



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 21-015, Version: 1

DEVELOPMENT BUSINESS - *Lori Johnson, City Planner*

GRANTING FINAL PLAT APPROVAL TO SUBDIVIDE 44.66 ACRES INTO 51 SINGLE FAMILY LOTS AND FOUR (4) OUTLOTS TO BE KNOWN AS OAKWOOD PONDS 5TH ADDITION, LOCATED AT 127TH LANE NE AND 127TH CIRCLE NE. TEGL/AREP OAKWOOD LP (EXCELSIOR GROUP) (CASE FILE NO. 20-0048/SLK)

Planning Commission (Public Hearing)	09/12/17
City Council (Preliminary Plat)	10/19/17
City Council (Final Plat)	02/01/21

Staff report prepared by Shawn Kaye

The final plat consists of subdividing approximately 44.66 acres into a subdivision with a total of 51 new single family lots. The final plat also includes four outlots for ponds, drainage, wetlands, and future development.

Excelsior Group received preliminary plat approval for the Oakwood Ponds development in 2017 and began development activities that year. The development has been making progress in the past three years with the construction of 65 foot lots and 50 foot villa home lots. The applicant has stated based on current builder's feedback regarding the sales success of the 65 foot wide lots and the market need for Villa lots with a three car garage option, they would like to request lot size amendments. The companion item (conditional use permit amendment) is consistent with this proposed final plat.

The original preliminary plat approval included 28 (80 foot) lots and 19 (50 foot) villa lots. Due to changes in the housing market, Excelsior Group has requested 34 (65 foot) lots instead of the previously approved 28 (80 foot) lots. Also, they would like approval for 10 (60 foot) lots instead of the previously approved 12 (50 foot) lots on the east side of 127th Circle. This final plat also includes the platting of seven (7) 50 foot lots on the west side of 127th Circle that are consistent with the preliminary plat.

In summary, Oakwood Ponds 5th Addition is proposed to contain the following:

- 34 (65 foot) single family lots
- 10 (60 foot lot) Detached Townhome (Villa Homes)

- 7 (50 foot lot) Detached Townhome (Villa Homes)
- 4 outlots for ponds, drainage, wetlands, and future development

Engineering Items:

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.

Developer and staff will work together to identify areas of the plat where additional trees can be saved through custom grading, retaining walls, and by structure design.

Trunk Sanitary Sewer area charges are due with the platting for upland acreage (the 51 lots). The 2020 rate is \$6,652/acre for sanitary sewer District 7. This rate will be indexed in January to determine the 2021 rate. The 2021 rate will be applied to all upland acreage if platted in 2021.

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 insure 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.

Rice Creek Watershed District review and permit is required.

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. 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.

The developer shall process a Letter of Map Change with FEMA prior to issuance of building permits within the unnumbered A-Zone on the FEMA flood map. Developer shall provide all FEMA paperwork and structure as-built surveys to homeowners at time of lot closing.

Developer is responsible for following through with FEMA as necessary to receive final FEMA documents and to provide those documents to the homeowners, and to record the final documents on the certificate of title for each parcel in the development.

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

The final plat is consistent with the approved preliminary plat, Resolution No. 17-147.

By motion, approve the Resolution.

Zoning and Location Map

Final Plat

Color Site Plan

WHEREAS, an application has been filed by TEGL/AREP Oakwood LP (The Excelsior Group) as subdivision Case No. 20-0048; and

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

OUTLOT F, OAKWOOD PONDS, ACCORDING TO THE RECORDED PLAT THEREOF, ANOKA COUNTY, MINNESOTA.

OUTLOT E AND F, OAKWOOD PONDS 2ND ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF, ANOKA COUNTY MINNESOTA.

AND

OUTLOTS A AND B, OAKWOOD PONDS 4TH ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF, ANOKA COUNTY MINNESOTA.

WHEREAS, the Blaine City Council granted preliminary plat approval on October 19, 2017, subject to the stipulations as contained in Blaine City Council Resolution No. 17-147; 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 Oakwood Ponds 5th Addition per Section 74-43 of the subdivision regulations is hereby granted subject to the following conditions:

1. An Anoka County right-of-way permit is required prior to start of any site work.
2. 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.
3. All streets will follow the Anoka County street name grid system.
4. Plans and specifications must be approved by the City prior to start of construction.
5. Street and utility extensions are required to the edge of the plat for each future connection to the adjacent parcels.
6. 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.
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) 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.
9. Sidewalks are required on all streets and location will be determined in the plan review process.
10. Construction contract documents shall include a mass (rough) grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plan sheets. 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 grading plan shall provide greater detail on protecting existing trees and providing additional information on adjacent property.
12. The developer shall be responsible for assessments for trunk sanitary sewer and water main improvements for City Project No. 17-07.
13. Trunk Sanitary Sewer area charges become due with platting for upland acreage. The 2020 rate is \$6,652/acre for sanitary sewer district 7. This rate will be indexed in January to determine the 2021 rate. The 2021 rate will be applied to all upland acreage if platted in 2021.
14. The development plan shall indicate all structures will be protected from flooding.
15. A twenty foot buffer strip shall be considered adjacent to wetland edges and shall be placed in an easement.
16. RCWD permit is required prior to City approval of construction plans and specifications.

17. The developer shall process a Letter of Map Change with FEMA prior to issuance of building permits within the unnumbered A-Zone on the FEMA flood map. Developer shall provide all FEMA paperwork and structure as-built surveys to homeowners at time of lot closing. Developer is responsible for following through with FEMA as necessary to receive final FEMA documents and to provide those documents to the homeowners, and to record the final documents on the certificate of title for each parcel in the development.
18. As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.
19. Park dedication to be paid for 51 housing units at the rate of \$4,449 per unit for a total of \$226,899 (2021 rate).
20. Developer to require homeowner's associations to be responsible for maintenance and upkeep of landscape improvements along and within the right-of-way.
21. Developer to install grouped mailboxes with design and locations approved by City and US Postal Service.
22. Developer shall explore water source for landscape irrigation systems installed throughout the development including the possible use of created ponds or storm water reuse.
23. 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.
24. All development signage by separate review.
25. The developer must meet the city's Tree Preservation requirements by planting 735 replacement trees for the lots that were preliminary platted (disturbed acres). The developer is required to plant three trees per lot for the overall preliminary plat which will account for 633 of the replacement trees. A landscape plan for the remaining 102 trees has been submitted to the Planning Department to cover the tree replacement requirement.
26. 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.
27. 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 Oakwood Ponds 5th Addition.

PASSED by the City Council of the City of Blaine this 1st day of February, 2021.