



# City of Blaine Anoka County, Minnesota

Blaine City Hall  
10801 Town Sq Dr NE  
Blaine MN 55449

## Legislation Text

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File #: RES 16-156, Version: 1

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

**GRANTING PRELIMINARY PLAT ONE YEAR EXTENSION FOR SARAH JEAN ESTATES, LOCATED AT 12701 HARPERS STREET NE. SUMMIT LAND. (CASE FILE NO. 14-0050/SLK)**

Planning Commission (Public Hearing)	09/09/14
City Council (Preliminary Plat)	10/02/14
City Council (Preliminary Plat Extension)	10/01/15
<b>City Council (Preliminary Plat Extension)</b>	<b>10/06/16</b>
City Council (Final Plat)	TBD

*Note: This plat was originally approved in 2014. At the same time the City was exploring with Harpers Street property owners the possibility of a regional storm water project. That project lacked support by the various property owners as it was felt to be too expensive. This plat will therefore need to be address storm water by creating a storm pond on two of the originally proposed lots, thus making this a 12- lot development rather than 14 lots. The plat language and conditions have been updated to reflect the current conditions.*

In October of 2015, the applicant received approval of a preliminary plat one year extension from the City Council for a subdivision known as Sarah Jean Estates that includes 5 acres and 12 lots and an outlot for storm water. Since that date, the developer has not made any progress towards submitting the final plat for this property. The applicant has been working on completing similar single family projects on the west side of Blaine (Jackson Street) and anticipates starting the project in Spring/Summer 2017. At this time the applicant would like to obtain a one year extension on the preliminary plat approval.

The plat extension does not change any conditions of the plat other than updating some of the development fee numbers. The only thing the extension does is allow the property owners more time.

If the extension is approved by the City Council the final plat will need to be submitted for City approval prior the expiration of the one year extension.

By motion, approve the Resolution.

Zoning and Location Map  
Preliminary Plat

**WHEREAS**, an application has been filed by applicant as subdivision Case File No. 14-0050; and

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

THE SOUTH 330 FEET OF THE EAST 660 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 31, RANGE 23, ANOKA COUNTY, MINNESOTA, EXCEPT THE WEST 66 FEET THEREOF.

**WHEREAS**, the Blaine Planning Commission has reviewed said case file on September 9, 2014; and

**WHEREAS**, the Blaine Planning Commission has recommended subdivision Case File No. 14-0050 be approved subject to certain stipulations; and

**WHEREAS** the Blaine City Council has reviewed said case file on October 2, 2014, October 1, 2015, and October 6, 2016.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Blaine that preliminary plat extension per Section 74-42 of the subdivision regulations is hereby granted for Sarah Jean Estates 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. The developer has responsibility for financial participation in 125th Avenue NE improvements associated with this development. This includes, but is not limited to, intersection improvements, traffic signal installations, and roadway widening improvements. Anoka County will specify required improvements as part of their review. The City has calculated the development potential of all of the developable property, lying north of 125th Avenue and within the current development schedule provided by the 2005 MUSA and has determined the per lot cost associated for the improvements to be \$1,450 per lot (2016 rate). The plat, if it ultimately contains 12 lots, would have a responsibility of \$17,400 if platted in 2016.
3. Developer installed improvements shall include construction of 127<sup>th</sup> Avenue and Jamestown Street 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, 6 foot concrete sidewalks

along the west side of Jamestown Street, north side of 127<sup>th</sup> Avenue, and east side of Harpers Street, streetlights, mailboxes, traffic control signs, street signs, and all appurtenant items.

4. Plans and specifications must be approved by the City prior to start of construction.
5. 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.
6. Street and utility extensions are required to the edges of the plat for future connection to adjacent parcels.
7. 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.
8. 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%.
9. 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.
10. Developer to create a storm water pond on an outlot (Lots 1a and 2a). If a future regional storm sewer system is created that provides a better storm water solution the pond could be removed or reduced and the outlot could be submitted for platting into future lots.
11. Development requires a National Pollutant Discharge Elimination System (NPDES) Permit from Minnesota Pollution Control Agency (MPCA).
12. 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.
13. The development plan shall indicate all structures will be protected from flooding.
14. 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.
15. As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.
16. Developer to install grouped mailboxes with design and locations approved by City and US Postal Service.
17. 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.
18. All development signage by separate review.
19. All wells and septic systems to be properly abandoned per all local and state requirements.
20. Park dedication is required for each of the 12 lots created at the rate in effect at time of Final Plat. The 2016 rate is \$3,744 per lot if platted and paid in 2016.
21. 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.

22. 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 Sarah Jean Estates.

**PASSED** by City Council of the City of Blaine this 6<sup>th</sup> day of October, 2016.