



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 18-26, Version: 1

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

**GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR THE
CONSTRUCTION OF 5 (FIVE) NEW SINGLE FAMILY HOMES IN A DF
(DEVELOPMENT FLEX) ZONING DISTRICT, LOCATED AT 11059 BUCHANAN
ROAD NE. JAMES TALUS. (CASE FILE NO. 17-0047/LSJ)**

Planning Commission (Public Hearing)	01/09/18
City Council (Conditional Use Permit)	02/15/18
Action Deadline	04/02/18

The Planning Commission voted unanimously to approve the conditional use permit. There were mostly questions at the Planning Commission meeting from two residents, neither for nor against the project. One concern that was brought up regarded construction traffic. A condition will be added that requires all construction traffic to use Ulysses Street for access to the plat.

The applicant, Jim Talus, owns property on Buchanan Street NE that also has frontage on Ulysses Street NE. Mr. Talus wishes to subdivide his 3.13 acre parcel into 6 new lots to be known as Talus Addition. Due to the smaller lot sizes of the 5 new lots (existing home to remain on one of the 6 lots), a rezoning to DF (Development Flex) is required for the five new lots, along with a conditional use permit that sets up the standards of development.

Preliminary Plat

Talus Addition includes 5 new single family lots along Ulysses Street NE and one existing single family lot along Buchanan Street. The existing single family home along Buchanan Street NE would remain on Lot 6, which is much larger than the five lots along Ulysses Street NE. Because of the size of Lot 6, it could be further subdivided in the future.

Lots 1-5 range in size from 12,750 square feet to 14,039 square feet. The lots will be accessed via a private looped drive located on the east portion of these lots to reduce the number of access points and avoid vehicles backing onto the service road. The lot widths for these lots are approximately 70 feet.

A grading plan will need to be submitted for review that matches the proposed house styles and meets the City's requirement for lowest floor elevation. Lowest floors must be two feet above

the highest known groundwater elevation.

Park dedication will be required for all of the lots being platted because park dedication was never collected for the lot on which the existing home is located. The 2018 park dedication fee is \$4,320 per lot for a total of \$25,920. This fee must be paid prior to release of mylars for recording purposes at Anoka County. Applicant should keep in mind that if Lot 6 is subdivided further, the new lots will be subject to park dedication when those lots are created.

The parcel was assessed for Ulysses Street improvements with City Project No. 03-10. Only four sanitary sewer and water services were installed to the parcel with the project however, so an additional set of services will need to be installed with the plat. The Developer is also proposing to install a sanitary sewer service to serve the existing house. These new sanitary sewer services will need to be combined into one six-inch diameter service that will be bored into an existing manhole, as open cutting of Ulysses Street will not be allowed. One of the existing water services will need to be split to provide the additional required water service.

Connection charges will be due with platting for the existing house. One lot unit of sanitary lateral and sanitary trunk sewer become due for the connection. The 2018 rates have not yet been established at the time of this report. The 2017 rates are \$4,615 for one lot unit of sanitary lateral and \$1,779 for one lot unit of sanitary trunk sewer. When sanitary sewer lateral is constructed on Buchanan Road, the parcel will receive credit for the sewer connection charges paid with the current plat.

All utilities, sanitary sewer services, water services, storm piping, catch basins, storm basins, and driveways will be privately maintained by a homeowners association.

Rezoning

Because the lot widths of the five new lots are less than 80-feet (the requirement for the R-1 zoning district), a rezoning of the new lots to DF (Development Flex) is required. The rationale for this rezoning is that this method of rezoning is consistent with other rezoning methods throughout the City and it is necessary for the smaller lot widths. The remaining home (Lot 6) will remain zoned R-1.

Conditional Use Permit

The applicant is working with Grove Builders to construct the five new homes within this plat. The exterior elevations of the homes include vinyl siding, cultured stone accents and vinyl shakes. The sizes of the walkout homes range in size from 1,800 to 2,500 square feet total, with the first floor finished square footages of 1,000 to 1,400 square feet. The setbacks are listed in the conditional use permit recommendations. The house plans that were submitted do not match the house styles shown on the proposed grading plan. This issue will need to be resolved prior to any City plan approval. The homes will be priced between \$300,000 and

\$350,000.

