



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 17-022, Version: 1

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

GRANTING FINAL PLAT APPROVAL TO SUBDIVIDE .49 ACRES INTO TWO SINGLE FAMILY LOTS TO BE KNOWN AS ST. CLAIR PARK 8TH ADDITION, LOCATED AT DUNKIRK STREET NE/94TH AVENUE NE. BOULDER CONTRACTING LLC. (CASE FILE NO. 17-0004/SLK)

Planning Commission (Public Hearing)	09/14/10
City Council (Preliminary Plat)	10/07/10
City Council (Final Plat)	02/16/17

This parcel was originally preliminary platted in the fall of 2010 and received Final Plat approval in 2013 but the plat was never recorded. Because the final plat was not recorded in a timely fashion the City Council is being asked to re-issue Final Plat approval. Notice has been sent to notify property owners within 350 feet of the proposed plat.

The applicant owns a parcel that is approximately .49 acres. The applicant's proposal is to subdivide the parcels into two single-family lots, consistent with the R-1 (Single Family) zoning district standards. The proposed parcels will exceed the 10,000 square foot lot size minimum in the R-1 zoning district. Also, the parcels would have lot depths meeting the 125-foot minimum lot width requirement in the R-1 zoning district. The corner lot will be 85-feet in width, which is 5-feet narrower than standard 90-foot wide R-1 corner lot. The plat and proposed lots are however consistent with the adopted Southeast Area Development Guide Plan, how the lots were serviced with utilities and consistent with a number of other plats with small deviations in lot widths or depths in this in-fill area.

The development of the lots adjacent to proposed Dunkirk Street are waiting for the additional 30 feet of right-of-way (east side) to allow the completion of Dunkirk Street. The east side of the Dunkirk Street right-of-way is proposed to be constructed with the development of St. Clair Park 7th Addition.

The development will require that custom grading be accomplished to preserve existing trees. Grading of infiltration basins/rain gardens will be required, and must be constructed prior to any Certificates of Occupancy being issued in the plat. The developer will be required to

maintain the plantings and landscaping in the infiltration basins/rain gardens for a minimum of three years after the project construction work is accepted by the City.

With platting, trunk sanitary sewer and truck storm sewer become due for the 0.49 acres in the plat. The current rate for trunk sanitary sewer is \$6,410 per acre for a charge of \$3,141. The current rate for truck storm sewer is \$7,998 per acre for a charge of \$3,919.

The final plat is consistent with the approved preliminary plat, Resolution No. 10-124.

By motion, approve the Resolution.

Zoning and Location Map
Final Plat

WHEREAS, an application has been filed by Boulder Contracting LLC as subdivision Case No. 17-0004; and

WHEREAS, said case involves the division of land in Anoka County, Minnesota, described as follows:

OUTLOT A, ST. CLAIR PARK 3RD ADDITION. ANOKA COUNTY, MINNESOTA.

WHEREAS, the Blaine City Council granted preliminary plat approval on October 7, 2010, subject to the stipulations as contained in Blaine City Council Resolution No. 10-124; and

WHEREAS, the applicant has submitted a final plat in general conformance with the approved preliminary plat.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that final plat approval for St. Clair Park 8th Addition per Section 74-43 of the subdivision regulations is hereby granted subject to the following conditions:

1. Park dedication to be paid for 2 (two) lots at the 2017 rate of \$4,114 per unit. The total park dedication fee is \$8,228.
2. The applicant to coordinate with private utility companies, i.e., cable, electric, gas, and telephone, for underground services for the new homes.
3. New homes built to incorporate Airport Noise Abatement Standards.
4. Standard WAC (Water Availability Charges) and SAC (Sewer Availability Charges) to be paid with each building permit.
5. Developer to install grouped mailboxes with design and locations approved by City and US

Postal Service.

6. Standard utility and drainage easements must be dedicated along all lot lines and storm water features.
7. Developer must follow the City's Stormwater ordinance for infiltration and erosion control.
8. A grading/development plan will be required and shall include custom grading, and tree preservation. Applicant shall incorporate infiltration basins and/or rain gardens in the design of the plat grading. Grading of infiltration basins/rain gardens will be required prior to any Certificates of Occupancy being issued in the plat. The developer will be required to maintain the plantings and landscaping in the infiltration basins/rain gardens for a minimum of three years after the project construction work is accepted by the City.
9. With platting, trunk sanitary sewer and trunk storm sewer become due for the area of the plat. The current trunk sanitary sewer rate is \$6,410 per acre and the current trunk storm sewer rate is \$7,998 per acre for charges of \$3,141 for trunk sanitary sewer and \$3,919 for trunk storm sewer.
10. As-built surveys will be required to verify structure elevations, custom grading requirements, and final lot grading elevations.
11. A Development Agreement for St. Clair Park 7th Addition must be signed and financial guarantees received prior to releasing St. Clair Park 8th Addition plat for recording with Anoka County.
12. Building permits for Lots 1 and 2, Block 1; will not be issued until plans have been approved for the construction of Dunkirk Street. Certificates of Occupancy will not be issued for these lots until the Dunkirk Street improvements have been accepted by the City.
13. All development signage by separate review.
14. 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 St. Clair Park 8th Addition.

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