



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 17-155, Version: 2

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

PRELIMINARY PLAT APPROVAL TO SUBDIVIDE 5.3 ACRES INTO EIGHT (8) LOTS AND ONE (1) OUTLOT TO BE KNOWN AS DEER POND AT 12850 DUNKIRK STREET NE. FIVE STAR GROUP, LLC. (CASE FILE NO. 17-0025/SLK)

Planning Commission (Public Hearing)	10/10/17
City Council (Preliminary Plat)	11/02/17
City Council (Final Plat)	TBD
Action Deadline	11/04/17

The Planning Commission voted unanimously to approve the preliminary plat. There were no comments at the public hearing.

The Northeast Area Plan Amendment, approved in October of 2002, created a land use designation of LDR (Low Density Residential) for the area included within this plat. The Harpers Street Development Guide Plan was adopted by the City Council in mid 2005. This parcel was once part of a larger preliminary plat that was never completed however at that time the parcel was rezoned to DF (Development Flex) as part of that process. There were proposed to be twelve lots on this parcel with the 2005 preliminary plat.

The current preliminary plat proposal consists of subdividing approximately 5.3 acres into a subdivision with a total of eight (8) dwelling units. This application proposes single-family homes consistent with the DF zoning and LDR land use designation.

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

The proposed plat is located along the 128th Lane alignment, west of Harpers Street NE. As part of the platting Park Dedication will be required for the eight (8) lots that are created.

Neighborhood Description

In summary, Deer Pond is proposed to contain the following:

8- Single-Family Lots

The single-family product on 72-100 foot wide lots will be enhanced with exterior architectural details. The homes will include brick, stone, varying gables and hip rooflines. The floor plans would provide a minimum square footage of 1,500 square feet of finished area above grade for a split entry or modified two-story and a minimum of 1,400 square feet above grade for a rambler style home. The estimated price range is \$400,000-\$450,000+.

All single-family units are proposed to be constructed with a 25-foot front yard setback and 30-rear yard setback. The lots will generally be around 80 feet wide and 130 feet deep.

Engineering Items

Developer installed improvements shall include construction of all streets within the plat including lateral sanitary sewer and water main with services, storm drainage improvements, storm water management and water quality treatment infrastructure, bituminous streets with concrete curb and gutter, 6 foot concrete sidewalks along south side of 128th Lane and east side of Coral Sea Street, streetlights, mailboxes, traffic control signs, street signs, and all appurtenant items. Plans and specifications must be approved by the City prior to start of construction.

Trunk sanitary sewer area charges become due with platting for 4.69 acres of upland. The 2017 rate for Sanitary Sewer District 6-5 is \$5,917 per upland acre for a total due of \$27,751 if platted in 2017. This amount is due prior to the release of mylars for recording at the county.

The developer has responsibility for the City's financial participation in 125th Avenue NE improvements associated with the traffic that is generated from this development. This includes, but is not limited to, intersection improvements, traffic signal installations, and roadway widening improvements. The City has calculated the development potential of all of the developable property lying north of 125th Avenue and within the current development schedule provided by the 2005 MUSA and has determined the per lot cost associated for the improvements. The 2017 rate of \$1,494 will apply to this plat for the 8 lots for a total of \$11,952, if platted in 2017. This amount is due prior to release of mylars for recording at the county.

All local public streets typically require dedication of 60 feet of right-of-way and shall be constructed to 29 feet back to back of width.

Street and utility extensions are required to the edges of the plat to connection to the adjacent parcels.

Standard utility and drainage easements must be dedicated along all lot lines and over areas of 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. Developer to verify normal ground water elevation in ponds. If the “Normal Ground Water Elevation” does not match the “Normal Water Elevation” that the 10:1 safety bench is designed at, provide a dense vegetative buffer strip between the two elevations. Developer shall submit a buffer strip seed mix design for review. All pond slopes shall be 4:1 except below Normal Ground Water Elevation, which can be 3:1.

Each lot shall have a minimum rear yard area behind each structure of a minimum of 20 feet from the structure at a maximum grade of 5%.

Development requires a National Pollutant Discharge Elimination System (NPDES) Phase II Permit from Minnesota Pollution Control Agency (MPCA).

