land (Outlot B) is calculated to be \$131,100 (established in prior approvals). This payment must be made prior to release of final plat mylars for recording at Anoka County. Future phases will pay park dedication at the park rate in effect of platting.

Six-foot concrete sidewalks will be located as shown on the attached plat. The developer will be required to install a 10-foot bituminous trail from 112th Avenue west to the rear of the lots to serve Outlot A. A ten-foot bituminous trail is proposed along the north side of 112th Avenue.

The developer is proposing to utilize a Low Impact Development (LID) design for this development. LID design is a different approach to managing storm water that mitigates impacts to the surrounding natural features of the land. Their design proposes to utilize a nonstandard street section with storm water features in the front of homes on one side of the street. By proposing a design of this type the project will preserve open space, decentralize storm water at its source, and protect the existing natural systems and processes.

Extension of trunk sanitary sewer and water main are a necessity of the subdivision. The developer and adjacent property owner has submitted a petition to the city for the installation of the trunk sanitary sewer and water main extension from Pheasant Ridge Drive NE to be installed as a public project. The improvements within the proposed plat will include sanitary sewer, water main, storm drainage improvements, street, removal of temporary cul-de-sac on 114th Lane NE, concrete curb and gutter, 6 foot concrete walk, 10 foot bituminous trail, street lights, mailboxes,

traffic control signs, street signs, and County Road improvements on Lexington Avenue, including traffic signal. Plans and specifications must be approved by city prior to start of construction.

Street and utility improvements shall include construction of a street and sidewalk connection through the temporary cul-de-sac on 114th Lane NE in the plat of North Oaks Ponds East including the removal of the temporary cul-de-sac. This street connection will allow vehicles and pedestrians from North Oaks Ponds East to utilize a signalized intersection with Lexington Avenue NE. This connection is beneficial and necessary given Anoka County's plans for Lexington Avenue. In the future, as traffic levels continue to build on Lexington Avenue, a full median at the intersection of 114th Lane and Lexington Avenue is probable, which would not allow the residents in North Oaks Ponds East to turn left into the development when going north on Lexington Avenue. This scenario makes the connection to 114th Lane through this development more important. This connection would also be consistent with the City's Transportation Plan goal of connectivity between neighborhoods and it provides better access for emergency service vehicles to enter the new and existing developments. Sanitary sewer and water main shall also be constructed to the north line of the plat for possible future extension into North Oaks Pond East.

The developer has been having on going discussions with Anoka County on required road improvements on Lexington Avenue NE. The developer has updated the traffic study for this area. Anoka County Highway Department (ACHD) will be reviewing and making recommendation based on this report. These comments will include construction of the required additional through lanes and turn lanes on Lexington Avenue NE. Construction of a traffic signal will be required at the intersection of 112 Avenue NE and Lexington Avenue NE. The developer must have an ACHD permit prior to any work within County right-of-way.

By motion, approve the Resolution.

Zoning and Location Map
Preliminary Plat
Grading Plan
Landscape Plan
Narrative
Floor Plans
Elevations

WHEREAS, an application has been filed by applicant as subdivision Case File No. 15-0014; and

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

OUTLOT B, OUTLOT C, OUTLOT D, OUTLOT F AND OUTLOT H, GLENN MEADOWS, ACCORDING

TO THE RECORDED PLAT THEREOF, ANOKA COUNTY, MINNESOTA; AND

THAT PART OF 112TH AVENUE AND 114TH LANE NORTHEAST AS DEDICATED ON GLENN MEADOWS, ACCORDING TO THE RECORDED PLAT THEREOF, ANOKA COUNTY, MINNESOTA, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE MOST EASTERLY CORNER OF OUTLOT D OF SAID GLENN MEADOWS; THENCE NORTH 40 DEGREES 41 MINUTES 34 SECONDS EAST, ASSUMING THE MOST NORTHLY LINE OF SAID OUTLOT D BEARS NORTH 89 DEGREES 51 SECONDS 17 SECONDS WEST, A DISTANCE OF 45.00 FEET; THENCE NORTHEASTERLY ALONG A NON TANGENTIAL CURVE CONCAVE TO THE SOUTHWEST HAVING CENTRAL ANGLE OF 01 DEGREES 00 MINUTES 34 SECONDS AND A RADIUS OF 625.00 FEET FOR AN ARC DISTANCE OF 11.01 FEET, THE CHORD OF SAID CURVE BEARS NORTH 49 DEGREES 48 MINUTES 43 SECONDS WEST; THENCE NORTH 39 DEGREES 41 MINUTES 00 SECONDS EAST NOT TANGENT TO A SAID CURVE A DISTANCE OF 45.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID 112TH AVENUE AND SAID LINE THERE TERMINATING.

