



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: ORD 16-2360, Version: 2

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

SECOND READING

GRANTING A REZONING FROM FR (FARM RESIDENTIAL) TO DF (DEVELOPMENT FLEX) FOR THE RADISSON COVE DEVELOPMENT AT 12726 RADISSON ROAD NE. OAK MEADOWS LAND HOLDING, LLC. (CASE FILE NO. 16-0033/SLK)

Planning Commission (Public Hearing)	07/12/16
City Council (1 st Reading)	08/04/16
City Council (2nd Reading)	09/01/16
Action Deadline	09/17/16

The Planning Commission voted unanimously to approve the rezoning. Public comment included one resident's concern for 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.

Comprehensive Land Use

Currently, this property has a land use designation of R (Rural) and does not allow for properties served with sewer and water. Therefore, the land use for the property must be changed to accommodate a developed residential use. The Metropolitan Council will need to take action on the proposed MUSA (Metropolitan Urban Service Area) boundary change.

At this time, the developer has requested to change the land use to LDR (Low Density Residential). The change to LDR would allow residential development of generally 3-6 units per acre which would be consistent with the housing found in this area.

The recommendation is contingent upon the Met Council's approval of the minor land use amendment and inclusion of this area into the MUSA.

Rezoning

The applicant is also requesting a zoning designation of DF (Development Flex) to accommodate the lot sizes in the proposed plat.

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.

Conditional Use Permit

The single-family product on 71-90 foot wide lots will be enhanced with exterior architectural details. The homes will include brick, stone, varying gables and hip rooflines. The floor plans would provide a minimum square footage of 1,500 square feet of finished area above grade for a split entry or modified two-story and a minimum of 1,400 square feet above grade for a rambler style home. The estimated price range is \$300,000-\$330,000+. Capstone Homes is planning to be the primary builder within this development, but may open the development to other builders.

All single-family units are proposed to be constructed with a 25-foot front yard setback and 30-rear yard setback. The lots will generally be around 75 feet wide and 140+ feet deep.

In Planning Case File No. 16-0033 it is recommended that the Rezoning from FR (Farm Residential) to DF (Development Flex) be based on the following rationale:

1. The DF zoning district allows the City the opportunity to have some flexibility when approving developments that warrant higher standards than what is allowed with the traditional zoning districts. It affords the City the opportunity to provide input on items that would benefit the surrounding neighborhoods and the City as a whole.
2. The proposed development offers the community, by means of DF zoning, a higher degree of control over architectural standards, homes with equal or higher value than surrounding developments and higher level of site landscaping with consistent maintenance.
3. The recommendation is contingent upon the Metropolitan Council's approval of the minor land use amendment and inclusion of this area into the MUSA.

By motion, approve the ordinance.

Zoning and Location Map
Preliminary Plat
Grading Plan
Landscape Plan
Elevations

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:

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

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

[~~FR (Farm Residential)~~]

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 August, 2016.

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