



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 18-23, Version: 1

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

GRANTING FINAL PLAT APPROVAL TO SUBDIVIDE 4.50 ACRES INTO 12 SINGLE FAMILY LOTS AND ONE OUTLOT TO BE KNOWN AS SARAH JEAN ESTATES AT 12701 HARPERS STREET NE. SUMMIT LAND. (CASE FILE NO. 14-0050/SLK)

Planning Commission (Public Hearing)	09/09/14
City Council (Preliminary Plat)	10/02/14
City Council (Final Plat)	02/15/18

In October of 2015, 2016 and 2017, the applicant received approval of a preliminary plat one year extension from the City Council for a subdivision known as Sarah Jean Estates that includes approximately 5 acres and 12 lots and an outlot for storm water. The applicant has been working on completing similar single family projects on the west side of Blaine (Jackson Street).

The final plat proposal consists of subdividing approximately 5 acres into a subdivision with a total of 12 dwelling units. This application proposes single-family homes. Park Dedication will be required as part of the platting.

The developer is proposing to match the development standards, housing styles and platting requirements that were initially approved with the existing DF (Development Flex) zoning.

The proposed plat is located along the 127th Avenue alignment, east of Harpers Street NE.

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, streets with concrete curb and gutter, 6 foot concrete sidewalks along west side of Jamestown Street, north side of 127th Avenue, and 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 upland acreage. The 2017 rate for Sanitary Sewer District 6-5 is \$5,917 per upland acre and will be index in February for the

2018 rate. This development will be charged the 2018 rate for 4.50 acres.

The developer has responsibility for financial participation in the Plat's share of the cost of off-site improvements required by Anoka County on 125th Avenue NE at Harpers Street. 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 following:

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 in 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 2018 rate will be indexed in February and will be applied to 12 platted lots.

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 for future connections 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.

Coon Creek Watershed District (CCWD) has reviewed this plat.

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 36 (eight trees per acre) to be replaced. The 12 lots (with four corner lots) would normally plant 27 trees. Therefore, tree replacement requirements will require 9 additional trees on site. A landscape plan identifying these trees will need to be submitted prior to any building permits being issued.

The final plat is consistent with the approved preliminary plat, Resolution No. 14-181.

By motion, approve the Resolution.

Zoning and Location Map
Final Plat

WHEREAS, an application has been filed by Summit Land as subdivision Case No. 14-0050; and

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

THE SOUTH 330 FEET OF THE EAST 660 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 31, RANGE 23, ANOKA COUNTY, MINNESOTA, EXCEPT THE WEST 66 FEET THEREOF.

WHEREAS, the Blaine City Council granted preliminary plat approval on October 2, 2014, subject to the stipulations as contained in Blaine City Council Resolution No. 14-181; 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 development name per Section 74-43 of the subdivision regulations is hereby granted 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 and will be indexed in February for the 2018 rate. The plat, if it ultimately contains 12 lots, would have a responsibility of for the 2018 rate if platted in 2018.
3. Developer installed improvements shall include construction of 127th Avenue and Jamestown Street within the plat including lateral sanitary sewer and water main with services, storm drainage improvements, storm water management and water quality treatment infrastructure, streets with concrete curb and gutter, 6 foot concrete sidewalks along the west side of Jamestown Street, north side of 127th Avenue, 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 and will be indexed in February for the 2018 rate. This development will be charges the 2018 rate for 4.50 acres.
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. 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 and will be indexed in

February for the 2018 rate. This development will be charged the 2018 rate for 4.50 acres.

11. Development requires a National Pollutant Discharge Elimination System (NPDES) Permit from Minnesota Pollution Control Agency (MPCA).
12. 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.
13. The development plan shall indicate all structures will be protected from flooding.
14. CCWD approval is required prior to City approval of construction plans and specifications.
15. As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.
16. Developer to install grouped mailboxes with design and locations approved by City and US Postal Service.
17. 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.
18. All development signage by separate review.
19. All wells and septic systems to be properly abandoned per all local and state requirements.
20. Park dedication is required for each of the 12 lots created at the rate in effect at time of Final Plat. The 2018 rate is \$4,320 per lot if platted and paid in 2018. Total park dedication for 12 lots at the 2018 rate is \$51,840.
21. Tree replacement requirements will require 9 additional trees on site. A landscape plan identifying these trees will need to be submitted prior to any building permits being issued.
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 Sarah Jean Estates.

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