



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: ORD 15-2318, Version: 3

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

SECOND READING

REZONING FROM R-1 (SINGLE FAMILY) TO DF (DEVELOPMENT FLEX) FOR THE CAROLE'S COVE DEVELOPMENT AT NORTH ROAD EAST OF JEWEL STREET. FRANK FEELA. (CASE FILE NO. 15-0009/LSJ)

Planning Commission (Public Hearing)	05/12/15
City Council (1 st Reading)	06/04/15
City Council (2nd Reading)	06/18/15
Action Deadline	07/19/15

The Planning Commission voted unanimously to approve the rezoning. Public comment included questions regarding the homeowners association and the buffer zone.

The applicant, Frank Feela, is proposing to develop a property that has been vacant for many years and that lies north of North Road and west of Lever Street. It is a 3.19 acre parcel that has a current zoning of R-1 (Single Family) and a land use of LDR (Low Density Residential).

REZONING

Mr. Feela is proposing to create 11 single family lots on this property. While this number of lots, at 3.45 units per acre, fits with the current LDR (Low Density Residential) land use of the property, the applicant wishes to change the zoning of the property to DF (Development Flex) to provide more flexibility with setbacks, lot size, etc. In return the City can require upgraded building elevations and landscaping to provide a nice product and neighborhood for the area.

PRELIMINARY PLAT

The proposed plat of Carole's Cove contains 11 single family lots. The lots will be accessed via the creation of a cul-de-sac, Kissel Court NE. All of the storm water features of the plat will be maintained by the private association for this plat.

The applicant will be required to pay park dedication for this plat in the amount of \$3,404 per lot, for total due of \$37,444. This fee must be paid prior to release of the final plat mylars for

recording at Anoka County.

The cul-de-sac will be a public street with dedication of 60 feet of right-of-way and shall be constructed to 29 feet back to back in width.

Standard utility and drainage easements must be dedicated along all lot lines and over areas of infiltration trenches, drainage swales, and storm water management ponds. The Developer is to provide access for inspection and maintenance of the storm water management infrastructure. Restrictions will be placed on lot lines as needed to limit fences and landscaping to insure access. Design of landlocked storm water features must be designed based on back-to-back 100 year events.

Development requires a National Pollutant Discharge Elimination System (NPDES) Phase II General Storm Water Permit for construction activity from the Minnesota Pollution Control Agency (MPCA). A prerequisite to the MPCA permit application preparation of the Storm Water Pollution Prevention Plan (SWPPP) for the development site.

The Developer will need to obtain a Rice Creek Watershed prior to any activity on site.

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

CONDITIONAL USE PERMIT

While the lots being created are single family lots, the plat known as Carole's Cove will contain detached townhome lots. They are called detached townhome lots because the development (individual lots, landscape areas, driveways and ponds areas) will be maintained by a private homeowners association.

Home buyers will have three different home styles and floor plans to choose from. Home packages will start in the range of \$240,000 to approximately \$300,000. Square footages of the homes range from 1,306 square feet (rambler) to 2,050 square feet (two story). All homes will be built slab on grad (no basements). The homes are similar to other homes being constructed in Blaine right now. The elevations include horizontal and vertical siding, shakes and stone.

Each lot is required to have two overstory trees per lot. In addition, the applicant has been required to provide a row of conifer trees on the west and north sides of the plat as these sides abut existing single family residential homes. These conifer trees must be at least 6 feet in height when planted. Between the normal landscaping requirements and the conifers, tree replacement ordinances have been met on this plat.

By motion, adopt the Ordinance rezoning the property from R-1 (Single Family) to DF (Development Flex).

Zoning and Location Map
Certificate of Survey
Preliminary Plat
Grading, Drainage and Erosion Control Plan
Landscape Plan
Letter from Applicant
House Elevations and Floor Plans

THE CITY OF BLAINE DOES ORDAIN: (Added portions are underscored and deleted portions are shown in brackets with overstrike.)

Section 1. The Official Zoning Map of the Zoning Code of the Municipal Code of the City of Blaine is hereby amended to change the zoning classification of the following described property:

THAT PRT OF SE1/4 OF SW1/4 OF SEC 24 TWP 31 RGE 23 DESC AS FOL: BEG AT A PT ON S LINE OF SD 1/4 1/4 346 FT W OF SE COR THEREOF, TH NLY PRL/W E LINE OF SD 1/4 1/4 430.50 FT, TH WLY PRL/W SD S LINE 363 FT, TH SLY PRL/W SD E LINE 430.50 FT TO SD S LINE, TH ELY ALG SD S LINE 363 FT TO POB, EX THAT PRT THEREOF DESC AS FOL: BEG AT A PT ON SD S LINE 346 FT W OF SE COR THEREOF, TH CONT ALG SD SLINE N 89 DEG 49 MIN 10 SEC W, ASSD BRG, 119 FT, TH N 00 DEG 10 MIN 50 SEC E 50 FT, TH ALG A TA N CUR CONC WLY WITH RAD 527 FT & HAV A CEN ANG OF 09 DEG 21 MIN 00 SEC 86 FT, TH N 80 DEG 49 MIN 10 SECE 125.10 FT TO A PT ON A LINE FROM POB, SD LINE BEING PRL/W E LINE OF SD 1/4 1/4, TH S 00 DEG 45 MIN 40 SEC E ALG SD PRL LINE 155.96 FT TO POB, EX RD, SUBJ TO EASE OF REC

Section 2. The above described property is hereby rezoned from:

~~[R-1 (Single Family)]~~
to
DF (Development Flex)

Section 3. The City Manager is hereby directed to make the appropriate changes in the Official Zoning Map of the City of Blaine to reflect and show the changes in zoning classification as set forth above.

INTRODUCED and read in full this 4th day of June 2015.

PASSED by the City Council of the City of Blaine this 18th day of June, 2015.