



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 17-147, Version: 1

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

PRELIMINARY PLAT APPROVAL TO SUBDIVIDE 109.36 ACRES INTO 211 SINGLE FAMILY LOTS, ONE LOT FOR AN EXISTING HOME, AND FIVE (5) OUTLOTS TO BE KNOWN AS OAKWOOD PONDS, LOCATED AT THE NE QUADRANT OF LEVER STREET AND 125TH AVENUE. EXCELSIOR GROUP. (CASE FILE NO. 17-0029/SLK)

Planning Commission (Public Hearing)	09/12/17
City Council (Rezone, Preliminary Plat, CUP)	10/19/17
City Council (Final Plat)	TBD
Action Deadline	11/16/17

The Planning Commission voted unanimously to approve the preliminary plat. There were comments at the public hearing related to drainage of the plat, the proposed location of the road entering the development on Lever Street, and buried construction debris on the proposed plat.

NOTE: At the October 5th City Council meeting the Council heard from John Caldwell at 4801 125th Avenue. Mr. Caldwell was concerned that a portion of his land lying north of the drainage ditch was being cut-off from the development. Since that meeting the developer has been working with staff and Mr. Caldwell on alternatives for access into the small upland portion of Mr. Caldwell's property.

The pre-plat resolution now contains a condition that would require the plat (at time of Final Plat) to incorporate one of the following access options:

- The developer and property owner (Mr. Caldwell) agree on an eyebrow cul-de-sac design that incorporates a portion of Mr. Caldwell's property.*

Or

- The developer plats and provides an outlot of sufficient width to provide either a future private driveway or if appropriate a future street into the Caldwell property. The outlot*

would be held by the City until such time as either a subdivision or lot split with building permit is requested and approved for the upland portion of the Caldwell property. At such time the City would then transfer the outlot (at no cost except recording and title fees) to the property owner developing the property. Any future improvements in terms of access or utility extensions would be the responsibility of the future developer/builder.

Preliminary Plat

The preliminary plat proposal consists of subdividing approximately 109 acres into a subdivision with a total of 211 new dwelling units and a lot for an existing home. The preliminary plat also includes outlots for ponds, drainage, and wetlands. This application proposes single-family homes and detached townhomes.

Because the developer is proposing different housing styles with different design issues, platting requirements, lot sizes, markets and price ranges, the DF (Development Flex) zoning is proposed to establish the minimum standards for each of these areas.

Neighborhood Description

In summary, Oakwood Ponds development is proposed to contain the following:

- 52- 80 foot Single-Family Lots
- 115- 65 foot Single-Family Lots
- 44- Detached Townhomes (Villa Homes)

The single-family lots are proposed to be 80 and 65 feet in width, and the typical depth being 135 feet. These homes will be enhanced with impressive exterior architectural details. The homes will include brick, stone, Hardie/LP (fiber cement) siding on the front elevation, and varying gables and hip rooflines. The floor plans would provide 1,600-4,400 square feet of finished area. The estimated price range will start at \$350,000 for the 65 foot wide lots and the 80 foot wide lots will be \$375,000-\$500,000.

All single-family units are proposed to be constructed with a minimum 25-foot front yard setbacks and 30-foot rear yard setbacks.

The applicant is also proposing to construct detached single family Villa Homes. The homes will consist of a rambler layout including an owner's suite on the main level with additional bedrooms and living space on the lower level. The proposed unit will have 1,600 to 1,900 square feet of finished square footage on the main level. The homes will include brick, stone, Hardie/LP (fiber cement) siding on the front elevation. The homeowner will be required to be a

part of an association that would cover yard maintenance and snow removal. The homeowner would be responsible to provide exterior building maintenance. The estimated price range will start in the low \$300,000. The attached floor plan identifies a garage width of less than 20 feet, a condition has been added that requires no dimension less than 20 feet. This requirement is consistent with other similar approvals.

The required landscaping in the single-family area consists of one boulevard and one front yard tree per lot plus an additional tree per lot to meet the tree replacement requirement. Site grading will remove a significant number of trees over the 105 acres that will be disturbed. 735 of those trees need to be replaced per City ordinance.

Because of the proximity of portions of this development to 125th Avenue it is recommended that Noise Abatement Standards be incorporated into all housing constructed within 500 feet of 125th Avenue.

