



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 18-177, Version: 2

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

GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR CONSTRUCTION OF 19 SINGLE FAMILY DETACHED TOWNHOMES IN A DF (DEVELOPMENT FLEX) ZONING DISTRICT, LOCATED AT 111TH AVENUE ALLIGNMENT/RADISSON RD NE. GLEN COVE, LLC. (CASE FILE NO. 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 conditional use permit. 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.

See report for Preliminary Plat.

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 that a Conditional Use Permit is hereby approved per Section 29.80 of the Zoning Ordinance to allow for a conditional use permit to allow for 19 single family detached townhomes in a RF

(Residential Flex) zoning district at 111th Avenue Alignment/Radisson Road based on the following conditions:

Glen Cove - DF ZONING STANDARDS

Permitted Uses

- (a) Single-family detached dwellings.
- (b) Group family day care.

Accessory Uses

- (a) Private garages (attached). Detached sheds are not permitted.
- (b) Keeping of not more than two (2) boarders and/or roomers per dwelling unit.

Conditional Uses

- (a) Home occupations listed as Conditional Use Permit under 33.11.

Standards

- (a) Front yard setback - 11 feet.
- (b) Side yard setback - 7.5 house and garage, minimum of 15 feet between structures.
- (c) Corner side yard setback - 20 feet.
- (d) Rear yard setback - 7.5 feet.
- (e) Maximum building height - 2 1/2 stories or 35 feet.
- (f) It shall be required for all homes that there be an attached garage constructed of a minimum of four hundred (400) square feet, with no dimension less than 20 feet. Total garage space shall not exceed 1,000 square feet.
- (g) The minimum finished floor area above grade for all homes shall be 2,026 square feet.
- (h) All homes to be constructed to utilize architectural style and elevations consistent with those shown on drawings presented for this approval. All house exteriors to utilize custom color Hardie (or similar fiber cement) siding with stone accents.
- (i) All residential dwellings must be built in conformance with the Minnesota State Building Code. All residential dwellings to utilize Airport Noise Reduction Standards.
- (j) All driveways and approaches shall be hard surfaced using concrete or asphalt.
- (k) It shall be required that all yards be sodded over a minimum of four (4) inches of topsoil (black dirt).
- (l) Developer installed mailboxes shall be grouped with design and location coordinated with the City and US Post Office.
- (m) The landscape plan that was presented for approval and attached to this agenda item must be installed and the home owners association must be responsible for maintenance of all landscaping.
- (n) Landscape plan to incorporate foundation plantings with quantities and design details to be approved by the City.
- (o) All landscaping areas to have underground irrigation.

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