



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 20-94, Version: 2

DEVELOPMENT BUSINESS - *Lori Johnson, City Planner*

GRANTING PRELIMINARY PLAT APPROVAL TO SUBDIVIDE TWO EXISTING PARCELS (9.23 ACRES) INTO 9 SINGLE FAMILY LOTS TO BE KNOWN AS BOULDER ESTATES 2ND ADDITION, LOCATED AT 9850 HAMLINE AVENUE NE. BOULDER CONTRACTING (CASE FILE NO. 20-0009/SLK)

Planning Commission (Public Hearing)	06/09/20
City Council (Preliminary Plat)	07/06/20
City Council (Final Plat)	TBD
Action Deadline	08/28/20

Staff Report Prepared by Shawn Kaye

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

The proposed plat contains 9 single family lots and will be known as Boulder Estates 2nd Addition. The existing home on site 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 10,005 square feet to 5.5 acres (wetlands).

Park dedication will be required for the 8 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 \$35,592 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. The parcels contain a significant number of trees that will be removed as part of the grading for lots and storm water improvements. The city's tree replacement requirements would require 24 trees (eight trees per disturbed acre) to be replaced. Therefore, tree replacement requirements will require four additional trees from the regular R-1 requirements to be planted on site. A landscape plan has been provided to meet this requirement.

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.

Developer will need to obtain a Rice Creek Watershed permit prior to city plan approval. Infiltration of water runoff is required for the plat.

By motion, approve the Resolution.

Zoning and Location Map
Preliminary Plat
Grading Plan
Utility Plan
Tree Preservation Plan
Landscape Plan

WHEREAS, an application has been filed by Boulder Contracting as subdivision Case File No. 20-0009; and

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

That part of the North 11/20ths of the North Half of the Southeast Quarter of the Northwest Quarter of Section 26, Township 31, Range 23, Anoka County, Minnesota, lying southeasterly of I-35W.

AND

Outlet A, Hamline Meadows First Addition, Anoka County, Minnesota.

WHEREAS, the Blaine Planning Commission has reviewed said case file on June 9, 2020; and

WHEREAS, the Blaine Planning Commission has recommended subdivision Case File No. 20-0009 be approved subject to certain stipulations; and

WHEREAS the Blaine City Council has reviewed said case file on July 6, 2020.

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 Boulder Estates 2nd 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 8 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 \$35,592 would become due prior to final plat mylars being released to the developer for recording at Anoka County.
2. The city's tree replacement requirements would require 24 trees (eight trees per disturbed acre) to be replaced. Therefore, tree replacement requirements will require four additional trees from the regular R-1 requirements to be planted on site. A landscape plan has been provided to meet this requirement.
3. Developer to obtain a permit from Rice Creek Watershed District prior to city plan approval.
4. Standard WAC (Water Access) and SAC (Sewer Access) fees will be due with each home constructed.
5. Plans and specifications must be approved by the city prior to start of construction.
6. Standard utility and drainage easements must be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration basins, infiltration trenches, drainage swales, and storm water management ponds.
7. Each lot shall have a minimum rear yard area behind each structure of a minimum of 20 feet from the structure at a maximum grade of 5% and a minimum of 30 feet from structure to wetland to meet current fire code.
8. The developer is to provide access for inspection and maintenance of storm water management infrastructure. Restrictions will be placed on lot lines as needed to limit fences and landscaping to insure access.
9. Development requires a National Pollutant Discharge Elimination System (NPDES) Permit from Minnesota Pollution Control Agency (MPCA).
10. Construction contract documents shall include a rough grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plans. Supporting wetland delineation report, geotechnical investigation report, soil boring logs, and hydrology report shall be included in the submittal for city review and approval.
11. The development plan shall indicate all structures will be protected from flooding.
12. As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.
13. Developer to install grouped mailboxes with design and locations approved by city and US Postal Service.
14. All development signage by separate review.
15. All wells and septic systems to be properly abandoned per all local and state requirements.
16. Demolition permits must be obtained for the removal of the structures on site.
17. The existing structures, including the home will be required to be removed prior to the plat being recorded with Anoka County.
18. Execution and recording of a Development Agreement, which sets forth in greater detail

the plat conditions as well as other responsibilities for the development of this plat.

19. 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 Boulder Estates 2nd Addition.

PASSED by City Council of the City of Blaine this 6th day of July, 2020.