



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: ORD 20-2448, Version: 3

DEVELOPMENT BUSINESS - *Lori Johnson, City Planner*

SECOND READING

GRANTING A REZONING FROM FR (FARM RESIDENTIAL) TO DF (DEVELOPMENT FLEX) FOR 30 ACRES, LOCATED AT 113TH AVENUE NE AND POLK STREET. CAPITAL TRUST DEVELOPMENT LLC (ALEXANDER WOODS) (CASE FILE NO. 20-0006/EES)

Planning Commission (Public Hearing)	06/09/20
City Council (1 st Reading)	07/06/20
City Council (2 nd Reading)	07/20/20
Action Deadline	07/24/20

Staff Report Prepared by Elizabeth Showalter

The Planning Commission voted unanimously to approve the rezoning. One comment was received for the public hearing which included opposition to tree removal, a request for prohibition of vinyl fences, and a request that the planning commissioners and city council members visit the site to see the trees.

Capital Trust Development is proposing to develop 30 acres on the south side of 113th Avenue at the Polk Street alignment for the purpose of constructing 45 villas and 39 single family homes on five properties. Three of the existing homes are proposed to remain. The applicant is requesting a rezoning, preliminary plat and conditional use permit.

Rezoning

Currently, the property has an existing zoning designation of FR (Farm Residential) and is guided in the Comprehensive Plan as LDR (Low Density Residential). The property is within the MUSA (Metropolitan Urban Service Area) which indicates it is intended to be served with city sewer and water. The project zoning is proposed to be DF (Development Flex) to cover the residential uses. With the DF zoning, housing products and neighborhood design issues will require and be regulated by a Conditional Use Permit (CUP).

Preliminary Plat

Capital Trust Development is proposing to develop 30 acres into 45 villas and 39 single family

homes and the development will be known as Alexander Woods. The villa lots have a minimum width of 53 feet and the single family lots have a minimum width of 55 feet. Three existing homes on 113th Avenue are proposed to remain. Two outlots are proposed for stormwater management.

Wicklow Woods, a recent development by Lennar, stubbed several streets in the direction of this development. Two properties, under common ownership, are located between Wicklow Woods and Alexander Woods, and a ghost plat has been provided showing how those properties could develop and connect to the streets on either side. The property to the west is currently proposed for development by Lennar who has submitted an application (incomplete as of the writing of this report) for a single family development on that property. Tyler Street, on the north side of 113th Avenue, is located at the property line between Alexander Woods and the future Lennar subdivision. A phasing plan and agreement between the two developers is needed to address the shared street. Two streets are proposed to connect to the developments to the south and create connections to 109th Avenue through the Creekside Village and Coopers Meadow.

Sidewalk is proposed on one side of all new streets, including 111th Lane which will eventually connect to sidewalk in nearby developments. Addition of that sidewalk is a condition of approval. Sidewalk is proposed on the south side of 113th Avenue as well.

Park dedication will be required for the 84 new lots being constructed at the rate of \$4,449 per unit, for a total park dedication fee of \$373,716 if paid in 2020. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.

Existing septic systems on lots 19 and 20 are exceptionally close to the proposed lot lines. Connection to utilities is required for those two lots. Lot 21 may hook up to utilities or remain on well and septic. Developer will be required to pay the sanitary sewer connection charges for each of the existing lots that are part of the proposed development. This charge must be paid prior to releasing the plat mylars for recording at Anoka County.

All local public streets require dedication of 60 feet of right-of-way and shall be constructed to 29 feet back to back of width. All streets will follow the Anoka County street name grid system. Fillmore Street will be extended and connect to 113th Ave NE. Polk Street will be extended north and connect into 112th Lane NE. Tyler St NE will align with the existing alignment on the north side of 113th Ave NE. 111th Lane NE will extend to the east property line for future connection.

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. 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 ensure access.

Development requires a National Pollutant Discharge Elimination System (NPDES) Phase II General Storm Water Permit for Construction Activity from Minnesota Pollution Control Agency (MPCA). A prerequisite to the MPCA permit application includes preparation of a site Storm Water Pollution Prevention Plan (SWPPP) for the development site.

Coon Creek Watershed District review and permit are required prior to any city plan approval.

