



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 18-174, Version: 1

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

GRANTING FINAL PLAT APPROVAL TO ALLOW TO SUBDIVIDE 11.48 ACRES INTO 40 LOTS AND THREE OUTLOTS TO BE KNOWN AS MEADOW PLACE, LOCATED AT 113th AVENUE/ULYSSES STREET NE (CASE FILE 18-0041/LSJ).

Planning Commission (Public Hearing) (07/10/18)
City Council (Preliminary Plat) (08/16/18)
City Council (Final Plat) (09/06/18)

The applicant, Accent Homes, Inc., received preliminary plat approval for the plat to be known as Meadow Place on August 16, 2018. The City Council voted to approve a rezoning of the property to DF (Development Flex) and a conditional use permit on the same date.

The proposed final plat of Meadow Place contains 40 single family lots. The lots will be accessed through two north/south streets that will connect to 113th Avenue to the south. There are three outlots in the plat which are:

- Outlot A will be used for storm drainage purposes
- Outlot B will be used for a trail extension as discussed below
- Outlot C is a vacant commercial parcel lying east of the service road (Ulysses Street)

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 \$172,800. This fee has been paid by the developer.

The proposed roads will be public streets with dedication of 60 feet of right-of-way and shall be constructed to 29 feet back to back in width and include a 6 foot concrete sidewalk. An 8 foot bituminous trail (Outlot B) shall be constructed to connect with the cul-de-sac in Hidden Acres, which has a trail extension abutting the City's open space parcels. A 6-foot concrete sidewalk is also located on 113th Avenue.

The Developer has obtained a Coon Creek Watershed District permit and has begun grading work.

By motion, approve the Resolution.

Location Map
Final Plat

WHEREAS, an application has been filed by Accent Homes as subdivision Case No. 18-0041; and

WHEREAS, said case involves the division of land in Anoka County, Minnesota, described as follows:

The South Half of the East Half (S1/2 of E1/2) of Lot Thirty-Two (32) 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.

AND

Lot Twelve A (12A) of CENTRAL AVENUE ACRES, EXCEPT the South 315.00 feet of the East 310.00 feet of said Lot 12A, according to the plat thereof on file in the office of the Registrar of Titles of Anoka County, Minnesota.

The South 315.00 feet of the East 310.00 feet of Lot Twelve A (12A) of CENTRAL AVENUE ACRES, according to the plat thereof on file in the office of the Registrar of Titles of Anoka County, Minnesota.

Outlot A, NAUMAN ACRES, EXCEPT that part of Outlot A, NAUMAN ACRES, embraced within Parcels 9, 9A 9C and 9D, CITY OF BLAINE RIGHT-OF-WAY PLAT NO. 3, ANOKA COUNTY, Minnesota.

AND

The Northeast corner of Lot 32, CENTRAL AVENUE ACRES, has been marked by a judicial

landmark set pursuant to Torrens Case No. C6-95-4134.

AND

Lot Twelve (12), CENTRAL AVENUE ACRES, according to the plat on record in the Office of the Registrar of Titles for said Anoka County, EXCEPTING therefrom that part of said Lot Twelve (12) described as follows to-wit:

Commencing at the Southwest corner of the above described five (5) acre tract, thence North on the West line of said tract two hundred sixty-four (264) feet; thence East and parallel with the South line of said tract, one hundred sixty-five (165) feet; thence South and parallel with the West line of said tract two hundred sixty-four (264) feet to the South line of said tract; thence West one hundred sixty-five (165) feet to the place of commencement and containing one (1) acre.

AND ALSO EXCEPTING that part of Lot 12, CENTRAL AVENUE ACRES, embraced within Parcels 9, 9A, 9B and 9D, CITY OF BLAINE RIGHT-OF-WAY PLAT NO. 3

WHEREAS, the Blaine City Council granted preliminary plat approval on August 16, 2018, subject to the stipulations as contained in Blaine City Council Resolution No. 18-156; and

WHEREAS, the applicant has submitted a final plat in general conformance with the approved preliminary plat.

NOW, THEREFORE, BE IT RESOLVED, by the Blaine City Council of the City of Blaine that final plat approval for Meadow Place per Section 74-43 of the subdivision regulations is hereby granted subject to the following conditions:

1. The applicant will be required to pay park dedication for the 40 lots contained by the plat in the amount of \$4,320 (2018 rate) per lot, for total due of \$172,800 if paid in 2018. This fee has been paid by the developer.
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. All roads require the dedication of 60 feet of right-of-way and shall be constructed to 29 feet back to back in width.
4. A development agreement and grading approval is required prior to any construction activities occurring on site.
5. As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.

6. The developer will be responsible for installation of sanitary sewer, water main, storm drainage improvements, street with concrete curb and gutter, 6 foot concrete sidewalks, 8 foot bituminous trail, street lights, mailboxes, traffic control signs, street signs, and all appurtenant items. The City shall approve plans and specifications prior to start of construction.
7. All Streets will follow the Anoka County street name grid system. The proposed street shall be named Johnson Street NE and Lincoln Court NE.
8. 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.
9. In addition to the sidewalk and trail sections required along public streets (Street A, B and 113th) an 8-foot bituminous trail is required on Outlot B. Credit towards park dedication will not be given for this construction.
10. 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 Meadow Place.

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