



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 18-231, Version: 1

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

**GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR THE
CONSTRUCTION OF 93 SINGLE FAMILY HOMES (65 FOOT WIDE LOTS) IN A DF
(DEVELOPMENT FLEX) ZONING DISTRICT AT 13045 LEVER STREET. MILL
POND. (CASE FILE NO. 18-0012/SLK)**

Planning Commission (Public Hearing)	11/13/2018
City Council (Conditional Use Permit)	12/20/2018
Action Deadline	2/01/2019

The Planning Commission voted unanimously to approve the conditional use permit. 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 Conditional Use Permit Case File No. 18-0012; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on November 13, 2018; and

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

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Conditional Use Permit is hereby approved per Section 29.80 of the Zoning Ordinance to allow for construction of 93 single family homes (65 foot wide lots) in a DF (Development Flex) zoning district based on the following conditions:

Single Family - DF Development Standards - 65 foot wide lots (93 units)

Permitted Uses

1. Single-family detached dwellings
2. Group family daycare

Accessory Uses

1. Private garages - one detached accessory structure, with area less than 120 square feet, will be permitted.
2. Private swimming pools/meeting the requirements of Blaine Municipal Code Section 6-121.
3. Keeping of not more than two (2) boarders and/or roomers per dwelling unit.

Conditional Uses

1. Home occupations listed as Conditional Uses fewer than 33.11

Standards

1. Front yard setback - 25 feet
2. Side yard setback - 7.5 feet for house and 7.5 feet for garage
3. Corner side yard setback - 20 feet
4. Rear yard setback - 30 feet
5. Maximum building height - 2 1/2 stories or 35 feet
6. It shall be required for all single-family dwellings 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 one thousand (1,000) square feet. Detached garages or accessory storage buildings above 120 square feet are not permitted. Accessory storage buildings below

- 120 square feet must meet 5-foot side and rear yard setbacks and be located within the rear yard.
7. The minimum finished floor area above grade for all homes shall be:
 - a) 1,500 square feet for a single level/split level home
 - b) 1,900 square feet for a two-story home
 8. All homes shall have a minimum depth and width of 24 feet.
 9. All homes to be constructed are to be consistent in architecture, materials and style with the drawings/elevations attached to this CUP. Use of premium materials such as brick, natural stone, stucco, cementitious or engineered wood siding or shake shingle siding are to be used on all front elevations. Vinyl/metal siding can be utilized on the side and rear elevations. Care to be taken to utilize a variety of home styles, front elevations and colors to provide maximum housing variety within each neighborhood. Developer to establish criteria to ensure that adjacent single-family homes built within the development do not have the same exterior color or architectural elevations.
 10. All residential dwellings must be built in conformance with the current edition of the Minnesota State Building Code.
 11. Driveways shall not be constructed closer than 3 feet to the property line. All driveways and approaches shall be hard surfaced using concrete, bituminous asphalt or other City approved material that is consistent in durability and quality.
 12. It shall be required that all yards of a new single-family dwelling be sodded over a minimum of 4 inches of topsoil (black dirt containing not more than 35 percent sand). Yards may be seeded over 4 inches of black dirt if underground irrigation is installed with the home.
 13. Each lot shall contain one front yard tree and one boulevard tree with a minimum of 2½-inch caliper. Corner lots to have one additional boulevard tree.
 14. Developer to execute and record, where deemed appropriate by the City Engineer, with the sale of single family lots, an affidavit indicating to homebuyers that the soils located in the rear and side yards of the single family lots have not been corrected to accommodate general building construction or pools and that additional effort may be required, by the homeowner, to stabilize those soils before additional construction could occur.
 15. All development entrance signage by separate permit.

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