



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 16-051, Version: 2

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

GRANTING PRELIMINARY PLAT APPROVAL TO SUBDIVIDE 33.35 ACRES INTO 45 LOTS AND FIVE (5) OUTLOTS TO BE KNOWN AS PARKSIDE NORTH NW TOWNHOMES, LOCATED AT FRAIZER STREET & 124TH LANE. PARKSIDE NORTH, LLC. (CASE FILE NO. 16-0006)

Planning Commission (Public Hearing)	03/08/16
City Council (Preliminary Plat)	04/07/16
City Council (Final Plat)	TBD
Action Deadline	04/17/16

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

The applicant is proposing to subdivide an existing outlot into 45 single family detached units and five outlots. Parkside North NW Townhomes consists of subdividing approximately 8.63 acres into a subdivision with 45 dwelling units which results in a project density of approximately 5.2 units per acre, which is on the low end of the MDR (Medium Density Residential) land use. The preliminary plat also includes five outlots for drainage, ponding, future commercial and multi-family development, and private roadways.

The proposed homes, detached townhome style, will be enhanced with exterior architectural details. The rambler (one level) homes would include brick, stone, and varying gables and hip rooflines. The floor plans would provide a minimum of 1,450 square feet of finished area above grade. The estimated price range is \$320,000 - \$400,000.

All single family detached units are proposed to be constructed with a 20-foot front yard setback for house (from back of curb/sidewalk) and 22-foot front yard setback for garage (from back of curb/sidewalk). All homes will have a 30-foot rear yard setback. A minimum of 13 feet between houses will be provided in the side yard. All yard landscaping, driveways, and snow removal will be association maintained.

The applicant has provided a landscape plan that will nicely compliment the development. The

applicant will need to include one front yard tree and one boulevard tree with a minimum of 2½-inch caliper. One of the required trees may be an ornamental tree. Corner lots shall each have one additional boulevard tree.

There is also a significant planting plan proposed along the north side of 124th Lane (between development and 125th Ave) to buffer vehicle lights and noise. The homes fronts) will be located approximately 115 feet from the south edge of the current county r-o-w line which is consistent with other developments in this area. The Willowbrook development, just to the east, has the back of homes 90-100 feet from 125th Ave. The current r-o-w line was established with the original plat and is consistent with Anoka County Highway Department's plans for this section of 125th Ave.

A sidewalk is shown along the east side of Ghia Street. The developer has indicated that they would prefer not to build and maintain the sidewalk based on their concern that future/potential residents will have an issue with the sidewalk. Given the project design and the thru-street nature of Ghia Street staff is highly supportive of the sidewalk as it affords an opportunity for residents to travel the roadway path without walking on the street. Ghia Street has 23 homes that will front on the street and given the thru-street design this will also be a location where there is higher potential for pedestrian and vehicle connections between residential and future commercial to the west. The City is also supportive of the sidewalk location shifting to the west side of Ghia as it would impact fewer homes and driveways.

Engineering Items

A rough grading and sediment control plan must be submitted for City approval prior to work being performed on site. Erosion control details shall be included on the grading plan. Proposed lot grading will need to be consistent with the approved master site grading plan for the Parkside Development.

The size of site being graded requires a National Pollutant Discharge Elimination System (NPDES) permit from Minnesota Pollution Control Agency.

A development plan must be submitted for City approval prior to issuance of the first building permit. The development plan must indicate that all structures will be protected from flooding.

Rice Creek Watershed District permit is required prior to the City approving any work on site.

The developer shall process a Letter of Map Change with FEMA prior to issuance of building permits within the unnumbered A-Zone on the FEMA flood map. Developer 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.

As-built surveys will be required to verify structure elevations and lot grading for each structure constructed.

Developer to obtain a permit from Anoka County Highway Department for any proposed construction in the County right-of-way.

The developer will be responsible for installation of sanitary sewer, water main, storm drainage improvements, streets with concrete curb and gutter, 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. All streets shall be constructed to City Standards for width based on parking configuration. Private streets or alley can be constructed to a minimum of 22 feet in width if signed “No Parking”. Private 24-foot wide streets can be parked on one side provided “NO PARKING FIRE LANE” signs are posted every 75 feet on the opposite side of the drive.

Standard utility and drainage easements must be dedicated along all lot lines and over drainage ditches, ponds, delineated wetlands, and storm water detention basins. Developer to provide access to existing power lines in plat. The Developer is to provide access for maintenance of storm water detention basins. Restrictions will be placed on lots as needed to limit fences and landscaping to insure access.

