



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 16-078, Version: 2

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

GRANTING PRELIMINARY PLAT APPROVAL TO SUBDIVIDE APPROXIMATELY 25.75 ACRES INTO 18 SINGLE FAMILY LOTS AND THREE (3) OUTLOTS TO BE KNOWN AS WOODS AT QUAIL CREEK 4TH ADDITION, LOCATED AT MAIN STREET AND XYLITE STREET NE. MG MAIN STREET PROPERTIES. (CASE FILE NO. 15-0058/LSJ)

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| Planning Commission (Public Hearing) | 04/12/16 |
| City Council (Preliminary Plat) | 05/05/16 |
| City Council (Final Plat) | TBD |
| Action Deadline | 05/14/16 |

The Planning Commission voted unanimously to approve the preliminary plat. Comments at the public hearing included concerns regarding the future Xylite Street extension, wetland disruption, grading and tree removal.

The applicant, MG Main Street Properties, is proposing to plat the 25.75 acres just north of the Woods at Quail Creek 3rd Addition into 18 single family lots. The property is currently zoned DF (Development Flex) as this property has always been platted as outlots of the other Woods at Quail Creek plats. It's always been envisioned that this plat would be brought forward and development would occur in this area. U.S. Home Corp., also known as Lennar, developed the first three additions of Woods at Quail Creek. They have met all development obligations required by the City as part of the previous approvals.

Preliminary Plat

The plat contains 18 lots and it also contains the extension of Xylite Street north to the edge of this plat. A temporary cul-de-sac will be required to be constructed until the road continues to the north and east in the future.

Outlots A and B are for storm drainage purposes and wetlands. Outlot C is being platted for a paved walking trail into Pioneer Park. All outlots shall be deeded to the City after all improvements have been completed.

Park dedication will be required for the 18 lots in this plat in the amount of \$3,744 per unit for a total of \$67,392. This amount is due prior to release of final plat mylars for recording purposes.

Sidewalks will be constructed along the east side of Xylite Street and the south side of Xylite Court. As stated previously a 10-foot paved trail must be constructed by the developer in Outlot C to access the paved trail in Pioneer Park.

There will be significant tree loss as the site is heavily wooded and roughly 12 acres are being disturbed during grading activity. The City's Tree Preservation ordinance requires replacement for a portion of those trees at the rate of seven (7) trees per acre which would result in 81 replacement trees. To replace these trees, the developer will be required to plant three trees per lot (54 trees). The developer will also need to submit a landscape plan prior to final plat approval that indicates where the remaining 27 replacement trees will be located.

Developer will be required to obtain a Coon Creek Watershed permit prior to commencement of any site work.

By motion, approve the Resolution.

Zoning and Location Map
Preliminary Plat
Site Plan
Grading Plan
Tree Preservation Plan
Floor Plans and Elevations

WHEREAS, an application has been filed by applicant as subdivision Case File No. 15-0058; and

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

Outlot B, WOODS AT QUAIL CREEK 3RD ADDITION, Anoka County, Minnesota

WHEREAS, the Blaine Planning Commission has reviewed said case file on April 12, 2016; and

WHEREAS, the Blaine Planning Commission has recommended subdivision Case File No. 15-0058 be approved subject to certain stipulations; and

WHEREAS the Blaine City Council has reviewed said case file on May 5, 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 Woods at Quail Creek 4th Addition permitting preparation of a final plat for approval per Section 74-43 subject to the following conditions:

1. All streets will follow the Anoka County street name grid system.
2. Developer installed improvements shall include construction of lateral sanitary sewer and water main with services, storm drainage improvements, storm water management and water quality treatment infrastructure, streets with concrete curb and gutter, 6 foot concrete sidewalks, 8 foot bituminous trail, streetlights, mailboxes, traffic control signs, street signs, and all appurtenant items.
3. Trunk sanitary sewer area charges become due with platting for upland acreage. The 2016 rate for Sanitary Sewer District 6-5 is \$ 5,742 per upland acre.
4. Street and utility extensions are required to the edge of the plat for each future connection to the adjacent parcel.
5. 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.
6. Hydrant locations must be reviewed and approved by the Fire Department.
7. 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.
8. Development requires a National Pollutant Discharge Elimination System (NPDES) Phase II General Storm Water Permit for Construction Activity (MN R100001) 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.
9. Construction contract documents shall include a mass (rough) grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plan sheet(s). Supporting wetland delineation report, geotechnical investigation report, soil boring logs, and hydrology report shall be included in the submittal for City Engineer review and approval. Plans and specifications must be approved by the City prior to start of construction.
10. Sidewalks improvements must be soil corrected to full depth. Driveway subgrades must be fully corrected or provide a geotechnical report designing an alternate section. Driveways not having fully corrected subgrades shall have an extended warranty to protect future property owners. The development contract shall set forth the length and details of the warranty.
11. The development plan shall indicate all structures will be protected from flooding.
12. A twenty foot buffer strip shall be considered adjacent to wetland edges and shall be

- placed in an easement.
13. CCWD permit is required prior to City approval of construction plans and specifications.
 14. As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.
 15. Home construction prior to the installation and acceptance of developer installed improvements will be subject to longer response times from public safety responders. Certificates of Occupancy will not be issued until the developer installed improvements are accepted and private utility service available.
 16. The plat to meet the City's Tree Preservation requirements by planting 81 replacement trees. To replace these trees, the developer will be required to plant three trees per lot (54 trees). The developer will also need to submit a landscape plan prior to final plat approval that indicates where the remaining 27 replacement trees will be located.
 17. Developer to require homeowner's associations to be responsible for maintenance and upkeep of landscape or development signage improvements along and within the right-of-way except for typical individual lot boulevard sod and tree plantings.
 18. Developer to install grouped mailboxes with design and locations approved by City and US Postal Service.
 19. 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.
 20. 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.
 21. Sidewalks will be constructed along the east side of Xylite Street and the south side of Xylite Court. A 10-foot paved trail must be constructed by the developer in Outlot C and extended to the paved trail in Pioneer Park. Outlot C to be deeded to the City after improvements are completed. The developer will not be reimbursed for this work.
 22. All development signage issued under a separate permit.
 23. Execution and recording of a Development Agreement, which sets forth in greater detail the plat conditions and park development as well as other responsibilities for the development of this plat.
 24. Park dedication will be required for the 18 lots in the plat in the amount of \$3,744 per unit for a total of \$67,392. This amount is due prior to release of final plat mylars for recording purposes.
 25. Outlots A and B are being established to allow City access to storm water features and wetlands for maintenance purposes and should be deeded to the City once the plat is recorded.
 26. Developer to execute and record, with the sale of each single family lot, an affidavit indicating to homebuyers that the soils located in the rear and side yards of the single family lots may not be corrected to accommodate general building construction or pools, decks, and porches and that additional effort may be required, by the homeowner, to stabilize those soils before additional construction could occur.

27. 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 the Woods at Quail Creek 4th Addition plat.

PASSED by City Council of the City of Blaine this 5th day of May, 2016.