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

A Coon Creek Watershed District (CCWD) permit is required prior to any plan approval by the City.

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

The plat contains a significant number of trees that will be removed as part of the grading for lots and storm water improvements. The City’s tree replacement requirements would require 38 trees (eight trees per acre) (4.8 disturbed acres) to be replaced. The Developer is required to plant three trees per lot for the overall preliminary plat which will account for 24 of the replacement trees. A landscape plan for the remaining 14 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 \$4,200 (\$300 per tree) to the City’s reforestation fund.

By motion, approve the Resolution.

Zoning and Location Map
Preliminary Plat
Grading Plan
Utility Plan
House Elevations
Narrative
Public Comment

WHEREAS, an application has been filed by Five Star Group, LLC as subdivision Case File No. 17-0025; and

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

Outlot B, HARPERS STREET WOODS, according to the recorded plat thereof, Anoka County, Minnesota.

WHEREAS, the Blaine Planning Commission has reviewed said case file on October 10, 2017; and

WHEREAS, the Blaine Planning Commission has recommended subdivision Case File No. 17-0025 be approved subject to certain stipulations; and

WHEREAS the Blaine City Council has reviewed said case file on November 2, 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 Deer Pond permitting preparation of a final plat for approval per Section 74-43 subject to the following conditions:

1. All streets will follow the Anoka County street name grid system.
2. The developer has responsibility for financial participation in 125th Avenue NE improvements associated with this development. This includes, but is not limited to, intersection improvements, traffic signal installations, and roadway widening improvements. Anoka County will specify required improvements as part of their review. The City has calculated the development potential of all of the developable property, lying north of 125th Avenue and within the current development schedule provided by the 2005 MUSA and has determined the per lot cost associated for the improvements. The 2017 rate is \$1,494 per lot. The total for the 8 lots is \$11,952, if platted in 2017.
3. Developer installed improvements shall include construction of 128th Lane and Coral Sea Street within the plat including lateral sanitary sewer and water main with services, storm

drainage improvements, storm water management and water quality treatment infrastructure, bituminous streets with concrete curb and gutter, 6 foot concrete sidewalks along the west side of Coral Sea Street, south side of 128th Lane, streetlights, mailboxes, traffic control signs, street signs, and all appurtenant items.

4. Plans and specifications must be approved by the City prior to start of construction.
5. Trunk sanitary sewer area charges become due with platting for upland acreage. The 2017 rate for Sanitary Sewer District 6-5 is \$5,917 per upland acre. The total for the 4.69 upland acres is \$27,751 if platted in 2017.
6. Street and utility extensions are required to the edges of the plat for future connection to 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. Each lot shall have a minimum rear yard area behind each structure of a minimum of 20 feet from the structure at a maximum grade of 5%.
9. 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.
10. Development requires a National Pollutant Discharge Elimination System (NPDES) Permit from Minnesota Pollution Control Agency (MPCA).
11. Construction contract documents shall include a rough grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plans. 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 development plan shall indicate all structures will be protected from flooding.
13. CCWD approval is required prior to City Council consideration of preliminary plat and a CCWD permit is required prior to City approval of construction plans and specifications.
14. As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.
15. Developer to install grouped mailboxes with design and locations approved by City and US Postal Service.
16. 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.
17. All development signage by separate review.
18. All wells and septic systems to be properly abandoned per all local and state requirements.
19. All structures on the parcel to be removed prior to the plat being released for recording with Anoka County.
20. Park dedication is required for each of the eight (8) lots at the rate in effect at time of Final Plat. The 2017 rate is \$4,114 per lot or \$32,912 if platted and paid in 2017.
21. The developer must meet the City's Tree Preservation requirements by planting 38

replacement trees for the lots that were preliminary platted (eight trees per acre x 4.8 disturbed acres). The Developer is required to plant three trees per lot for the overall preliminary plat which will account for 24 of the replacement trees. A landscape plan for the remaining 14 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 \$4,200 to the City's reforestation fund.

22. 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.
23. 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 Deer Pond.

PASSED by City Council of the City of Blaine this 2nd day of November, 2017.