



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: ORD 17-2372, Version: 3

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

SECOND READING

GRANTING A REZONING FROM FR (FARM RESIDENTIAL) TO R-1AA (SINGLE FAMILY) AT 11983 LONDON STREET NE. WOODLAND DEVELOPMENT CO. (CASE FILE NO. 16-0054/SLK)

Planning Commission (Public Hearing)	01/10/17
City Council (1 st Reading)	02/02/17
City Council (2nd Reading)	02/16/17
Action Deadline	03/18/17

The Planning Commission voted unanimously to approve the rezoning. Comments at the public hearing included concern regarding driveway location, traffic, and impacts to neighboring property and wildlife.

Woodland Development is proposing to develop a small infill plat (9 lots) on a 3.7 acre property that is on the southeast corner of London Street and Cloud Drive NE. The proposal requires a rezoning of the property and approval of a preliminary plat.

Rezoning

In order to plat the property into 9 lots, the subject property must be rezoned from FR (Farm Residential) to R-1AA (Single Family). Since the minimum lot size in the FR zoning district is 10 acres, the rezoning is necessary to create the smaller lot sizes allowed in the R-1AA zoning district. In addition, the property is adjacent on the west to existing R-1A zoned properties and on the south side of London Park a neighborhood with approximately 60 foot wide lots exists, so the development will be in keeping with the character of the surrounding neighborhood. The parcel is within the MUSA (Metropolitan Urban Service Area) and has sewer and water services available.

Preliminary Plat

The proposed plat contains 9 single family lots and will be known as Woodland Cove. There is an existing home and two accessory structures that will be removed with the development of

this plat. All of the lot sizes exceed the minimum lot size requirement of the R-1AA zoning district, which is 10,800 square feet. The lot sizes range from 14,590 square feet to 18,720 square feet.

Park dedication will be required for the 9 new lots being proposed within the plat. The City's current park dedication rate for single family lots is \$4,114 per unit (2017 rate). A total park dedication fee of \$37,026 would become due prior to final plat mylars being released to the developer for recording at Anoka County.

The plat will be graded so as to preserve as many trees as possible on these lots. The plan that is presented will be a good fit for the neighborhood with minimal tree loss and provide lot sizes in line with the surrounding neighborhood.

Please note that we do not need to obtain house product information for this approval because it is an infill plat with a specific zoning designation. All of the houses must simply meet the requirements of the R-1AA zoning district.

The adjacent parcel has an existing driveway that encroaches onto Lot 1. The driveway will need to be reconstructed with a proper setback of 3 feet onto the adjacent property or the lot line for Lot 1 be adjusted to provide a 3 foot setback for the existing driveway.

Developer will need to obtain a Coon Creek Watershed permit prior to commencing any work on the site. Infiltration of water runoff is required for the plat. Those lots that will contain an infiltration basin will be required to maintain them in accordance with the approved watershed permit. These lots will need to have a maintenance agreement included with the purchase agreement and shall clearly spell out the requirements and responsibility of the homeowner.

Additional soils information needs to be submitted that will determine the highest historic water elevations. This information will be used to determine the lowest floor of proposed structures which must be a minimum of two feet above the highest historic water elevation.

A sidewalk is recommended along the length of the plat as it will help the neighborhood's connection to London Park located just to the south of the plat. The City will need to complete this sidewalk section to 119th Avenue when possible.

The recommendation to approve the rezoning from FR (Farm Residential) to R-1AA (Single Family) at 11983 London Street NE is based on the following rationale:

1. A rezoning is required because the current zoning of FR(Farm Residential) does not allow for smaller lot sizes when sewer and water will serve the property.
2. The R-1AA zoning district is consistent with surrounding properties to the west and south of this property so any proposed homes will be in character with the surrounding

neighborhood.

3. The R-1AA zoning is consistent with the City's land use designation for this area of LDR (Low Density Residential).

By motion, introduce the Ordinance for first reading and direct it be placed on file for second reading on February 16, 2017.

Zoning and Location map

Preliminary Plat

Tree Inventory Plan

Grading Plan

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:

Tract A Registered Land Survey No. 144

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

[~~FR (Farm Residential)~~]

to

R-1AA (Single Family)

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 2nd day of February, 2017.

PASSED by the City Council of the City of Blaine this 16th day of February 2017.