ENGINEERING ITEMS

The developer has responsibility to construct 125th Avenue NE intersection improvements associated with this development. Anoka County has specified required improvements in their plat review.

All local public streets require dedication of 60 feet of right-of-way and shall be constructed to 29 feet back to back of width. All streets will follow the Anoka County street name grid system.

Developer and staff will work together to identify areas of the plat where additional trees can be saved through the use of custom grading, retaining walls, and by structure design.

The property owners in this plat, together with other property owners along Lever Street have petitioned for trunk sanitary sewer, water main, and street improvements to be constructed to serve the plat. A feasibility report was prepared and presented to the City Council on June 1, 2017. The report identified assessments that each parcel on Lever Street would pay for the proposed improvements. The estimated cost for property owners of this plat are estimated at \$384,846. The Blaine City Council held a public hearing and ordered improvements on July 13, 2017 (City Project No. 17-07). The Oakwood Ponds development will be responsible for paying assessments for the improvements.

It is anticipated that the city project, to install the trunk sanitary sewer and trunk water main along Lever Street NE from 125th Avenue NE to serve properties along Lever Street NE, will be Spring/Summer of 2018.

Trunk Sanitary Sewer area charges become due with platting for upland acreage. The 2017 rate of \$6,300/acre for Sanitary Sewer District 7 will apply to all upland acreage if platted in 2017.

Standard utility and drainage easements must be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds. The Developer is to provide access for inspection and maintenance of storm water management infrastructure. Restrictions will be placed on lot lines as needed to limit fences and landscaping to insure access.

Development requires a National Pollutant Discharge Elimination System (NPDES) Phase II General Storm Water Permit for Construction Activity from Minnesota Pollution Control Agency (MPCA). A prerequisite to the MPCA permit application includes preparation of a site Storm Water Pollution Prevention Plan (SWPPP) for the development site.

Rice Creek Watershed District review and permit is required.

Construction contract documents shall include a mass (rough) grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plan sheets. Plans shall detail wetland information, tree preservation, erosion protection, sediment control, proposed grading contours, utilities, roadway geometrics, storm drainage, storm water quality management, custom lot-grading, house type, and house elevation information. Additional information is required on adjacent parcels to the south to confirm that existing drainage patterns are being addressed. The development plan shall indicate all structures will be protected from flooding. Supporting wetland delineation report, geotechnical investigation report, soil boring logs and hydrology report shall be included in the submittal for City review and approval.

The Developer shall process a Letter of Map Change with FEMA prior to issuance of building permits within the unnumbered A-Zone on the FEMA flood map. Developer shall provide all FEMA paperwork and structure as-built surveys to homeowners at time of lot closing. Developer is responsible for following through with FEMA as necessary to receive final FEMA documents and to provide those documents to the homeowners, and to record the final documents on the certificate of title for each parcel in the development.

As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.

By motion, approve the Resolution.

See Report for Rezone

WHEREAS, an application has been filed by Excelsior Group as subdivision Case File No. 17-0029; and

WHEREAS, said case involves the division of land described as follows:

The Northwest Quarter of the Southeast Quarter of Section 1, Township 31, Range 23, Anoka County, Minnesota.

AND

The Northeast Quarter of the Southeast Quarter and the Southeast Quarter of the Southeast Quarter all in Section 1, Township 31, Range 23, except the East 660 feet of said Southeast Quarter of the Southeast Quarter as measured along the North and South lines of the Southeast Quarter of the Southeast Quarter, and also except Parcel 6, Anoka County Highway Right-of-Way Plat No. 50.

AND

The East Half of the East Half of the Southwest Quarter of the Southeast Quarter of Section 1, Township 31, Range 23, excepting therefrom Parcel 5, Anoka County Highway Right-of-Way Plat No. 50, Anoka County, Minnesota.

