



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 20-96, Version: 1

DEVELOPMENT BUSINESS - *Lori Johnson, City Planner*

GRANTING FINAL PLAT APPROVAL TO SUBDIVIDE 6.22 ACRES INTO 16 SINGLE FAMILY LOTS TO BE KNOWN AS QUAIL CREEK 12TH ADDITION, LOCATED AT QUAIL CREEK PARKWAY/QUAILCREEK COURT. PSG BRIDGER, LLC. (CASE FILE NO. 20-0021/LSJ)

Planning Commission (Public Hearing)	06/13/17
City Council (Preliminary Plat)	08/03/17
City Council (Final Plat)	07/06/20

Staff Report Prepared by Lori Johnson

At this time the applicant is requesting the approval of a final plat for the 12th Addition of Quail Creek, which contains 16 single family lots. The city council previously approved a larger (96 lots) preliminary plat for this area on August 3, 2017, so this final plat only represents a small portion of the preliminary plat that was approved.

The lots in the plat all meet the minimum lot size, lot depth and lot width requirements of the R -1AA (Single-Family) zoning district.

Park dedication for this plat is required prior to release of the plat for recording at Anoka County. The park dedication fee is \$4,449 per lot or \$71,184 for 16 new lots.

A permit from the Coon Creek Watershed District will be required prior to any grading work on site.

The final plat is consistent with the approved preliminary plat, Resolution No. 17-105.

By motion, approve the Resolution.

Zoning and Location Map
Final Plat

WHEREAS, an application has been filed by PSG Bridger, LLC as subdivision Case No. 20-

0021; and

WHEREAS, said case involves the division of land in Anoka County, Minnesota, described as follows:

OUTLOT A, QUAIL CREEK 11TH ADDITION

WHEREAS, the Blaine City Council granted preliminary plat approval on August 3, 2017, subject to the stipulations as contained in Blaine City Council Resolution No. 17-105; and

WHEREAS, the applicant has submitted a final plat in general conformance with the approved preliminary plat.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that final plat approval for Quail Creek 12th Addition per Section 74-43 of the subdivision regulations is hereby granted subject to the following conditions:

1. Park dedication for this plat is required prior to release of the plat for recording at Anoka County. The park dedication fee is \$4,449 per lot or \$71,184 for 16 new lots.
2. A NPDES and Coon Creek Watershed District permits are required prior to any grading work on site.
3. An approved grading, street and utility plan will be required prior to any construction activity on site.
4. Plans and specifications must be approved by the city prior to start of construction.
5. Standard utility and drainage easements must be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds.
6. 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%.
7. 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.
8. Development requires a National Pollutant Discharge Elimination System (NPDES) Permit from Minnesota Pollution Control Agency (MPCA).
9. 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.
10. The development plan shall indicate all structures will be protected from flooding.
11. As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.
12. Developer to install grouped mailboxes with design and locations approved by city and US Postal Service.
13. Water and sanitary sewer availability charges (WAC & SAC) become due with each building

permit at the rate established at the time the building permit is issued.

14. All development signage by separate review.

15. 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.

16. The Mayor, City Clerk and City Manager are hereby authorized to execute any and all necessary documents, agreements and releases related to the approval, recording or administration of Quail Creek 12th Addition.

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