Developer to require homeowner’s associations to be responsible for maintenance and upkeep of all utilities, streets, storm drainage improvements, infiltration basins, and landscape improvements in the development. Developer shall provide documentation to the homeowner’s association, with copies to the City, about maintenance procedures for the improvements.

Developer to install grouped mailboxes with design and locations approved by City and US Postal Service.

Standard water and sanitary sewer access charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.

All development signage by separate review.

By motion, approve the Resolution.

Zoning and Location Map
Overall Site Plan
Preliminary Plat

Grading Plan
Utility Plan
Landscape Plan (2)
Building Elevations and Floor Plans

WHEREAS, an application has been filed by Parkside North, LLC as subdivision Case File No. 16-0006; and

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

Outlot A, Parkside North

WHEREAS, the Blaine Planning Commission has reviewed said case file on March 8, 2016; and

WHEREAS, the Blaine Planning Commission has recommended subdivision Case File No. 16-0006 be approved subject to certain stipulations; and

WHEREAS the Blaine City Council has reviewed said case file on April 7, 2016.

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 Parkside North NW Townhomes permitting preparation of a final plat for approval per Section 74-43 subject to the following conditions:

1. Park dedication will be due with the final platting of the forty five (45) lots at the 2011 rate of \$2,535 per lot. The total payment of \$114,075 will be applied as a credit against the original \$1.4 Million that was owed by the City for the purchase of the Lexington Athletic Complex property.
2. The size of site being graded requires a National Pollutant Discharge Elimination System (NPDES) permit from Minnesota Pollution Control Agency.
3. A development plan must be submitted for City approval prior to issuance of the first building permit. The development plan must indicate that all structures will be protected from flooding. A rough grading and sediment control plan must be submitted for City approval prior to work being performed on site. Erosion control and tree preservation details shall be included on the grading plan. Lot grading to be consistent with the approved master grading plan for the Parkside North development.
4. Rice Creek Watershed District permit is required prior to the approval of grading.
5. The developer shall process a Letter of Map Change with FEMA prior to issuance of building permits within the unnumbered A-Zone on the FEMA flood map. Developer shall provide all FEMA paperwork and structure as-built surveys to homeowners at time

of lot closing.

6. 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.
7. As-built surveys will be required to verify structure elevations and lot grading for each structure constructed.
8. The developer will be responsible for installation of sanitary sewer, trunk main, storm drainage improvements, streets with concrete curb and gutter, streetlights, mailboxes, sidewalks, traffic control signs, street signs, and all appurtenant items. Plans and specifications must be approved by the City prior to start of construction.
9. All Private streets or alley can be constructed to a minimum of 22 feet in width if signed “No Parking”. Private 24-foot wide streets can be parked on one side provided “NO PARKING FIRE LANE” signs are posted every 75 feet on the opposite side of the drive.
10. Standard utility and drainage easements must be dedicated along all lot lines and over drainage ditches, ponds, delineated wetlands, and storm water detention basins. Existing easements on underlying properties must be vacated before the plat is recorded. Developer to provide access to existing power lines in plat. The Developer is to provide access for maintenance of storm water detention basins. Restrictions will be placed on lots as needed to limit fences and landscaping to insure access.
11. Developer to require homeowner’s associations to be responsible for maintenance and upkeep of all utilities, streets, storm drainage improvements, infiltration basins, driveways and landscape improvements in the development. Developer shall provide documentation to the homeowner’s association, with copies to the City, about maintenance procedures for the improvements.
12. Outlot C (landscaping outlot along 125th Avenue) to owned and maintained by homeowner’s association. Association documents related to the association’s maintenance and ownership of this outlot to be submitted to the City for review.
13. Developer to install grouped mailboxes with design and locations approved by City and US Postal Service. Maintenance of the mailboxes to be the responsibility of the homeowner’s association.
14. Standard water and sanitary sewer access charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued. WAC payments that are paid with each building permit will be reimbursed to the Developer as part of the original \$1.4M owed by the City for purchase of the land for the Lexington Athletic Complex.
15. All development signage by separate review.
16. Landscaping for Parkside North NW Townhomes common areas and along the streets to be completed as shown on the approved Site Plan.
17. The landscape plan to be approved through a site plan approval process.
18. All site improvements to be covered by a Site Improvement Performance Agreement (SIPA) and appropriate financial guarantee.

19. The Mayor, City Clerk and City Manager are hereby authorized to execute any and all necessary documents, agreement and releases related to the approval, recording or administration of Parkside North NW Townhomes.

PASSED by City Council of the City of Blaine this 7th day of April, 2016.