



# City of Blaine Anoka County, Minnesota

Blaine City Hall  
10801 Town Sq Dr NE  
Blaine MN 55449

## Legislation Text

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File #: RES 19-84, Version: 2

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

**GRANTING PRELIMINARY PLAT APPROVAL TO SUBDIVIDE A 0.97 ACRE PARCEL INTO THREE SINGLE FAMILY LOTS TO BE KNOWN AS HENNUM MEADOWS 2<sup>ND</sup> ADDITION. (DANIEL HENNUM) (CASE FILE NO. 19-0016/SLK)**

Planning Commission (Public Hearing)	05/14/19
City Council (Preliminary Plat)	06/03/19
City Council (Final Plat)	TBD
Action Deadline	06/09/19

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

The proposed plat contains 3 single family lots and will be known as Hennum Meadows 2<sup>nd</sup> Addition. The existing home on Lot 1 will remain however there are two detached accessory structures on Lots 2 and 3 that will be required to be removed prior to the plat being recorded with Anoka County. All of the lot sizes exceed the minimum lot size requirement of the R-1 zoning district, which is 10,000 square feet. The lot sizes range from 10,914 square feet to 19,382 square feet.

Park dedication will be required for the 2 new lots being proposed within the plat. The city's current park dedication rate for single family lots is \$4,449 per unit (2019 rate). A total park dedication fee of \$8,898 would become due prior to final plat mylars being released to the developer for recording at Anoka County.

The plat will be graded so as to preserve as many trees as possible on these lots.

Please note that we do not need to obtain house product information for this approval because it is an infill plat with a specific zoning designation. All of the houses must simply meet the requirements of the R-1 zoning district.

The existing home (Lot 1) has a circular drive on Jackson Street/102<sup>nd</sup> Lane that will be

required to be removed and established with grass. The existing driveway off of 102<sup>nd</sup> Lane that accesses the existing home's garage will need to be constructed to connect to the existing garage on Lot 1 as shown on the grading plan.

The preliminary plat shows a portion of the existing Jackson Street right-of-way to be vacated. At this time however, staff feels that the right-of-way should remain in place until the parcel west of Jackson Street develops allowing future development additional flexibility.

Developer will need to obtain a Coon Creek Watershed permit prior to city plan approval. Infiltration of water runoff is required for the plat. Those lots that will contain an infiltration basin will be required to maintain it in accordance with the approved watershed permit. These lots will need to have a maintenance agreement included with the purchase agreement and shall clearly spell out the requirements and responsibility of the homeowner.

Construction of the infiltration basin proposes a drain tile connection to an existing catch basin off of the plat. The developer will need to obtain written permission from existing property owners affected by the drain tile construction prior to any plan approval by the city.

By motion, approve the resolution.

Zoning & Location Map  
Preliminary Plat  
Grading Plan  
Tree Inventory Plan

**WHEREAS**, an application has been filed by Daniel Hennum as subdivision Case File No. 19-0016; and

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

LOT 1, BLOCK 3, HENNUM MEADOWS, ANOKA COUNTY, MINNESOTA.

**WHEREAS**, the Blaine Planning Commission has reviewed said case file on May 14, 2019; and

**WHEREAS**, the Blaine Planning Commission has recommended subdivision Case File No. 19-0016 be approved subject to certain stipulations; and

**WHEREAS** the Blaine City Council has reviewed said case file on June 3, 2019.

**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 Hennum Meadows 2<sup>nd</sup> Addition, permitting preparation of a final plat for approval per Section 74-43 subject to the following conditions:

1. Park dedication will be required for the 2 new lots being proposed within the plat. The city's current park dedication rate for single family lots is \$4,449 per unit (2019 rate). A total park dedication fee of \$8,898 would become due prior to final plat mylars being released to the developer for recording at Anoka County.
2. Developer to obtain a permit from Coon Creek Watershed District prior to city plan approval.
3. Written permission to access property must be received from properties affected by construction prior to city plan approval.
4. Homeowners shall be required to maintain infiltration basins.
5. Standard WAC (Water Access) and SAC (Sewer Access) fees will be due with each home constructed.
6. Demolition permits must be obtained for the removal of the larger existing accessory structure.
7. The accessory buildings located on proposed Lots 2 and 3 will be required to be removed prior to the plat being recorded with Anoka County.
8. The existing circular drive (Lot 1) that accesses Jackson Street/102<sup>nd</sup> Lane will be required to be modified per city review and approval.
9. The existing driveway off of 102<sup>nd</sup> Lane that accesses the existing home's garage will need to be constructed on Lot 1 as shown on the grading plan prior to any building permits being issued for the plat.
10. Execution and recording of a Site Improvement Performance Agreement outlining the developer responsibilities for grading and development of the property.
11. 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 Hennum Meadows 2<sup>nd</sup> Addition.

**PASSED** by City Council of the City of Blaine this 3<sup>rd</sup> day of June, 2019.