



# 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 17-038, Version: 1

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

**GRANTING FINAL PLAT APPROVAL TO SUBDIVIDE 3.7 ACRES INTO NINE (9) SINGLE FAMILY LOTS TO BE KNOWN AS WOODLAND COVE, LOCATED AT 11983 LONDON STREET NE. WOODLAND DEVELOPMENT CO. (CASE FILE NO. 16-0054/SLK)**

Planning Commission (Public Hearing)	01/10/17
City Council (Preliminary Plat)	02/16/17
<b>City Council (Final Plat)</b>	<b>04/06/17</b>

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 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.

The adjacent parcel has an existing driveway that encroaches onto Outlot A. The Outlot will need to be deeded to the adjacent property, so the existing driveway meets a 3 foot setback from the property line.

The 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. The developer is working with the watershed to create a comprehensive operation and maintenance agreement that will clearly spell out how the properties will be responsible for these features.

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 119<sup>th</sup> Avenue when possible.

This parcel has previously paid for 6 services for lots on London Street. As this plat is now proposing 7 lots on London Street there will be an additional sanitary sewer lateral and water lateral that will need to be collected for this additional lot. The 2017 rate for sanitary sewer and water lateral are \$4,615 and \$4,070, respectively.

The final plat is consistent with the approved preliminary plat, Resolution No. 17-023.

By motion, approve the Resolution.

Zoning and Location Map  
Final Plat

**WHEREAS**, an application has been filed by Woodland Development Co. as subdivision Case No. 16-0054; and

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

Tract A, REGISTERED LAND SURVEY NO. 144, according to the recorded plat thereof, Anoka County, MN.

**WHEREAS**, the Blaine City Council granted preliminary plat approval on January 10, 2017, subject to the stipulations as contained in Blaine City Council Resolution No. 17-023; 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 Woodland Cove per Section 74-43 of the subdivision regulations is hereby granted subject to the following conditions:

1. 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.
2. Developer to obtain a permit from Coon Creek Watershed District prior to any site work. Developer to provide analysis for location and sizes of infiltration basins.
3. Additional information is required to determine lowest floor elevations.
4. Standard WAC (Water Access) and SAC (Sewer Access) fees will be due with each home constructed.
5. This parcel will need to pay for one additional lot for sewer and water lateral. The sanitary lateral is \$4,615 per lot and a water lateral of \$4,070 per lot for a total of \$8,685. This amount is due prior to the final plat mylars being release to the developer for recording at Anoka County.
6. Demolition permits must be obtained for the removal of the existing home and two accessory structures.
7. A six foot concrete sidewalk will need to be constructed along the east side of London Street and the south side of Cloud Drive for the entire length of the proposed plat.
8. Outlot A will need to be deeded to the adjacent property, so the existing driveway meets a 3 foot setback from the property line.
9. Execution and recording of a Development Agreement outlining the developer responsibilities for grading and development of the property.
10. 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 Woodland Cove.

**PASSED** by the City Council of the City of Blaine this 6<sup>th</sup> day of April, 2017.