



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 19-71, Version: 1

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

GRANTING FINAL PLAT APPROVAL TO SUBDIVIDE 3.21 ACRES INTO 43 TOWNHOME LOTS AND ONE COMMON AREA LOT TO BE KNOWN AS SOUTH TERRACE COVE, LOCATED AT 10267/10299/10301 UNIVERSITY AVENUE NE. SHADE TREE CONSTRUCTION (CASE FILE NO. 18-0039/SLK)

Planning Commission (Public Hearing)	08/15/18
City Council (Preliminary Plat)	09/20/18
City Council (Final Plat)	05/20/19
Action Deadline	06/29/19

Three existing office buildings with rear yard storage buildings are currently located on the northeast corner of University Avenue and 102nd Lane. The three buildings are located on three separate parcels. The applicant, Shade Tree Construction is proposing to remove all of the existing structures and construct nine (9) townhome buildings with a total of 43 units.

The 3.2 acre parcel will be subdivided into a total of 44 lots (one for each unit and one common lot).

Park dedication will be required for each unit being constructed. The 2019 park dedication rate is \$4,449 per unit, so if the fee is paid in 2019, the total amount due is \$191,307.

There is an existing water stub that will need to be used in lieu of open cutting University Avenue. The number and location of on-site fire hydrants will need to be reviewed by the Fire Department.

The existing driveways on University Avenue will need to be removed and curb replaced. There are areas of the existing bituminous trail along University Avenue that will need to be replaced and boulevard regraded.

The development is proposing a six-foot wide concrete sidewalk along the north side of 102nd Lane. An existing electrical transformer will need to be relocated out of the proposed sidewalk location. A pedestrian ramp will need to be installed at the east end of the sidewalk.

Site plan approval will be required for this development before any work is performed on site. This will include the submittal of a Site Improvement Performance Agreement and the associated financial guarantee.

By motion, approve the resolution.

Zoning & Location Map
Final Plat

WHEREAS, an application has been filed by Shade Tree Construction as subdivision Case File No. 18-0039; and

WHEREAS, said case involves the division of land described as follows:
Lot 1, Block 1, DEMATTS ADDITION, Anoka County, Minnesota; and
Lots 1 and 2, Block 1, DEMATTS SECOND ADDITION, Anoka County, Minnesota

WHEREAS, the Blaine Planning Commission has reviewed said case file on August 15, 2018; and

WHEREAS, the Blaine Planning Commission has recommended subdivision Case File No. 18-0039 be approved subject to certain stipulations; and

WHEREAS the Blaine City Council has reviewed said case file on September 6, 2018 and September 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 South Terrace Cove permitting preparation of a final plat for approval per Section 74-43 subject to the following conditions:

1. The applicant will be required to pay park dedication for the 43 new lots within this plat. If paid in 2019 the amount will be \$4,449 per lot, for total due of \$191,307. This fee must be paid prior to release of the final plat mylars for recording at Anoka County.
2. Developer will need to obtain a Coon Creek Watershed District permit prior to any site work. The developer shall be responsible for the construction, maintenance and repair of storm water features.
3. Site plan and grading approval is required prior to any construction activities occurring on site. This will include the submittal of a Site Improvement Performance Agreement and associated financial guarantee.
4. As-built surveys shall be required to verify structure elevations, custom grading

requirements, and final lot grading elevations.

5. The developer will be responsible for installation of sanitary sewer, water main, storm drainage improvements, street with concrete curb and gutter, street lights, mailboxes, traffic control signs, street signs, and all appurtenant items. The city shall approve plans and specifications prior to start of construction. The project will be required to connect to an existing water stub. Hydrant locations will need to reviewed by the fire department.
6. A six-foot wide concrete sidewalk is required along the north side of 102nd Lane with a pedestrian ramp at the east end of the property.
7. Work in University Avenue right-of-way will require a permit from the Anoka County Transportation Department. This work includes the removal of driveways, catch basin, trail repair and boulevard regrading.
8. Standard utility and drainage easements must be dedicated along all lot lines and over the existing storm sewer line on the north edge of the property. The developer is to provide access for inspection and maintenance of this storm water infrastructure.
9. 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 South Terrace Cove.

PASSED by City Council of the City of Blaine this 20th day of May, 2019.