



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: ORD 18-2400, Version: 3

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

SECOND READING

REZONING FROM FR (FARM RESIDENTIAL) TO DF (DEVELOPMENT FLEX) AT 13050 DUNKIRK STREET NE. SPRINGBROOK LAND LLC. (CASE FILE NO. 18- 0001/SLK)

Planning Commission (Public Hearing)	02/13/18
City Council (1st Reading)	03/01/18
City Council (2 nd Reading)	03/15/18
Action Deadline	04/18/18

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

The North East 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 preliminary plat proposal consists of subdividing approximately 28 acres into a subdivision with a total of 60 new dwelling units and one lot for an existing home. This application proposes single-family homes.

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 flexibility provided by the DF zoning forms the basis of the Harpers Street Development Guide Plan.

The proposed plat is located along the alignments of 129th Lane NE and Dunkirk Street NE.

Neighborhood Description

In summary, Springbrook-Phase 2 is proposed to contain the following:

- 61- Single-Family Lots (60 new lots)

The single-family product on generally 70-80 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, modified two-story, two story or rambler. The estimated price range is \$340,000-\$450,000+. Capstone Homes is planning to be the primary builder within this development, but may open the development to other builders.

All single-family units are proposed to be constructed with a 25-foot front yard setbacks and 30-rear yard setbacks. The lots will generally be around 70-80 feet wide and 125 feet deep. The existing home will be retained on Lot 31 and will meet all required setback standards.

The existing detached accessory building located on proposed Lots 19 and 20 Block 2 will need to be removed prior to the phase of Springbrook 2nd Addition that records a final plat for Lots 19 and 20 Block 2 or no later than December 31, 2018, whichever comes first.

Dunkirk Circle right-of-way and a lot (not an outlot) will need to be final platted in the 1st phase to provide legal road access for the existing home and a lot for the existing home.

Because of the extensive grading effort required over almost all of the 20 acres to meet the market demand for walk-out and look-out style homes there is significant tree removal. Tree replacement, based on 20 acres, would require planting 160 trees (8 trees per acre). This is best achieved by requiring as part of the DF zoning approval the planting of 3 trees per lot (180 trees).

Engineering Items

Developer installed improvements shall include construction of all streets within the plat including 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 Flanders Street and 129th Lane NE, 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 2018 rate for Sanitary Sewer District 6-5 is \$6,229 per upland acre, the rate will be indexed in February 2018. This plat will be charged at the 2018 rate for the number of lots that are platted in 2018.

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 plat 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 2018 rate per lot is \$1,573 per lot, this rate will be applied to the number of lots that are platted in 2018.

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. All streets will follow the Anoka County street name grid system.

Street and utility extensions are required to the edges of the plat for future connections to the adjacent parcels.

Sidewalks (6-foot) will be constructed on one side of all streets with the exception of the short cul-de-sacs of Coral Sea Court and Dunkirk Circle.

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) will need to approve and permit this plat, prior to any site work. The developer has applied to the watershed for permit and is in their process.

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

The applicant has proposed a preliminary plat that proposes a cul-de-sac in the northwest corner of the plat. The applicant, watershed and City staff have determined that the impact of the ditch/wetland area to extend a street to the northwest corner of the plat providing access to the property to the north is not very feasible.

A trail connection from Flanders Court to the cul-de-sac from the adjacent plat (Wagamon Ranch) will be required to provide pedestrian access between neighborhoods for better connectivity to Harpers Park. This trail connection will be required to be placed in a 20 foot Outlot between Lots 17 and 18 Block 2. The trail/boardwalk will be required to be constructed with the addition of the plat that constructs Flanders Court cul-de-sac and/or the cul-de-sac to the north.

The existing home on Lot 31 Block 2 will continue to use the well and septic that is located on proposed Lots 30 and 31 Block 2 and Flanders Court right of way. The existing house will be able to continue to use the existing septic until Flanders Street right of way and Lot 30 is platted in the future. The existing home will be required to connect to City water when the lots located on Dunkirk Circle are platted and Dunkirk Circle is constructed with utilities.

The Planning Commission recommended approval of a Rezoning from FR (Farm Residential) to DF (Development Flex) based on the following rationale:

1. The DF zoning would permit single family development consistent with the intent of the Northeast Area Plan and the adopted LDR (Low Density Residential) land use designation.
2. The DF zoning would permit single family development consistent with the adjacent residential neighborhoods in the Harpers Street area.

By motion, approve the Resolution.

Zoning and Location Map
Preliminary Plat
Site Plan
Grading Plan
Utility Plan (2)
Landscape Plan
Wetland Mitigation Plan
House Elevations and Floor Plans (8)

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:

Lot 1, Block 1, Harpers West, Anoka County, Minnesota

Together with:

OUTLOTS E, F and G, Springbrook, Anoka County, Minnesota

Section 2. The above described property is hereby rezoned from:

~~[FR (Farm Residential)]~~
to
DF (Development Flex)

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 1st day of March, 2018.

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