



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 18-169, Version: 2

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

GRANTING PRELIMINARY PLAT APPROVAL TO SUBDIVIDE THREE (3) PARCELS (7.5 ACRES) INTO 19 LOTS AND TWO (2) OUTLOTS TO BE KNOWN AS GLEN COVE, LOCATED AT 111TH AVENUE AND RADISSON ROAD NE. GLEN COVE, LLC. (CASE FILE 17-0043/LSJ)

Planning Commission (Public Hearing)	(08/15/18)
City Council (Preliminary Plat, CUP)	(09/06/18)
City Council (Final Plat)	TBD
Action Deadline	(09/25/18)

The Planning Commission voted unanimously to approve the preliminary plat. There were comments at the public hearing regarding tree preservation, traffic/access points, and landscaping.

The applicant, Doug Paulson of Glen Cove LLC, is proposing to develop a property that lies north of 109th Avenue and east of Radisson Road. The property is immediately adjacent to Radisson Road and was zoned RF (Residential Flex) when the North Oaks West development occurred over 25 years ago. This zoning designation was renamed to DF (Development Flex) years after its inception, but the City still refers to the zoning as RF (Residential Flex) on the Zoning Map. The parcel also has a land use of MDR (Medium Density Residential). Both the zoning and the land use allow for the density and residential development that is being proposed. The builder of the homes in the plat will be Doug Paulson and the development will be similar to Mr. Paulson's nearby development of Amen Corner.

PRELIMINARY PLAT

The proposed plat of Glen Cove contains 19 single family detached townhome lots. The lots will be accessed through one access on Radisson Road. There are two outlots in the plat. Outlot A will be used for a private Road and Outlot B will be used for storm drainage purposes as discussed below.

The applicant will be required to pay park dedication for this plat in the amount of \$4,320

(2018 rate) per lot, for total due of \$82,080. This fee must be paid prior to release of the final plat mylars for recording at Anoka County.

The proposed road will be a private street placed in a 50 feet wide outlot and shall be constructed to 28 feet back to back in width. Parking will be limited to one side of the street. It should be noted that the private street will come into the plat from the neighboring property to the south via a shared access because direct accesses onto Radisson Road are limited by Anoka County. The applicant has provided information that the adjacent property owner is in agreement with this access and that an access agreement will be in place prior to any work being performed on site.

The development size, at 19 lots, is just at the number where we start to recommend a sidewalk along the street. Unfortunately the trail along Radisson Road is on the other side (west side) of the road and with Radisson Road not having or expected to have a traffic control light at this location, pedestrian crossings at an uncontrolled high speed location are not encouraged or recommended.

Standard utility and drainage easements must be dedicated along all lot lines and over areas of infiltration trenches, drainage swales, and storm water management ponds. The Developer is to provide access for inspection and maintenance of the storm water management infrastructure. Restrictions will be placed on lot lines as needed to limit fences and landscaping to insure access. Design of landlocked storm water features must be designed based on back-to-back 100 year events.

Development requires a National Pollutant Discharge Elimination System (NPDES) Phase II General Storm Water Permit for construction activity from the Minnesota Pollution Control Agency (MPCA). A prerequisite to the MPCA permit application preparation of the Storm Water Pollution Prevention Plan (SWPPP) for the development site.

The Developer will need to obtain a Coon Creek Watershed (CCWD) permit prior to any activity on site. There are existing wetlands located on the property with some proposed impacts. Those wetland impacts have been accounted for and are part of the CCWD review. Off-site wetland mitigation will be required as part of their permit.

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

CONDITIONAL USE PERMIT

While the lots being created are single family lots, the plat known as Glen Cove will be marketed and managed as detached townhome lots. They will be very similar to the homes provided in the nearby Amen Corner development, as Mr. Paulson was the builder in that plat.

They are called detached townhome lots because landscaping and snow removal will be managed by a private homeowners association and the units are completely detached.