A development agreement will be required that outlines the Developer's responsibilities associated with the plat. Part of the development will include a requirement that the Developer provide a shared maintenance agreement for the five new lots along the private drive to ensure that private road is maintained appropriately. The width of the private driveway must be minimum Fire Department standards based on allowed parking.

A landscape plan has been provided that indicates there will be several trees saved along the rear property lines of the five new lots. Each new lot also contains two or three front yard plantings. The applicant must also revise the landscape plan to provide conifer trees between the private drive and Ulysses Street to provide an additional buffer for the proposed new homes. Underground irrigation is also required for this landscaped area.

By motion, approve the Resolution.

Attachments

See Report for Rezone.

WHEREAS, an application has been filed by James Talus as Conditional Use Permit Case File No. 17-0047; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on January 9, 2018; and

WHEREAS, the Blaine Planning Commission recommends said Conditional Use Permit be approved; and

WHEREAS, the Blaine City Council has reviewed said case on February 15, 2018.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Conditional Use Permit is hereby approved per Section 29.80 of the Zoning Ordinance to allow for the construction of five new single family homes in a DF (Development Flex) zoning district based on the following conditions:

Single Family - DF Development Standards (LOTS 1-5)

Permitted Use

1. Single-family detached dwellings.
2. Group family daycare.

Accessory Uses

1. Private garages - one detached accessory structure, with area less than 120 square feet, will be permitted.
2. Private swimming pools/meeting the requirements of Blaine Municipal Code Chapter 18 Article IX Swimming Pools.
3. Keeping of not more than two (2) boarders and/or roomers per dwelling unit.

Conditional Uses

1. Home occupations listed as Conditional Uses fewer than 33.11.

Standards

1. Front yard setback - 25 feet to back of curb of private drive.
2. Side yard setback - 10 feet for house and 5 feet for garage.
3. Rear yard setback - 25 feet
4. Maximum building height - 2 1/2 stories or 35 feet.
5. It shall be required for all single-family dwellings that there be an attached garage constructed of a minimum of four hundred (400) square feet, with no dimension less than 20 feet. Total garage space shall not exceed one thousand (1,000) square feet. Detached garages or accessory storage buildings above 120 square feet are not permitted. Accessory storage buildings below 120 square feet must meet 5-foot side and rear yard setbacks and be located within the rear yard.
6. The minimum finished floor area above grade for all homes shall be 1,000 square feet.
7. All homes to be constructed utilizing pre-approved exterior materials, roof pitches and elevations. All house exteriors to utilize maintenance-free materials to the extent possible. All house exteriors to provide enhanced window fenestration. Homes to be consistent with drawings submitted for conditional use permit approval and shall include the cultured stone and vinyl shakes on the front elevations.
8. All homes shall have a minimum depth and width of 24 feet.
9. All residential dwellings must be built in conformance with the current edition of the Minnesota State Building Code.
10. Driveways shall not be constructed closer than 3 feet to the property line. All driveways and approaches shall be hard surfaced using concrete, bituminous asphalt or other City approved material that is consistent in durability and quality.
11. Retaining walls will require a building permit. Retaining walls must be a minimum five feet off of property lines.
12. Grading plan must match house types proposed to be built, using City standards for lowest floor elevations.
13. It shall be required that all yards of a new single-family dwelling be sodded over a minimum of 4 inches of topsoil (black dirt containing not more than 35 percent sand). Yards may be seeded over 4 inches of black dirt if underground irrigation is installed with the home.

14. Each lot shall contain one front yard tree and one boulevard tree with a minimum of 2½-inch caliper. Each lot will also require one additional front yard tree as shown on the landscape plan submitted for conditional use permit approval.
15. Developer to submit a landscape plan for the area between the proposed private drive and Ulysses St. NE that includes 18 conifer trees that are a minimum of 6 feet in height. Trees to be placed so as not to be a sight distance issue for the two private drive locations. Landscape area to be covered by underground irrigation.
16. A grading plan will need to be submitted for review that matches the proposed house styles and meets the City's requirement for lowest floor elevation.

PASSED by the City Council of the City of Blaine this 15th day of February, 2018.