



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 18-184, Version: 1

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

GRANTING A FINAL PLAT TO SUBDIVIDE 14.72 ACRES INTO 43 LOTS AND TWO (2) OUTLOTS TO BE KNOWN AS WICKLOW WOODS, LOCATED AT 1130, 1160, AND 1170 113TH AVENUE NE. LENNAR CORPORATION (CASE FILE NO 18-0042/LSJ)

Planning Commission (Public Hearing)	07/10/18
City Council (Preliminary Plat)	08/16/18
City Council (Final Plat)	09/20/18

The City Council approved the preliminary plat, rezoning and conditional use permit for the Wicklow Woods development on August 16th, 2018. The development is on the south side of 113th along the north-south Pierce Street NE connection. The applicant is requesting final plat approval at this time.

Final 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 113th 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 113th 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 113th 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 112th Lane NE. Street B shall be 112th Avenue NE. The east-west street connection at the south end of Pierce Street shall be 111th 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 summer of 2018. Delays due to right-of-way acquisition with the City project could cause delays with utility construction and building permits in the plat.

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.

The final plat is consistent with the approved preliminary plat, Resolution No. 18-154.

By motion, approve the Resolution.

Zoning and location map

Final plat

WHEREAS, an application has been filed by Lennar Corporation as subdivision Case No. 18-0042; and

WHEREAS, said case involves the division of land in Anoka County, Minnesota,

described as follows:

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.

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. 18-154; and

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

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

1. 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.
2. All streets will follow the Anoka County street name grid system.
3. Plans and specifications must be approved by the City prior to start of construction.
4. 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.
5. 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 insure access.

6. 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.
7. A 6-foot concrete sidewalk must be located on the east side of Pierce Street, the south side of Street A, the south side of Street B and the south side of the Pierce Street east/west connection. A 6-foot concrete sidewalk must also be constructed on 113th Avenue.
8. Construction contract documents shall include a mass (rough) grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plan sheets. Supporting wetland delineation report, geotechnical investigation report, soil boring logs, and hydrology report shall be included in the submittal for City review and approval.
9. The development plan shall indicate all structures will be protected from flooding.
10. A twenty foot buffer strip shall be considered adjacent to wetland edges and shall be placed in an easement.
11. CCWD permits are required prior to City approval of construction plans and specifications.
12. 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.
13. As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.\
14. 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.
15. Developer to install grouped mailboxes with design and locations approved by City and US Postal Service.
16. Developer shall explore water source for landscape irrigation systems installed throughout the development including the possible use of created ponds or storm water reuse.
17. Water and sanitary sewer availability charges (WAC & SAC) become due with each

building permit at the rate established at the time the building permit is issued.

18. The developer has proposed a modification to the design of the City's 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.
19. All development signage by separate review.
20. 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.
21. Delays due to right-of-way acquisition with the City Trunk Sewer project could cause delays with utility construction and building permits in the plat.
22. Execution and recording of a Development Agreement, which sets forth in greater detail the plat conditions as well as other responsibilities for the development of this plat.
23. 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 Wicklow Woods.

PASSED by the City Council of the City of Blaine this 20th day of September 2018.