The homes being constructed are one level custom Luxury Villas. Home packages will be between \$525,000 and \$600,000. Square footages of the homes are proposed at a minimum of 2,026 square feet. Custom exteriors of the homes will include colored Hardie siding accented with stone. The rear of the homes will have a private screen/porch.

It should be clear that these homes will have very small back yards. The City has not yet approved any detached townhome area with a rear yard setback of 7.5 feet. Staff is amenable to this reduced setback given the luxury style of the homes, the extensive landscape plan that has been presented and the fact that all but one of the homes backs onto either a pond with open views or an open area/ditch.

Each lot would normally be required to contain two front yard trees with a minimum of 2½-inch caliper. This development is a bit unique because of the private road and the shorter front yard setback. Therefore, we have required each lot to contain one boulevard tree (corner lots shall each have one additional boulevard tree (two total trees). Staff is amenable to this because there is a heavy row of landscaping along Radisson Road on top of a small berm to help buffer the street noise for the newly created homes. Additionally, there is a row of conifer trees along the southern border of this development, south of the road, to buffer the residential area from the light industrial use. The homeowners association will be responsible for the maintenance of this landscaping. Underground irrigation will be supplied all landscaped areas. With the required yard trees and the landscaping along Ulysses Street, the tree preservation ordinance of 8 trees per lot is being met.

By motion, approve the Resolution.

Zoning and Location Map
Preliminary Plat
Grading Plan
Utility Plans
Landscape Plan
Unit Elevations and Floor Plans
Narrative
Interior Pictures

WHEREAS, an application has been filed by Glen Cove, LLC as subdivision Case File No. 17-0043; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on

August 15, 2018; and

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

NOW, THEREFORE, BE IT RESOLVED, by the Blaine City Council of the City of Blaine that preliminary plat approval per Section 74-42 of the subdivision regulations is hereby granted for Glen Cove permitting preparation of a final plat approval per Section 74-43 subject to the following conditions:

1. The applicant will be required to pay park dedication for this plat in the amount of \$ 4,320 (2018 rate) per lot, for total due of \$82,080. This fee must be paid prior to release of the final plat mylars for recording at Anoka County.
2. Coon Creek Watershed District permit is required prior to any site work. The Developer shall be responsible for the construction, maintenance, and repair of storm water features.
3. The roadway to be private and placed in a 50-foot wide outlot and shall be constructed to 28 feet back to back in width. Parking will be limited to one side of the road.
4. Anoka County Highway Department review and permit are required prior to any site work or work with in the highway right-of-way.
5. Developer to pay any and all special assessments on the existing parcel prior to recording the final plat at Anoka County.
6. A Site Improvement Performance Agreement and grading approval is required prior to any construction activities occurring on site.
7. As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.
8. The developer will be responsible for installation of sanitary sewer, water main, storm drainage improvements, street with concrete curb and gutter, street lights, mailboxes traffic control signs, street signs, right hand turn lane on Radisson Road if required by ACHD, and all appurtenant items. The City shall approve plans and specifications prior to start of construction.
9. Private street will follow the Anoka County street name grid system.
10. Standard utility and drainage easements must be dedicated along all lot lines and over areas of infiltration trenches, drainage swales, and storm water management ponds. The Developer is to provide access for inspection and maintenance of the storm water management infrastructure. Restrictions will be placed on lot lines as needed to limit fences and landscaping to insure access. Design of landlocked storm water features must be designed based on back-to-back 100 year events.
11. The developer to provide evidence of a shared access and maintenance agreement with the property owner to the south for the shared access associated with the private road.
12. The street within the plat, utilities, and storm water improvements are private and once completed turned over to the HOA (Homeowners Association) for perpetual

maintenance.

13. The Mayor, City Clerk and City Manager are hereby authorized to execute any and all necessary documents, agreement and releases related to the approval, recording or administration of Glen Cove.

PASSED by the City Council of the City of Blaine this 6th day of September, 2018.