



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 15-059, Version: 2

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

GRANTING PRELIMINARY PLAT APPROVAL TO SUBDIVIDE 8.73 ACRES INTO EIGHT (8) LOTS AND ONE (1) OUTLOT TO BE KNOWN AS WOODLAND VILLAGE 10TH ADDITION AT 121ST AVENUE/WOODLAND PARKWAY. WOODLAND DEVELOPMENT. (CASE FILE NO. 15-0013/SLK)

Planning Commission (Public Hearing)	03/10/2015
City Council (Preliminary Plat and CUP) <i>postponed</i>	04/02/2015
City Council (Preliminary Plat and CUP)	05/07/2015
City Council (Final Plat)	TBD
Action Deadline (Extended by City)	05/11/2015

The Planning Commission voted unanimously to approve the preliminary plat and conditional use permit. Residents stated concern that the proposed homes would not be consistent with the existing homes in the neighborhood.

This item was tabled at the April 2, 2015 City Council meeting in order to work through some of the standards associated with the Conditional Use Permit (CUP). The standing approval for this parcel is for 8 attached (twinhome) style townhomes. The current application would change that with the preliminary plat proposal to subdivide approximately 8.73 acres into a subdivision with a total of 8 single family lots for single family detached homes consistent with the other detached homes being built further south and west of the Woodland Parkway. There would be one outlot for future development.

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 10th Addition is proposed to contain the following:

- 8- Single-Family Lots (65-90 foot wide lots)

The single-family lots for these homes are proposed to be 65-90 feet in width. The depth is around 116 to 225 feet.

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.

The required landscaping in the single-family area consists of two front yard trees and per lot. One additional tree will be required for corner lots for a total of three front yard trees. 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 homes within this plat will have the same requirement.

Outlot A is for future development and has pre-plat approval as part of Woodland Village 7th Addition. Park dedication will be required for all new lots.

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 proposed to be assessed to benefitting parcels including those in the plat.

The street and utilities have been constructed for the plat. 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, 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.

By motion, approve the Resolution.

Zoning and Location Map
Preliminary Plat
Grading Plan
Woodland Village Site Plan
Elevations/Floor Plans (2)
Public Comments

WHEREAS, an application has been filed by applicant as subdivision Case File No. 15-0013; and

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

OULOT B, WOODLAND VILLAGE 4th ADDITION AND OUTLOT A, WOODLAND VILLAGE 8th ADDITION, ANOKA COUNTY, MINNESOTA.

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. 15-0013 be approved subject to certain stipulations; and

WHEREAS the Blaine City Council has reviewed said case file on April 2, 2015 and May 7, 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 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 assessed to benefitting parcels including those in the plat.
2. Plans and specifications must be approved by the City prior to start of construction.
3. 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.
4. 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.
5. 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.
6. Construction contract documents shall include a mass (rough) grading, erosion protection, sediment control, development plan, geotechnical investigation report, soil boring logs, and hydrology report shall be included in the submittal for City review and approval.
7. 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.
8. RCWD permit is required prior to starting any plat improvements.
9. 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.
10. As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.
11. Park dedication to be paid for 8 lots at the rate in effect at the time of final plat. The 2015 rate is \$3,404 per lot or a total of \$27,232 if platted in 2015.
12. Developer to require homeowner's associations to be responsible for maintenance and upkeep of landscape improvements along and within the right-of-way.
13. Developer to install grouped mailboxes with design and locations approved by City and US Postal Service.
14. 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.
15. 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.

16. All development signage by separate review.
17. 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 including Developer's obligation and plans to create affordable housing units.
18. 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 10th Addition.

PASSED by City Council of the City of Blaine this 7th day of May, 2015.