



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 17-004, Version: 2

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

GRANTING A WAIVER OF PLATTING THAT WILL SPLIT AN EXISTING LOT INTO TWO PARCELS IN THE R-1 (SINGLE FAMILY) ZONING DISTRICT AT 10720 SUNSET AVENUE NE. BOULDER CONTRACTING. (CASE FILE NO. 16-0047/LSJ)

Planning Commission (Public Hearing)	12/13/16
City Council (Waiver of Platting)	01/05/17
Action Deadline	01/05/17

The Planning Commission voted unanimously to approve the waiver of platting. Comments at the public hearing included concerns regarding the proposed smaller lot sizes in the neighborhood.

The applicant is proposing a waiver of platting for the property known as 10720 Sunset Avenue. There is currently a single family home and two accessory structures on the property. The lot is roughly 28,000 square feet in size (the net lot area is 17,480 square feet when roadway easements are subtracted). The applicant would like to remove all structures on the lot and split the property into two parcels.

The proposed Parcel A (exclusive of public roadway easement) would be 8,280 square feet and proposed Parcel B would be 9,200 square feet in size. The property is zoned R-1 (Single Family) and the minimum lot size in this district is 10,000 square feet. While the lots are wide enough to meet standards, the shallow depth of 92-feet results in less square footage. The City has, on occasion, allowed for lot splits to occur when the proposed lots are smaller than the required lot area in the Zoning Ordinance when the lot size was in keeping with the general neighborhood. The Planning Commission and City Council may want to consider if this split would be in keeping with the general character of the neighborhood, as the lots in this area are quite a bit larger than the two proposed parcels and even what is required by ordinance.

As stated earlier, all structures would be removed from the property. The applicant has shown the proposed house pads (approximately 32-feet in depth) on the survey to indicate how a home would fit on both of the proposed parcels and meet the 30-foot front and rear yard setback requirements. Both parcels would have access off of 107th Avenue.

Since this split is creating a new parcel and removing the house on the existing parcel, the applicant will need to pay park dedication in the amount of \$4,114 for each of two new lots being created. A total payment of \$8,228 for the two new lots will be required prior to the City placing a signature on the waiver documents required at Anoka County.

Standard drainage and utility easements along property lines will need to be dedicated by separate document.

There are existing phone and power lines that go through the lot to serve property south of 107th Avenue. These lines will need to be relocated away from proposed house locations, possibly at the expense of the developer. Additional easements may be required by the utility companies.

The original parcel was assessed one lot unit for improvements to Sunset Avenue and 107th Avenue in 1988. With the creation of a new lot, additional connection charges become due for trunk sanitary sewer, later sanitary sewer and water, and storm sewer. The 2016 rate for these charges is \$13,201. The applicant will need to install a sanitary sewer service to serve Parcel A. This will require a permit from the Anoka County Transportation Department for work in Sunset Avenue right-of-way. The water service for Parcel a can connect to an existing water main in 107th Avenue.

By motion, approve the Resolution.

Attachments

Zoning and Location Map
Survey of Proposed Split
Aerial of Property

WHEREAS, an application has been filed by Boulder Contracting as Waiver of Platting Case No. 16-0047 and;

WHEREAS, said case involves the division of a parcel into two separate lots, Anoka County, Minnesota, described as follows:

CURRENT DESCRIPTION

Lot 4 Auditor's Subdivision No. 133, Anoka County, Minnesota

PARCEL A

The west 90 feet of lot 4, Auditor's Subdivision No. 133, Anoka County, Minnesota

PARCEL B

That part of Lot 4, Auditor's Subdivision No. 133, Anoka County, Minnesota, which lies easterly of the west 90 feet thereof

WHEREAS, the Blaine Planning Commission has reviewed said case on December 13, 2016; and

WHEREAS, the Blaine Planning Commission has recommended said case be approved; and

WHEREAS, the City Council of the City of Blaine has reviewed said case on January 5, 2017.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Waiver of Platting per Section 18-9(B)(2) of the Subdivision Ordinance is hereby granted to Boulder Contracting, allowing to record the above described division with the Anoka County Recorder's Office, based on the following conditions:

1. Waiver of platting to be recorded at Anoka County.
2. Since this split is creating a new parcel and removing the house on the existing parcel, the applicant will need to pay park dedication in the amount of \$4,114 per lot for two new lots being created. A total payment of \$8,228 for the two new lots will be required prior to the City placing a signature on the waiver documents required at Anoka County.
3. Connection charges become due for trunk sanitary sewer, later sanitary sewer and water, and storm sewer. The 2016 rate for these charges is \$13,201.
4. The applicant will need to install a sanitary sewer service to serve Parcel A. This will require a permit from the Anoka County Transportation Department for work in Sunset Avenue right-of-way. The applicant will need to install a water service for Parcel, connecting to an existing water main in 107th Avenue.
5. 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 the waiver of platting to subdivide a parcel of land into two separate parcels.

PASSED by the City Council of the City of Blaine this 5th day of January, 2017.