TOGETHER WITH THAT PART OF AUSTIN STREET AS DEDICATED ON SAID GLENN MEADOWS AND SAID 112TH AVENUE LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE;

COMMENCING AT THE MOST NORTHERLY CORNER OF OUTLOT F AND SAID GLENN MEADOWS; THENCE NORTH 49 DEGREES 30 MINUTES 43 SECONDS EAST A DISTANCE OF 45.00 FEET; THENCE NORTHWESTERLY ALONG A NON-TANGENTIAL CURVE CONCAVE TO THE SOUTHWEST HAVING A CENTRAL ANGLE OF 00 DEGREES 31 MINUTES 43 SECONDS A RADIUS OF 625.00 FEET FOR AN ARC DISTANCE OF 5.77 FEET, THE CORD OF SAID CURVE BEARS NORTH 40 DEGREES 45 MINUTES 08 SECONDS WEST; THENCE NORTH 48 DEGREES 59 MINUTES 00 SECONDS EAST NON TANGENT TO SAID CURVE A DISTANCE OF 45.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID 112TH AVENUE AND SAID LINE THERE TERMINATING.

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

WHEREAS, the Blaine Planning Commission has recommended subdivision Case File No. 15-0014 be approved subject to certain stipulations; and

WHEREAS the Blaine City Council has reviewed said case file on April 2, 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 addition name permitting preparation of a final plat for approval per Section 74-43 subject to the following conditions:

1. 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 Sanctuary Preserve.
2. Park dedication is required with this plat for each of the new lots created. If platted in

2015 the rate would be \$3,404 per lot, or \$510,600. A 1.22 acre park will be created on Outlot B of the plat and the developer will receive a credit for the value of the park land that the City intends to purchase. The value of the park land (Outlot B) is calculated to be \$131,100 (established in prior approvals). This payment must be made prior to release of final plat mylars for recording at Anoka County. Future phases will pay park dedication at the park rate in effect at time of platting.

3. Six-foot concrete sidewalks to be located as shown on the plat. A ten-foot bituminous trail is proposed and required along the north side of 112th Avenue.
4. The developer will be required to install a 10-foot bituminous trail from 112th Avenue west to the rear of the lots to serve Outlot A.
5. Grading plan approval is required prior to start of any construction on site. Developer shall grade and perform soil corrections in park area.
6. Rice Creek Watershed District permit is required prior to start of grading and City approval of construction plans and specifications.
7. Army Corps of Engineers permit is required prior to the start of grading and city approval of construction plans and specifications.
8. The developer shall submit a copy of their NPDES permit and Storm Water Pollution Prevention Plan to the city prior to start of grading construction.
9. The developer must have an Anoka County Highway Department permit prior to any work within County right-of-way.
10. Dedication of additional right-of-way for required intersection improvements at Lexington Avenue NE. as required by Anoka County.
11. The developer will be responsible for their portion of the cost for the installation of trunk sanitary sewer and water main extension from Pheasant Ridge Drive NE, sanitary sewer, water main, storm drainage improvements, street, removal of temporary cul-de-sac on 114th Lane NE, concrete curb and gutter, 6 foot concrete walk, 10 foot bituminous trail, street lights, mailboxes, traffic control signs, street signs, and County Road improvements on Lexington Avenue including traffic signal. Plans and specifications must be approved by city prior to start of construction.
12. Sanitary sewer and water main shall be constructed to the north line of the plat for future extension into North Oaks Ponds East.
13. A development agreement will be required for the development that outlines the City's and the developer's responsibilities.
14. Water and sewer availability charges (WAC and SAC) become due with each residential building permit.
15. Street names shall be consistent with the Anoka County grid system.
16. Developer will need to have Anoka County review proposed improvements at Lexington Avenue prior to start of site work.
17. Outlots intended to be deeded to the City for drainage, utility or open space purposes to be reviewed independently and direction provided in the Development Agreement related to the timing and conditions under which each outlot would be deeded.

18. No construction traffic will be allowed on 114th Lane NE.
19. The additional landscaping and entrance signage along 112th Avenue (adjacent to Outlots E and F) to be maintained by the homeowners association.

PASSED by City Council of the City of Blaine this 2nd day of April, 2015.