Construction contract documents shall include a mass (rough) grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plan sheets. Plans shall detail wetland information, tree preservation, erosion protection, sediment control, proposed grading contours, utilities, roadway geometrics, storm drainage, storm water quality management, custom lot-grading, house type, and house elevation information. Additional information is required on adjacent parcels to confirm that existing drainage patterns are being addressed. The development plan shall indicate all structures will be protected from flooding. Supporting wetland delineation report, geotechnical investigation report, soil boring logs and hydrology report shall be included in the submittal for city review and approval. Utilities must be extended to the end of the stub streets to serve adjacent parcels.

Hydrant locations will need to be reviewed with the city's Public Works and Fire Departments prior to final plan approval. Additional hydrants may be needed to facilitate maintenance.

As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.

To reduce encroachment from homeowners into stormwater ponding areas, signage at the property corners adjacent to the infiltration basins and stormwater pond are required.

Conditional Use Permit

The conditional use permit is necessary to set up the standards of development in the DF (Development Flex) zoning district. This is consistent with every DF zoning district within the city.

All setbacks are listed within the proposed resolution for approval. Also included in the resolution are house size standards, exterior material standards and landscaping requirements.

M/I Homes is proposed as the builder for the development. The villas are proposed to range from 1,734 square feet to 2,855 square feet and from \$379,990 to \$452,990. The single family

homes are proposed to range from 1,941 square feet to 2,277 square feet and from \$359,990 to \$416,990.

The villa homes are proposed to have association maintained lawn and snow removal. The association will also maintain the water reuse irrigation system.

In this area of the city vinyl siding has been permitted on front elevations in the DF zone and masonry has been required in some developments. For Alexander Woods the proposed conditions require the use of a masonry product on the front elevation of the villa homes, but not on the single family homes.

The grading plan shows that 26 acres will be disturbed by construction. Applying the maximum tree replacement requirement (8 trees per disturbed acre) 208 trees are required to be planted. On a per lot basis this is 2.47 trees per lot. Therefore, to meet the tree replacement requirement, three trees are required on each lot. Two of the trees must be overstory, while the third may be overstory or ornamental. Two trees must be planted in the front yard. The third tree may be in any yard.

The existing homes must be brought into compliance with the general R-1 standards, as opposed to the FR standards. This has been required of homes proposed to remain in other developments throughout the city. In this case, the gravel driveways must be replaced with concrete or asphalt and accessory buildings beyond the two allowed must be removed.

By motion, approve the ordinance.

Zoning and Location Map

Narrative

Land Use Exhibit

Existing Conditions

Preliminary Plat

Preliminary Site and Utility Plan

Preliminary Grading and Erosion Control Plan

Ghost Plat

House Plans

Public Comments

THE CITY OF BLAINE DOES ORDAIN: (Added portions are underscored and deleted portions are shown with overstrike.)

Section 1. The Official Zoning Map of the Zoning Code of the Municipal Code of the City of Blaine is hereby amended to change the zoning classification of the following described

property:

The west one-half of Lot Nineteen (19), and the east one-half (E 1/2) of Lot Twenty (20), Central Avenue Acres, according to the plat thereof on file in the office of the Registrar of Titles, Anoka County, Minnesota.

AND

The west one-half (W 1/2) of Lot Twenty (20), of Central Avenue Acres, Anoka County, Minnesota, according to the plat thereof on file in the office of the Registrar of Titles, Anoka County, Minnesota.

AND

The east half of Lot 21, Central Avenue Acres, according to the plat thereof on file in the office of the Registrar of Titles, Anoka County, Minnesota.

AND

The west half of Lot 21, Central Avenue Acres, according to the plat thereof on file in the office of the Registrar of Titles, Anoka County, Minnesota.

AND

The east half of Lot 22, Central Avenue Acres, according to the plat thereof on file in the office of the Registrar of Titles, Anoka County, Minnesota.

Section 2. The above described property is hereby rezoned from:

~~[FR (Farm Residential)]~~

to

DF (Development Flex)

Section 3. The City Manager is hereby directed to make the appropriate changes in the Official Zoning Map of the City of Blaine to reflect and show the changes in zoning classification as set forth above.

INTRODUCED and read in full the 6th day of July, 2020.

PASSED by the City Council of the City of Blaine this 20th day of July, 2020.