



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: ORD 15-2326, Version: 3

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

SECOND READING

REZONING FROM FR (FARM RESIDENTIAL) TO R-1 (SINGLE FAMILY) FOR THE SWANSONS ADDITION DEVELOPMENT LOCATED AT 1040 117TH AVE NE. LARRY SWANSON. (CASE FILE NO. 15-0039/EOW)

Planning Commission (Public Hearing)	09/08/15
City Council (1 st Reading)	10/01/15
City Council (2nd Reading and Preliminary Plat)	10/15/15
Action Deadline (Extended by City)	11/15/15

The Planning Commission voted unanimously to approve the rezoning. There were no comments at the public hearing.

The applicant, Larry Swanson, is proposing infill development on 117th Avenue, just west of State Highway 65. Aside from the easternmost proposed lot, the parcel of land in question has remained undeveloped as all property around it has been developed into single family housing.

The parcel being platted is 1.14 acres in size. The proposed plat, to be known as Swansons Addition, consists of 4 single family lots. The property is currently zoned FR (Farm Residential), the applicant has requested that it be rezoned to R-1 (Single Family Residential). All four lots meet the minimum lot size requirement for the R-1 Zoning of 10,000 square feet, as well as all setback minimums stipulated by Section 29.30 of the Zoning Ordinance. There is one existing home that will remain, and it meets all required setbacks for the R-1 (Single Family) zoning district.

Park dedication is required for the 3 newly platted lots at the rate of \$3,404 per lot, for a total park dedication requirement of \$10,212. This payment must be made prior to release of final plat mylars for recording at Anoka County.

Sanitary sewer to serve the plat is located on Taylor Street, north of 117th Avenue. The Developer will need to install the sanitary sewer under 117th Avenue by means of horizontal

boring so the surface of 117th Avenue is not disturbed. The existing house is currently served by a septic tank. This lot will be required to connect to the City sanitary sewer system with the project. Additional easements will be required on the plat to accommodate the location of the proposed sanitary sewer main along 117th Avenue.

Water main to serve the plat is in 117th Avenue. The Developer will be required to connect to an existing hydrant lead at the east end of the site and extend a water main along the boulevard to serve the proposed homes so the surface of 117th Avenue is not disturbed. The existing house is currently connected to City water. Additional easements will be required on the plat to accommodate the location of the proposed water main along 117th Avenue.

The plat proposes to drain to an infiltration basin on the south side of the plat. This plat will require a permit from the Coon Creek Watershed District prior to any construction activity or issuance of building permits.

Trunk sanitary sewer area charges come due with the plat. The 2015 rate for the West Central Trunk area is \$4,030 per acre, and there are 1.14 acres for a total charge of \$4,594.20. Trunk storm sewer area charges come due with the plat. The 2015 rate for the West Central Storm Trunk area is \$11,026 per acre and for 1.14 acres, the total charge is \$12,569.64. The parcel has paid one lot of water lateral charges, so three lots will become due with platting. The 2015 rate is \$3,875 per lot for a total charge of \$11,625. These charges must be made prior to release of final plat mylars for recording at Anoka County.

In Planning Case File No. 15-0039 it is recommended that the City Council recommend approval of rezoning of property from FR (Farm Residence) to R-1 (Single Family) located at 1040 117th Ave NE based on the following rationale:

1. The zoning classification of R-1 (Single Family) is consistent with that of the adjacent zoning districts to the west, east, and north.
2. The zoning of R-1 (Single Family) is consistent with the current land use designation of the proposed plat.

By motion, approve the ordinance.

Zoning and Location Map
Preliminary Plat
Grading Plan
Utility Plan

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:
TRACT A REG LAND SURVEY NO 150

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

[~~FR (Farm Residential)~~]

to

R-1 (Single Family)

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 1st day of October 2015.

PASSED by the City Council of the City of Blaine this 15th day of October, 2015.