



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 18-230, Version: 1

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

GRANTING PRELIMINARY PLAT APPROVAL TO SUBDIVIDE APPROXIMATELY 40 ACRES INTO 93 LOTS AND TWO OUTLOTS TO BE KNOWN AS MILL POND AT 13045 LEVER STREET. (CASE FILE NO. 18-0012/SLK)

Planning Commission (Public Hearing)	11/13/2018
City Council (Pre Plat, 2 nd Reading Rezoning, CUP)	12/20/2018
Action Deadline	02/01/2019

The Planning Commission voted unanimously to approve the preliminary plat. There were no comments at the public hearing.

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 use. With the DF zoning, housing products and neighborhood design issues will require and be regulated by a Conditional Use Permit (CUP).

Preliminary Plat

The preliminary plat proposal consists of subdividing approximately 40 acres into a subdivision with a total of 93 new dwelling units and two outlots. The preliminary plat includes outlots for ponds, drainage, and wetlands. This application proposes single-family homes.

Because the developer is proposing different housing styles with different design issues, platting requirements, lot sizes, markets and price ranges, the DF (Development Flex) zoning is proposed to establish the minimum standards for each of these areas.

Neighborhood Description

In summary, the Mill Pond development is proposed to contain the following: 93- 65 foot Single-Family Lots.

Initially access will be provided by one public street connection on Lever Street. As other properties to the north and south develop, street connections will be extended to provide multiple access points. All streets will be public and will (except for the two cul-de-sac sections) have sidewalk on one side for pedestrian access throughout the development.

The single-family lots are proposed to be 65 feet in width, and the typical depth being 135 feet. These homes will be enhanced with impressive exterior architectural details. The homes will include brick, stone, Hardie/LP (fiber cement) siding on the front elevation, and varying gables and hip rooflines. The floor plans would provide 1,500-3,084 square feet of finished area. The estimated price range will be \$350,000 to \$500,000.

All single-family units are proposed to be constructed with a minimum 25-foot front yard setbacks and 30-foot rear yard setbacks.

The required landscaping in the single-family area consists of one boulevard and one front yard tree per lot. Site grading will remove a number of trees over the development. The required two trees per lot, plus third tree on corner lots (194 trees) will meet the tree replacement requirement for the plat.

Engineering Items

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. All streets will follow the Anoka County street name grid system.

Developer and staff will work together to identify areas of the plat where additional trees can be saved through the use of custom grading, retaining walls, and by structure design.

The property owners in this plat, together with other property owners along Lever Street have petitioned for trunk sanitary sewer, water main, and street improvements to be constructed to serve the plat. A feasibility report was prepared and presented to the City Council on June 1, 2017. The report identified assessments that each parcel on Lever Street would pay for the proposed improvements. The estimated cost for property owners of this plat are estimated at \$192,423. The Blaine City Council held a public hearing and ordered improvements on July 13, 2017 (City Project No. 17-07). The Mill Pond development will be responsible for paying assessments for the improvements.

It is anticipated that the city project, to install the trunk sanitary sewer and trunk water main along Lever Street NE from 125th Avenue NE to serve properties along Lever Street NE, will be completed in Spring 2019.

Trunk Sanitary Sewer area charges become due with platting for upland acreage. The 2018 rate of \$6,632.00/acre for Sanitary Sewer District 7 will apply to all upland acreage if platted in

2018.

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 insure 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.

Rice Creek Watershed District review and permit is required.

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 the south 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.

The Developer shall process a Letter of Map Change with FEMA prior to issuance of building permits within the unnumbered A-Zone on the FEMA flood map. Developer shall provide all FEMA paperwork and structure as-built surveys to homeowners at time of lot closing. Developer is responsible for following through with FEMA as necessary to receive final FEMA documents and to provide those documents to the homeowners, and to record the final documents on the certificate of title for each parcel in the development.

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

By motion, approve the Resolution.

