



# City of Blaine Anoka County, Minnesota

Blaine City Hall  
10801 Town Sq Dr NE  
Blaine MN 55449

## Legislation Text

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File #: ORD 18-2409, Version: 3

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

### SECOND READING

#### **REZONING PROPERTY FROM FR (FARM RESIDENTIAL) TO DF (DEVELOPMENT FLEX) AT 1130, 1160 AND 1170 113<sup>TH</sup> AVENUE NE. LENNAR CORPORATION. (CASE FILE NO. 18-0042/LSJ)**

Planning Commission (Public Hearing)	07/10/18
City Council (1 <sup>st</sup> Reading)	08/02/18
<b>City Council (2<sup>nd</sup> Reading)</b>	<b>08/16/18</b>
Action Deadline	09/10/18

The Planning Commission voted unanimously to approve the rezoning. There was one comment at the public hearing regarding drainage from the proposed pond and small lot sizes.

Lennar Corporation is proposing to develop 14.72 acres on the south side of 113<sup>th</sup> Avenue for the purpose of constructing 43 single family homes on this property. 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 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 14.72 acres into 43 single family lots and two outlots and the development will be known as Wicklow Woods. The 43 single family lots have a minimum lot width of 60 feet, with setbacks listed in the conditional use permit resolution. The outlots will be used for storm water ponding and wetlands.

In addition to the north-south street (Pierce Street) in the plat, there will be three street connections that will be east-west streets when or if the adjacent property develops. The applicant has submitted a concept plan that indicates how all properties that are currently undeveloped south of 113<sup>th</sup> Avenue could be subdivided in the future. This plan helps the City and land owners understand where street connections can and should occur. A sidewalk is located on the east side of Pierce Street. Sidewalks are also shown on the south side of Street A, the south side of Street B and the south side of the Pierce Street east/west connection. There is also a sidewalk proposed on 113<sup>th</sup> Avenue.

Park dedication will be required for the 43 new lots being constructed at the rate of \$4,320 per unit, for a total park dedication fee of \$185,760 if paid in 2018. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.

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. An additional five feet of right-of-way is needed for 113<sup>th</sup> Avenue, instead of the 25' shown on the preliminary plat. All streets will follow the Anoka County street name grid system. Pierce Street NE matches the grid. Street A shall be 112<sup>th</sup> Lane NE. Street B shall be 112<sup>th</sup> Avenue NE. The east-west street connection at the south end of Pierce Street shall be 111<sup>th</sup> Lane NE.

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.

Coon Creek Watershed District review and permit are required prior to any City plan approval.

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 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. Utilities must be extended to the end of the stub streets to serve adjacent parcels.

Additional storm sewer will be required in the rear yards of Blocks 2 and 4, and at the west end of the three east-west streets to prevent runoff from going onto existing properties.

The developer originally proposed a sanitary sewer lift station to convey the sanitary sewer from this project to the City's proposed trunk sanitary sewer line to be constructed at the south end of the site. The developer has proposed a modification to the design of the City's trunk sanitary sewer project to lower the elevation of the trunk line and thus eliminating the need for the lift station. The developer will be responsible for the extra cost to modify the trunk line. Costs and payment for the modification will be addressed in the Development Contract. The City's trunk sanitary sewer project is scheduled to start in the next few weeks.

Hydrant locations will need to be reviewed with the City's Public Works and Fire Departments prior to final plan approval. Additional hydrants may be needed to facilitate maintenance.

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 Modified Split Level homes in this development. The homes are modified split entry/two level home ranging from 1,300 square feet to approximately 2,000 square feet. The base pricing for the homes will be in the low to mid \$300,000 range.

The homes include varying amounts of brick or stone and the siding materials will consist of vinyl lap, shake, scale or board and batten. Other architectural features available include columns, gables, shutters, accentuated window trim and grids and decorative roof brackets and cornices. A condition has been added that requires an element of brick or stone on all front building elevations of the homes.

Each lot in the development will have the three trees per lot, with one boulevard tree, one front

yard tree and one rear yard tree. Please note, the landscape plan provided indicates that two trees will be in the rear yard and one tree in the front yard, but it has been the City's practice to establish trees in the boulevard/front yards for the last several years. Since most of the acreage in the plat will be disturbed during construction, the City's tree preservation requirement includes replacing 8 trees per acre for all disturbed portions of the development. This would mean that 117 trees would be required for tree replacement purposes. The individual lot landscaping, at three trees per lot, will provide the required replacement trees.

By motion, approve the Ordinance.

Zoning and Location Map

Narrative

Preliminary Plat

Concept Plan - Ghost Plat

Grading Plan

Tree Preservation Plan

Utility Plans

Landscape Plan

House and Floor Plans

**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:

Parcel 1

The West half (W 1/2) of Lot Seventeen (17) of Central Avenue Acres, subject to an easement for road purposes over the North 25 feet thereof, according to the plat thereof on file and of record in the office of the Registrar of Titles of said Anoka County.

Parcel 2

The East half (E 1/2) of Lot Eighteen (18) of Central Avenue Acres, subject to an easement for road purposes over the North 25 feet thereof, according to the plat thereof on file and of record in the office of the Registrar of Titles of said Anoka County.

Parcel 3

The East Half (E 1/2) of Lot Seventeen (17), Central Avenue Acres, according to the map or plat thereof on file and of record in the office of the Registrar of Titles, 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 2<sup>nd</sup> day of August, 2018.

**PASSED** by the City Council of the City of Blaine this 16<sup>th</sup> day of August, 2018.