



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: ORD 18-2402, Version: 3

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

SECOND READING

REZONING FROM FR (FARM RESIDENTIAL) TO DF (DEVELOPMENT FLEX) TO ALLOW FOR THE CONSTRUCTION OF SINGLE FAMILY HOMES ON 38.24 ACRES, LOCATED AT 12944 LEVER STREET NE. LENNAR CORPORATION. (CASE FILE NO. 18-0003/LSJ)

Planning Commission (Public Hearing)	03/13/18
City Council (1 st Reading Rezone)	04/05/18
City Council (2nd Reading Rezone/Plat/CUP)	04/19/18
Action Deadline	05/12/18

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

Lennar Corporation is proposing to develop 38 acres on the west side of Lever Street for the purpose of constructing 56 single family homes on this property. As you are aware, Lever Street is being reconstructed in 2018 and sewer and water is being installed on this street as part of that project. Other recent projects that have received approval in this area include the new elementary school on the northwest corner of Lever Street and 125th Avenue and Oakwood Ponds on the east side of Lever Street. Lennar's request includes a rezoning, a preliminary plat and a conditional use permit.

Rezoning

Currently, the property has an existing zoning designation of FR (Farm Residential) and is guided in the Comprehensive Plan as LDR (Low Density Residential). The property is within the MUSA (Metropolitan Urban Service Area) which indicates it is intended to be served with City sewer and water. The project zoning is proposed to be DF (Development Flex) to cover all of the residential uses. With the DF zoning, housing products and neighborhood design issues will require and be regulated by a Conditional Use Permit (CUP).

Preliminary Plat

Lennar is proposing to develop 38 acres into 56 single family lots and five outlots and the development will be known as Woodridge. The 56 single family lots have a minimum lot width of 65 feet, which is consistent with the size of the lots in this area. The outlots will be used for storm water ponding and wetlands, with the exception of Outlot B, which will be used for a trail connection to City owned open space adjacent to the west edge of this development.

There will be two street connections with Lever Street and also small cul-de-sac on the north end of the development. A sidewalk must be placed on the west side of proposed Street A. A ten-foot bituminous trail must be constructed by the developer on Outlot B to eventually access the City's open space.

Park dedication will be required for the 56 new lots being constructed at the rate of \$4,320 per unit, for a total park dedication fee of \$241,920 if paid in 2018. This amount must be paid prior to releasing the plat mylars for recording at Anoka County. The developer will not receive a park credit for constructing the small section of trail in Outlot B.

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.

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 \$421,872. The Blaine City Council held a public hearing and ordered improvements on July 13, 2017 (City Project No. 17-07). The Woodridge 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 2018 rate of \$6,632/acre for Sanitary Sewer District 7 will apply to all upland acreage if platted in 2018.

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 ensure 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.

Both Rice Creek Watershed District and Coon Creek Watershed review and permits are required as this project is proposing to manage storm water within both districts.

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.

Conditional Use Permit

The conditional use permit is necessary to set up the standards of development in the DF (Development Flex) zoning district. This is consistent with every DF zoning district within the City.

All setbacks are listed within the proposed resolution for approval. Also included in the resolution are house size standards, exterior material standards and landscaping requirements.

Lennar is proposing to construct their Landmark Series of homes in this development. These homes are predominately two-stories with four bedrooms and will range in size from 2,000 square feet to 3,400 square feet. Lennar is also offering a rambler style plan that will have 1,900 square feet on the main level plus the ability to finish the basement. The anticipated base

pricing will be in the low to mid \$400,000's.

All building facades will include varying amounts of brick or stone and the siding will be wood-fiber siding on the front and vinyl on the sides and rear of the homes. Other architectural features available include columns, board and batten, shake siding, shutters, accentuated window trim, horizontal banding, roof brackets and cornices.

Each lot in the development will have the standard two trees per lot with extra plantings on corner lots. The landscape plan also includes an extensive screening effort along Lever Street which will present a very nice border to the development. This landscaping will also help to meet tree preservation requirements. Approximately 24 acres will be disturbed during construction and the City's tree preservation requirement includes replacing 8 trees per acre for all disturbed portions of the development. This would mean that 192 trees would be required for tree replacement purposes. The developer has proposed a total of 178 tree within this development, including individual lot landscaping. Prior to the release of the final plat mylars the developer will need to present an overall plan that includes 192 trees. This can be accomplished by adding the additional trees to the plan or oversizing a portion of the trees provided on the current plan.

The Planning Commission recommend approval of a Rezoning from FR (Farm Residential) to DF (Development Flex) to allow for the construction of single family homes on 38.24 acres based on the following rationale:

1. The DF zoning standards to be incorporated are consistent with and will complement homes and housing options that have been constructed within recent master planned developments. The standards will create an attractive benchmark of quality multi-family homes with desired range in appearance, style, density, and construction value and market appeal.
2. The DF zoning district allows the City the opportunity to have some flexibility when approving developments that warrant higher standards than what is allowed with the traditional zoning districts. It affords the City the opportunity to provide input on items that would benefit the surrounding neighborhoods and the City as a whole.

By motion, move to adopt the Ordinance for second reading so that the rezoning from FR to DF can be implemented.

Zoning and Location Map
Preliminary Plat
Grading Plan
Landscape Plan
Narrative
House Plans and Elevations

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:

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

Together with the North 500.00 feet of the Northeast Quarter of the Southwest Quarter, Section 1, Township 31 North, Range 23 West, Anoka County, Minnesota, except for the East 690.00 feet, as measured at a right angle from the East line of the Northeast Quarter of the Southwest Quarter of said Section 1, of the South 337.00 feet thereof as measured along said East line of the Northeast Quarter of the Southwest Quarter of said Section 1.

EXCEPT:

That part of the Southeast Quarter of the Northwest Quarter of Section 1, Township 31 North, Range 23 West, Anoka County, Minnesota, described as follows:

Beginning at the northwest corner of said Southeast Quarter of the Northwest Quarter; thence South 89 degrees 41 minutes 37 seconds East, assumed bearing, along the north line of said Southeast Quarter of the Northwest Quarter a distance of 651.59 feet; thence South 14 degrees 00 minutes 23 seconds West, a distance of 946.95 feet; thence South 71 degrees 21 minutes 51 seconds West, a distance of 421.62 feet, more or less, to the west line of said Southeast Quarter of the Northwest Quarter; thence North 01 degree 14 minutes 25 seconds West, along said west line, a distance of 1057.25 feet, more or less, to the point of beginning and there terminating.

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 5th day of April, 2018.

PASSED by the City Council of the City of Blaine this 19th day of April, 2018.