Zoning and Location Map
Site Map
Preliminary Plat (2)

Utility Plan (2)
Grading Plan (3)
Ghost Plat
65 foot wide lot - elevations and floor plans
Narrative

WHEREAS, an application has been filed by TEG Land Holdings, LLC as subdivision Case File No. 18-0012; and

WHEREAS, said case involves the division of land described as follows:

Parcel A: That part of the North Half of the South Half of the Northeast Quarter of Section 1, Township 31, Range 23, Anoka County, Minnesota lying North of the South 330 feet thereof.

Parcel B: The South 330 feet of the North Half of the Southeast Quarter of the Northeast Quarter and the South 330 feet of the North Half of the Southwest Quarter of the Northeast Quarter of Section 1, Township 31, Range 23, Anoka County, Minnesota.

WHEREAS, the Blaine Planning Commission has reviewed said case file on November 13, 2018; and

WHEREAS, the Blaine Planning Commission has recommended subdivision Case File No. 18-0012 be approved subject to certain stipulations; and

WHEREAS the Blaine City Council has reviewed said case file on December 20, 2018.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that preliminary plat approval per Section 74-42 of the subdivision regulations is hereby granted for addition name permitting preparation of a final plat for approval per Section 74-43 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. Street and utility extensions are required to the edge of the plat for each future connection to the adjacent parcels.
5. 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.
6. 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.

7. 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.
8. Sidewalks (one-side) are required on all streets (except the two cul-de-sacs) and location will be determined in the plan review process.
9. 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.
10. The grading plan shall provide greater detail on protecting existing trees and providing additional information on adjacent property. Required storm water detention basins shall not be over sized for sand excavation, so that additional areas of trees can be saved. Storm pipes shall not be routed through tree preservation areas.
11. The developer shall be responsible for assessments for trunk sanitary sewer, trunk water main, and Lever Street improvements for City Project No. 17-07.
12. Trunk Sanitary Sewer area charges become due with platting for upland acreage. The 2018 rate of \$6,632.00/acre for Sanitary Sewer District 7 will apply to all upland acreage if platted in 2018. Rate will be recalculated when Final Platted at the rate in effect at that time.
13. The development plan shall indicate all structures will be protected from flooding.
14. A twenty foot buffer strip shall be considered adjacent to wetland edges and shall be placed in an easement.
15. RCWD permit is required prior to City approval of construction plans and specifications.
16. The Developer shall process a Letter of Map Change with FEMA prior to issuance of building permits within the unnumbered A-Zone on the FEMA flood map. Developer shall provide all FEMA paperwork and structure as-built surveys to homeowners at time of lot closing. Developer is responsible for following through with FEMA as necessary to receive final FEMA documents and to provide those documents to the homeowners, and to record the final documents on the certificate of title for each parcel in the development.
17. As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.
18. Park dedication to be paid for 93 housing units at the rate in effect at the time of final plat (2019 rate is \$4,449 per unit).
19. Developer to install grouped mailboxes with design and locations approved by City and US Postal Service.

20. Developer shall explore water source for landscape irrigation systems installed throughout the development including the possible use of created ponds or storm water reuse.
21. 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.
22. All development signage by separate review.
23. All existing structure removals will require demolition permits. All wells and septic systems to be properly abandoned per all local and state requirements.
24. The required landscaping in the single-family area consists of one boulevard and one front yard tree per lot. Site grading will remove a number of trees over the development. The required two trees per lot, plus a 3rd tree on corner lots (194 trees) will meet the tree replacement requirement for the plat.
25. No parcel adjacent to Lever Street will be allowed street access to Lever Street NE. The final plat should dedicate a no right of access along Lever Street on the lot lines of all parcels adjacent to Lever Street.
26. Outlots A and B (storm pond and wetland area) to be deeded to the City, by Warranty Deed, once all of the Developer Installed Improvements have been completed and accepted by the City.
27. 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.
28. 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 addition name

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