



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 19-83, Version: 2

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

GRANTING PRELIMINARY PLAT APPROVAL TO SUBDIVIDE A 3.61 ACRE PARCEL INTO SEVEN SINGLE FAMILY LOTS TO BE KNOWN AS ELIZABETH MARIE ESTATES LOCATED AT 2791 93RD AVENUE NE. (PAUL HENNUM) (CASE FILE NO. 19-0017/EES)

Planning Commission (Public Hearing)	05/14/19
City Council (Preliminary Plat)	06/03/19
City Council (Final Plat)	TBD
Action Deadline	6/28/19

The Planning Commission voted unanimously to approve the preliminary plat. There were comments at the public hearing related to tree removal, impacts to wildlife, loss of sound buffer from the airport, a high groundwater table and flooded basements, and increase in traffic.

Preliminary Plat

The proposed plat contains 7 single family lots and will be known as Elizabeth Marie Estates. The property is zoned R-1 and is located on the northwest corner of Bataan Street NE and 93rd Avenue NE. All of the lot sizes exceed the minimum lot size of 10,000 square feet. The lot sizes range from 12,883 to 33,304 square feet. All lots also meet the required 80 foot width and 125 foot depth.

The larger lots include a large amount of wetland or stormwater infrastructure. No wetland impacts are proposed. One ten-foot wide outlot is proposed along the existing western lot line and is planned to be sold to the adjacent property owner.

Park dedication will be required for the 7 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 \$31,143 would become due prior to final plat mylars being released to the developer for recording at Anoka County.

The site is currently wooded and 75% of the existing trees will be removed under the proposed grading plan, leaving 99 of the existing trees, most of which are in a wetland. The tree

preservation requirements require one to one replacement of removed trees to a maximum of 8 trees per acre of upland on residential sites. The site has approximately 2.75 acres of upland, corresponding to a required 22 trees. There are seven lots proposed, so the per lot requirement is three trees on six lots and four trees on one lot. The proposed landscape plan includes the required boulevard and front yard trees (one front yard and boulevard tree per lot, plus an additional boulevard tree on the corner lot). To meet tree preservation requirements, staff recommends a condition that each lot have one additional tree, for a total of three trees per lot on all lots, except for the corner lot (lot 3) which will be required to have four trees.

Please note that specific house product information for this approval is not required for plat approval because it is an infill plat with a standards spelled out in the R-1 zoning designation. All of the houses must simply meet the requirements of the R-1 zoning district.

An existing foundation on the lot must be removed with the development.

Developer will need to obtain a Rice Creek Watershed permit prior to city plan approval.

This plat is a part of the city's Southeast Area. A concept plan was created in the early 90's that showed how parcels could develop and how many lots could be created. An assessment policy was established based on this plan by Council for this area and assessment types and rates were established for various parcels in order to create balanced assessments between existing residents and new developments. The city subsidized the assessment rate for existing lots including the property that is the current proposed plat.

The property was assessed for two lots on Bataan Street with project 94-06A in 1995. Wetland delineations at that time indicated that a majority of the parcel was wetland and not assessable per city policy. The developer has had a new delineation performed and is able to plat seven total lots. With the proposed plat, and its more lots, additional sewer and water connection charges become due for five lots.

The current Southeast Area rate is \$24,696 per lot. Credit will be given for the sewer and water services that need to be installed to serve the additional lots. The total amount due after the credit is \$117,729.

By motion, approve the resolution.

Zoning and Location Map
Preliminary Plat
Grading, Drainage and Erosion Control Plan
Preliminary Tree Inventory and Removal Plan
Utility Plan - Sanitary and Water

Utility Plan - Storm
Landscape Plan

WHEREAS, an application has been filed by Paul Hennum as subdivision Case File No. 19-0017; and

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

LOT 45, SPRING LAKE PARK WOODLAND, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE REGISTRAR OF TITLES, ANOKA COUNTY, MINNESOTA.

SUBJECT TO A FIVE (5) FOOT STRIP EASEMENT ALONG THE REAR LINE FOR PUBLIC UTILITY USE SUCH AS SETTING POLES, STRINGING OF WIRES, TRIMMING OR REMOVING TREES, IF NECESSARY, FOR THE CLEARANCE AND LAYING OF UNDERGROUND CONDUITS.

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. 19-0017 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 Elizabeth Marie Estates, 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 7 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 \$31,143 would become due prior to final plat mylars being released to the developer for recording at Anoka County.
2. Outlot A, which is intended to be sold and deeded to the to the adjacent property owner, shall be combined with the adjacent property parcel through a lot combination request at Anoka County within 60 days after the plat is recorded at Anoka County.
3. Developer to obtain a permit from Rice Creek Watershed District prior to city plan approval.
4. Lots 1-2 and 4-7 shall contain three new trees with one boulevard overstory tree and two yard trees and lot 3 shall contain four trees with two boulevard overstory trees and two

yard trees. At least one of the two yard trees must be placed in the front yard. Overstory trees shall be a minimum of 2.5 caliper inches and conifers shall be a minimum of 6 feet high.

5. Standard WAC (Water Access) and SAC (Sewer Access) fees will be due with each home constructed.
6. With the proposed plat additional sewer and water connection charges become due for five lots. The current Southeast Area rate is \$24,696 per lot. Credit will be given for the sewer and water services that need to be installed to serve the additional lots. The total amount due after the credit is \$117,729.
7. Execution and recording of a Development Agreement outlining the developer responsibilities for grading and development of the property.
8. 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 Elizabeth Marie Estates.

PASSED by City Council of the City of Blaine this 3rd day of June 2019.