



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 16-139, **Version:** 1

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

GRANTING PRELIMINARY PLAT APPROVAL TO SUBDIVIDE 5.23 ACRES INTO SEVEN (7) LOTS TO BE KNOWN AS RADISSON COVE. OAK MEADOWS LAND HOLDING, LLC. (CASE FILE NO. 16-0033/SLK)

Planning Commission (Public Hearing)	07/12/16
City Council (1 st Reading Rezoning/Comp Plan)	08/04/16
City Council (Preliminary Plat)	09/01/16
City Council (Final Plat)	TBD
Action Deadline	09/17/16

The Planning Commission voted unanimously to approve the preliminary plat. Public comment included one resident's concern with development at this location.

Radisson Cove consists of subdividing approximately 5.23 acres into a subdivision with seven (7) dwelling units. The preliminary plat also includes one outlot for a drainage area.

The lots in this proposed plat range in size from 9,305 square feet to 19,806 square feet. Most lots are 71-feet wide and the lot depths in this plat range in size from 122 feet to 157+ feet.

Preliminary Plat

The plat contains 7 detached single-family lots and one outlot. The existing home on Lot 1 will remain. The driveway for Lot 1 will be relocated from Radisson Road to 127th Court NE. The existing fence on Lot 1 will be removed.

Outlot A will be combined with the parcel to the west.

The developer will be required to pay park dedication for the 6 new lots in this plat at the rate in effect at the time of final plat. The current rate is \$3,744 per unit, and this fee must be paid prior to release of the plat for recording at Anoka County.

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, turn lane on Radisson Road, 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.

Turn lane construction for southbound Radisson Road into the plat will require relocation of existing utilities. Clearing of existing trees and landscaping will be required to achieve adequate intersection site distance. A permit and project review from the Anoka County Highway Department will be required prior to any site work. A noise wall was not required by the County, but they did suggest that the City and Developer assess the noise situation to see if a sound wall is needed.

Trunk sanitary sewer charges become due with platting. There are 3.10 upland acres being platted. The 2016 rate for trunk sanitary sewer is \$3,805 per acre for a total due of \$11,795.50. Sanitary sewer lateral charges become due with platting. There are 300 feet of frontage at the 2016 rate of \$55.99 per foot for a total charge of \$16,797. Water lateral charges become due with platting. There are 300 feet of frontage at the 2016 rate of \$49.36 per foot for a total charge of \$14,808.

The developer has submitted the plat to the Coon Creek Watershed District (CCWD) for review and permit. A permit must be issued prior to any site work. The plat is proposing infiltration basins that must be maintained by property owners in the plat.

Street names shall be consistent with Anoka County's grid system and shall be 127th Court NE.

Drainage and utility easements shall be dedicated on all lot lines, over side yards that contain utilities, and storm water detention basin. Developer to verify normal ground water elevation in ponds. If the "Normal Ground Water Elevation" does not match the "Normal Water Elevation" that the 10:1 safety bench is designed at, provide a dense vegetative buffer strip between the two elevations. Developer shall submit a buffer strip seed mix design for review. All pond slopes shall be 4:1 except below Normal Ground Water Elevation, which can be 3:1.

Each lot shall have a minimum rear yard area behind each structure of a minimum of 20 feet from the structure at a maximum grade of 5%.

Development requires a National Pollutant Discharge Elimination System (NPDES) Phase II Permit from Minnesota Pollution Control Agency (MPCA).

Construction contract documents shall include a grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plans. Plans shall detail tree preservation, erosion protection, sediment control, proposed grading contours, utilities, roadway geometrics, storm drainage, storm water quality management, custom lot-grading, structure type, and structure elevation information. Additional information is required on adjacent parcels that indicate existing drainage patterns are being addressed. The development plan shall indicate all structures will be protected from flooding. Supporting geotechnical investigation report, soil boring logs and hydrology report shall be included in the submittal for City review and approval.

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

The existing house will be required to connect to City sewer and water services. An address change will be required for the house as well using 127th Court NE.

By motion, approve the Resolution.

Please see Second Reading of Rezoning.

WHEREAS, an application has been filed by applicant as subdivision Case File No. 16-0033; and

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

THE N 300 FT OF S 456 FT OF E 759 FT OF NW1/4 OF SW1/4 OF SEC 4 TWP 31 RGE 23, EX RD, SUBJ TO EASE OF REC

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

WHEREAS, the Blaine Planning Commission has recommended subdivision Case File No. 16-0033 be approved subject to certain stipulations; and

WHEREAS the Blaine City Council has reviewed said case file on September 1, 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 Radisson Cove 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 127th Court NE within the plat including 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, Radisson Road turn lane, streetlights, mailboxes, traffic control signs, street signs, and all appurtenant items.
3. Plans and specifications must be approved by the City prior to start of construction.
4. 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.
5. Each lot shall have a minimum rear yard area behind each structure of a minimum of 20 feet from the structure at a maximum grade of 5%.
6. 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.
7. Development requires a National Pollutant Discharge Elimination System (NPDES) Permit from Minnesota Pollution Control Agency (MPCA).
 8. Construction contract documents shall include a rough grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plans. Supporting wetland delineation report, geotechnical investigation report, soil boring logs, and hydrology report shall be included in the submittal for City review and approval.
 9. The development plan shall indicate all structures will be protected from flooding per City requirements.
 10. CCWD approval is required prior to City Council consideration of preliminary plat and a CCWD permit is required prior to City approval of construction plans and specifications. The property owners will be required to maintain the infiltration basin.
 11. As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.
 12. Developer to install grouped mailboxes with design and locations approved by City and US Postal Service.
 13. 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.
 14. All development signage by separate review.
 15. All wells and septic systems to be properly abandoned per all local and state requirements. The existing house will be required to connect to City sewer and water. A new address will be assigned to the existing house off of 127th Court NE.
 16. Park dedication is required for each of the 6 new lots at the rate in effect at time of Final Plat. The 2016 rate is \$3,744 per lot or \$22,464 if platted and paid in 2016.
 17. Trunk sanitary sewer charges become due with platting. There are 3.10 upland acres in the plat. The 2016 rate is \$3,805 per acre for a total of \$11,795.50. Sanitary sewer lateral charges become due with platting. There are 300 feet of frontage at the 2016 rate of \$55.99 per foot for a total charge of \$16,797. Water lateral charges become due with platting. There are 300 feet of frontage at the 2016 rate of \$49.36 per foot for a total charge of \$14,808.
 18. Turn lane construction for southbound Radisson Road into the plat will require relocation of existing utilities. Clearing of existing trees and landscaping will be required to achieve adequate intersection site distance. A permit and project review from the Anoka County Highway Department will be required prior to any site work.
 19. Outlot A is required to be combined with the parcel to the west.
 20. 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.
 21. 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 Radisson Cove Addition.
 22. The recommendation is contingent upon the Metropolitan Council's approval of the

minor land use amendment and inclusion of this area into the MUSA.

23. 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 Radisson Cove.

PASSED by City Council of the City of Blaine this 1st day of September, 2016.