



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 18-232, Version: 1

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

GRANTING FINAL PLAT APPROVAL TO SUBDIVIDE APPROXIMATELY 60 ACRES INTO 5 SINGLE FAMILY LOTS AND ONE OUTLOT TO BE KNOWN AS RADISSON WOODS ON MAIN LOCATED ON THE NORTHEAST CORNER OF RADISSON ROAD AND 125TH AVENUE. SHADE TREE CONSTRUCTION (CASE FILE NO. 18-0030/LSJ)

Planning Commission (Public Hearing)	11/13/2018
City Council (Preliminary Plat)	12/06/2018
City Council (Final Plat)	12/20/2018

On December 6, the City Council approved the preliminary plat and the rezoning for Radisson Woods on Main. The applicant wishes to get the final plat approved in 2018 so the final plat is being presented for Council approval.

The final plat contains five lots on 60 acres. The lots are large in size compared to other lots zoned R-1AA due to the amount of wetlands on these lots. The wetland boundaries have been determined and agreed to and the developer has placed the house pads on the upland portion of the lots. It is unlikely that these lots will be further subdivided in the future due to the wetland constraints. The smallest lot being platted is 3.17 acres and the largest being platted is 12.18 acres.

Park dedication is required for the five new lots being platted at the rate in effect at the time of final plat. If the lots are final platted in 2018, the total park dedication fee for this plat would be \$21,600. This amount must be paid prior to release of final plat mylars for recording at Anoka County.

Anoka County has indicated that an additional 15' feet of right-of-way is needed for 125th Avenue as it is principal arterial route.

A Coon Creek Watershed District permit is required prior to any work being performed on site.

Access for Lot 1 of the plat will be from Radisson Road. Access for Lots 2 and 3 of the plat

must be from a shared driveway from 125th Avenue. Access for Lots 4 and 5 will be through a shared private easement from 125th Avenue. A copy of the shared access agreement will need to be provided prior to the release of the final plat mylars for recording at Anoka County.

Per R-1AA standards, all driveways are required to be paved. The driveway for Lots 4 and 5 will need to meet the City's width standards for a rural driveway and will need to be constructed above the base flood elevation. Culverts will be required under this driveway to maintain flow across the wetland. The design and construction of this driveway will need to support year round fire truck access.

The driveways for Lots 1-3 must include a feature that will allow vehicles to turn around on site rather than back onto the street. Infiltration features were not required by the Watershed on this project due to the existing characteristics of the project. There is adequate upland area around each proposed house pad that will infiltrate runoff such that separate basins are not needed.

A wetland banking project is proposed on Outlot A by a private individual and will not be associated with the plat. Access to Outlot A will be from the driveway to Lots 4 and 5 via a shared access agreement/easement.

All lots will be served with City sewer and water. It is proposed to serve Lots 1-3 with sanitary sewer and water from Radisson Road. Lots 2 and 3 will require individual sewage lift stations for each house. Water services for Lots 2 and 3 will need to be oversized to maintain proper pressure at the house. The final design of the services for Lots 2 and 3 will be based on the house size applied for with a building permit.

Sanitary sewer and water services to serve Lots 4 and 5 were installed with the Partridge Preserve plat directly to the north of the lots. Lots 4 and 5 will require individual sewage lift stations for each house. Water services for Lots 4 and 5 will need to be oversized to maintain proper pressure at the house. The final design of the services for Lots 4 and 5 will be based on the house size applied for with a building permit. The structures on Lots 4 and 5 will require individual fire suppression systems due their distance from a public street.

All driveway, sanitary sewer and water facilities installed to serve lots in the plat will be private and need to be maintained by the homeowners.

Permits for driveway, sanitary sewer and water service construction will require a permit from the Anoka County Transportation Department.

Lots 4 and 5 will be required to install and maintain an address sign near 125th Avenue for easier identification by public safety. The design of the sign will be based on the City's standards for street signs.

Because this plat is zoned R-1AA no house plans are required as part of this approval, and all standards of this zoning district must be met with regard to house type, size and setbacks.

By motion, approve the Resolution.

