



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: ORD 17-2379, 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 QUAIL CREEK PARKWAY WEST EXTENSION AND 132ND AVENUE WEST EXTENSION FOR QUAIL CREEK 10TH ADDITION. PAUL GAGNON. (CASE FILE NO. 16-0030/LSJ)

Planning Commission (Public Hearing)	06/13/17
City Council (1 st Reading)	07/13/17
City Council (2nd Reading)	08/03/17
Action Deadline	09/18/17

The Planning Commission voted unanimously to approve the rezoning. There were comments at the public hearing regarding construction noise, parking and tree removal. There was also a comment made regarding the need for another park in the area.

At this time the applicant is requesting the approval of a preliminary plat for the 10th Addition of Quail Creek, which contains 96 single family lots and three outlots. This plat will complete the final stages of the Quail Creek development as this plat will encompass the vacant land between the Quail Creek development and the Wagamon Ranch development.

Rezoning..

A portion of the plat (approximately 80 acres) needs to be rezoned to R-1AA (Single Family) from FR (Farm Residential). Some of the plat, as you can see on the attached zoning and location map, was zoned R-1AA from the previous platting activities of the first 9 additions of Quail Creek. To complete this development, the remaining parcel that is still zoned FR needs to be rezoned to R-1AA to match the zoning of the remainder of the Quail Creek development.

Preliminary Plat..

The lots in the plat all meet the minimum lot size, lot depth and lot width requirements of the R-1AA (Single-Family) zoning district. All of the outlots will be used for drainage and utility purposes.

This plat will provide an access connection to the east to the development of Wagamon Ranch through the 132nd Avenue alignment. This connection is an essential element of the interconnectivity that the City seeks to provide between the neighborhoods in this area, and this connection has been planned for throughout the first 9 additions of Quail Creek.

Park dedication for this plat is required prior to release of the plat for recording at Anoka County. The park dedication fee is \$4,114 per lot or \$394,944 for 96 new lots. It is assumed however that this plat will be phased with park dedication paid at the per lot rate in effect at time of each final plat.

A permit from the Coon Creek Watershed District will be required prior to any grading work on site.

An approved grading, street and utility plan will be required prior to any construction activity on site. Plan will need to include a six-foot wide concrete sidewalk along the north side of 132nd Avenue along with an eight-foot bituminous trail along the south side.

It is expected that this plat, and the necessary improvements, will be phased over two or more construction seasons.

By motion, approve the ordinance.

Zoning and Location Map
Preliminary Plat
Utility 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:

Outlot H, QUAIL CREEK 2ND ADDITION, according to the recorded plat thereof, Anoka County, Minnesota

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 13th day of July 2017.

PASSED by the City Council of the City of Blaine this 3rd day of August, 2017.