WHEREAS, the Blaine Planning Commission has reviewed said case file on September 12, 2017; and

WHEREAS, the Blaine Planning Commission has recommended subdivision Case File No. 17-0029 be approved subject to certain stipulations; and

WHEREAS the Blaine City Council has reviewed said case file on October 19, 2017.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that preliminary plat approval per Section 74-42 of the subdivision regulations is hereby granted for Oakwood Ponds permitting preparation of a final plat for approval per Section 74-43 subject to the following conditions:

1. The developer has responsibility to construct 125th Avenue NE improvements associated with this development per Anoka County plat review comments.
2. An Anoka County right-of-way permit is required prior to start of any site work.
3. All local public streets require dedication of 60 feet of right-of-way and shall be constructed to 29 feet back to back of width.
4. All streets will follow the Anoka County street name grid system.
5. Plans and specifications must be approved by the City prior to start of construction.
6. Street and utility extensions are required to the edge of the plat for each future connection to the adjacent parcels.
7. Standard utility and drainage easements must be dedicated along all lot lines and over

- areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds.
8. The Developer is to provide access for inspection and maintenance of storm water management infrastructure. Restrictions will be placed on lot lines as needed to limit fences and landscaping to insure access.
 9. Development requires a National Pollutant Discharge Elimination System (NPDES) Phase II General Storm Water Permit for Construction Activity from Minnesota Pollution Control Agency (MPCA). A prerequisite to the MPCA permit application includes preparation of a site Storm Water Pollution Prevention Plan (SWPPP) for the development site.
 10. Sidewalks are required on all streets and location will be determined in the plan review process.
 11. Construction contract documents shall include a mass (rough) grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plan sheets. Supporting wetland delineation report, geotechnical investigation report, soil boring logs, and hydrology report shall be included in the submittal for City review and approval.
 12. The grading plan shall provide greater detail on protecting existing trees and providing additional information on adjacent property.
 13. The developer shall be responsible for assessments for trunk sanitary sewer and water main improvements for City Project No. 17-07.
 14. Trunk Sanitary Sewer area charges become due with platting for upland acreage. The 2017 rate of \$6,300/acre for Sanitary Sewer District 7 will apply to all upland acreage if platted in 2017.
 15. The development plan shall indicate all structures will be protected from flooding.
 16. A twenty foot buffer strip shall be considered adjacent to wetland edges and shall be placed in an easement.
 17. RCWD permit is required prior to City approval of construction plans and specifications.
 18. The Developer shall process a Letter of Map Change with FEMA prior to issuance of building permits within the unnumbered A-Zone on the FEMA flood map. Developer shall provide all FEMA paperwork and structure as-built surveys to homeowners at time of lot closing. Developer is responsible for following through with FEMA as necessary to receive final FEMA documents and to provide those documents to the homeowners, and to record the final documents on the certificate of title for each parcel in the development.
 19. As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.
 20. Park dedication to be paid for 211 housing units at the rate in effect at the time of final plat.
 21. Developer to require homeowner's associations to be responsible for maintenance and

- upkeep of landscape improvements along and within the right-of-way.
22. Developer to install grouped mailboxes with design and locations approved by City and US Postal Service.
 23. Developer shall explore water source for landscape irrigation systems installed throughout the development including the possible use of created ponds or storm water reuse.
 24. Water and sanitary sewer availability charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.
 25. All development signage by separate review.
 26. All existing structure removals will require demolition permits. All wells and septic systems to be properly abandoned per all local and state requirements.
 27. The developer must meet the City's Tree Preservation requirements by planting 735 replacement trees for the lots that were preliminary platted (105 disturbed acres). The Developer is required to plant three trees per lot for the overall preliminary plat which will account for 633 of the replacement trees. A landscape plan for the remaining 102 trees must be presented to the Planning Department prior to release of mylars for recording at Anoka County, or the Developer can make a cash payment of \$30,600 to the City's reforestation fund.
 28. The Final Plat incorporate one of the following access options into the northeast corner of the Caldwell property:
 - The developer and property owner (Mr. Caldwell) agree on an eyebrow cul-de-sac design that incorporates a portion of Mr. Caldwell's property.
 - Or**
 - The developer plats and provides an outlot of sufficient width to provide either a future private driveway or if appropriate a future street into the Caldwell property. The outlot would be held by the City until such time as either a subdivision or lot split with building permit is requested and approved by the City for the upland portion of the Caldwell property. At such time the City would then transfer the outlot (at no cost except recording and title fees) to the property owner developing the property. Any future improvements in terms of access or utility extensions would be the responsibility of the future developer/builder.
 29. Execution and recording of a Development Agreement, which sets forth in greater detail the plat conditions as well as other responsibilities for the development of this plat.
 30. 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 Oakwood Ponds.

PASSED by City Council of the City of Blaine this 19th day of October, 2017.