



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 20-09, Version: 1

DEVELOPMENT BUSINESS - *Lori Johnson, City Planner*

GRANTING A PRELIMINARY PLAT ONE YEAR EXTENSION FOR ELIZABETH MARIE ESTATES LOCATED AT 2791 93RD AVENUE NE. PD & H PROPERTIES LLC (CASE FILE NO. 19-0017/EES)

Planning Commission (Public Hearing)	05/14/19
City Council (Preliminary Plat)	06/03/19
City Council (Preliminary Plat Extension)	01/06/20
City Council (Final Plat)	TBD

On June 3, 2019, the applicant received approval of a preliminary plat from the city council for a subdivision known as Elizabeth Marie Estates that includes 3.61 acres and 7 single family lots. Since that date, the developer has not made any progress towards submitting the final plat for this property. At this time the applicant would like to obtain a one year extension on the preliminary plat approval. The applicant was delayed by the watershed district permitting and plans to start construction in the spring.

The plat extension does not change any conditions of the plat other than updating some of the development fee numbers. The only thing the extension does is allow the property owners more time.

If the extension is approved by the city council the final plat will need to be submitted for city approval prior the expiration of the one year extension.

By motion, approve the Resolution.

Zoning and Location Map
Preliminary Plat

WHEREAS, an application has been filed by PD & H Properties LLC 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 and January 6, 2020.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that preliminary plat extension 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 (2020 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 at the rate in place at time of payment. The 2019 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 2019 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 6th day of January, 2020.