Zoning and Location Map
Final Plat

WHEREAS, an application has been filed by Shade Tree Construction as subdivision Case File No. 18-0030; and

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

Parcel A: That part of the Southeast Quarter of the Southwest Quarter of Section 4, Township 31, Range 23, Anoka County, Minnesota lying southerly of the north 450 feet of the South Three Quarters of said Southeast Quarter of the Southwest Quarter EXCEPT the north 27 feet of the south 60 feet of the west 500 feet of said Southeast Quarter of the Southwest Quarter.

Parcel B: The Southwest Quarter of the Southeast Quarter of Section 4, Township 31, Range 23, Anoka County, Minnesota EXCEPT Parcel 5, Anoka County Highway Right of Way Plat No. 95.

Parcel C: Outlot A, Partridge Preserve South 2nd Addition, Anoka County, Minnesota.

Parcel D: Outlot A, Partridge Preserve South, Anoka County, Minnesota.

Parcel E: Outlot A, Partridge Preserve, Anoka County, Minnesota.

WHEREAS, the Blaine City Council granted preliminary plat approval on December 6, 2018, subject to the stipulations as contained in Blaine City Council Resolution No. 18-220; 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 Radisson Woods on Main, per Section 74-43 of the subdivision regulations, is hereby granted subject to the following conditions:

1. Park dedication is required for the five new lots being platted at the rate in effect at the

time of final plat. If the lots are final platted in 2018, the total park dedication fee for this plat would be \$21,600. This amount must be paid prior to release of final plat mylars for recording at Anoka County.

2. A Coon Creek Watershed District permit is required prior to any work being performed on site.
3. A copy of the shared access agreement will need to be provided prior to the release of the final plat mylars for recording at Anoka County.
4. Standard utility and drainage easements must be dedicated along all lot lines, wetlands utilities, and other storm sewer features.
5. Anoka County has indicated that an additional 15' feet of right-of-way is needed for 125th Avenue as it is Principal Arterial route.
6. Access for Lot 1 of the plat will be from Radisson Road. Access for Lots 2 and 3 of the plat must be from a shared driveway from 125th Avenue. Access for Lots 4 and 5 will be through a shared private easement from 125th Avenue. A copy of the shared access agreement will need to be provided prior to the release of the final plat mylars for recording at Anoka County.
7. Per R-1AA standards, all driveways are required to be paved. The driveway for Lots 4 and 5 will need to meet the City's standards for a rural driveway and will need to be constructed above the base flood elevation. Culverts will be required under this driveway to maintain flow across the wetland. The design and construction of this driveway will need to support year round fire truck access.
8. The driveways for Lots 1-3 must include a feature that will allow vehicles to turn around on site rather than back onto the street.
9. Access to Outlot A will be from the driveway to Lots 4 and 5 via a shared access agreement/easement.
10. Lots 2 and 3 will require individual sewage lift stations for each house. Water services for Lots 2 and 3 will need to be oversized to maintain proper pressure at the house. The final design of the services for Lots 2 and 3 will be based on the house size applied for with a building permit.
11. As-built surveys shall be required to verify infrastructure improvements, structure elevations, custom grading requirements, and final lot grading elevations.
12. Lots 4 and 5 will require individual sewage lift stations for each house. Water services for Lots 4 and 5 will need to be oversized to maintain proper pressure at the house. The final design of the services for Lots 4 and 5 will be based on the house size applied for with a building permit. The structures on Lots 4 and 5 will require individual fire suppression systems due their distance from a public street.
13. All driveway, sanitary sewer and water, and storm basin facilities installed to serve lots in the plat will be installed by the developer and will be private and need to be maintained by the homeowners.
14. Permits for driveway, sanitary sewer and water service construction will require a permit from the Anoka County Transportation Department.

15. Lots 4 and 5 will be required to install and maintain an address sign near 125th Avenue for easier identification by public safety. The design of the sign will be based on the City's standards for street signs.
16. Lots shall be sodded over 4 inches of black dirt that contains no more than 35% sand in areas that approximate a normal size lot in the R1-AA zoning.
17. WAC (Water Availability Charge) and SAC (Sewer Availability Charge) will be due on each building permit.
18. The Mayor, City Clerk and City Manager are hereby authorized to execute any and all necessary documents, agreements and releases related to the approval, recording or administration of Radisson Woods on Main.

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