



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 21-058, Version: 1

DEVELOPMENT BUSINESS - *Lori Johnson, City Planner*

Granting Final Plat Approval to Subdivide a 3.61 Acre Parcel into Seven Single Family Lots to be Known as Elizabeth Marie Estates at 2791 93rd Avenue NE. Paul Hennum (Case File No. 21-0021/EES)

The applicant is requesting approval of a final plat for a seven-lot subdivision southeast of the airport. The final plat is consistent with the approved preliminary plat and the subdivision and zoning ordinances.

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)	04/05/21

Staff report prepared by Elizabeth Showalter, Community Development Specialist.

The proposed plat contains seven single-family lots to be known as Elizabeth Marie Estates. The property is zoned R-1 and is located on the northwest corner of Bataan Street NE and 93rd Avenue NE. All of the lot sizes exceed the minimum lot size of 10,000 square feet. The lot sizes range from 12,883 to 33,304 square feet. All lots also meet the required 80 foot width and 125 foot depth.

The larger lots include a large amount of wetland or storm water infrastructure. No wetland impacts are proposed. One ten-foot wide outlot is proposed along the existing western lot line and is planned to be sold to the adjacent property owner.

Park dedication will be required for the seven new lots being proposed within the plat. The City's current park dedication rate for single-family lots is \$4,449 per unit (2021 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.

The site is currently wooded. The home sites will be cleared and mass graded, while approximately 80 trees will remain on site, most of which are located in the wetland. The tree preservation requirements require one to one replacement of removed trees to a maximum of eight trees per acre of upland on residential sites. The site has approximately 2.75 acres of upland, corresponding to a required 22 trees. There are seven lots proposed, so the per lot requirement is three trees on six lots and four trees on one lot. The proposed landscape plan includes the required two front yard trees (and one additional front yard tree for corner lots). To meet tree preservation requirements, staff recommends a condition that each lot have one additional tree, for a total of three trees per lot on all lots, except for the corner lot (lot 3) which will be required to have four trees.

An existing foundation on the lot must be removed with the development.

Developer will need to obtain a Rice Creek Watershed permit prior to city plan approval.

This plat is a part of the City's Southeast Area. A concept plan was created in the early 90's that showed how parcels could develop and how many lots could be created. An assessment policy was established based on this plan by Council for this area and assessment types and rates were established for various parcels in order to create balanced assessments between existing residents and new developments. The City subsidized the assessment rate for existing lots including the property that is the current proposed plat.

The property was assessed for two lots on Bataan Street with project 94-06A in 1995. Wetland delineations at that time indicated that a majority of the parcel was wetland and not assessable per City policy. The developer has had a new delineation performed and is able to plat seven total lots. With the proposed plat, and its additional lots, additional sewer and water connection charges become due for five lots.

The current Southeast Area rate is \$24,736 per lot. Credit will be given for the sewer and water services that need to be installed to serve the additional lots. The total amount due after the credit is \$117,848.

The final plat is consistent with the approved preliminary plat, Resolution No. 19-83.

Not applicable.

The Planning Commission voted unanimously to approve the preliminary plat. There were comments at the public hearing related to tree removal, impacts to wildlife, loss of sound buffer from the airport, a high groundwater table and flooded basements, and increase in traffic.

The final plat does not require Planning Commission review.

Not applicable.

The public hearing notice for the preliminary plat was sent to property owners within 350 feet of the property lines of the parcel being subdivided. No notification is required for a final plat.

By motion, approve the Resolution.

Zoning and Location Map
Final Plat

WHEREAS, an application has been filed by Paul Hennum as subdivision Case No. 21-0021;
and

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

Lot 45, SPRING LAKE PARK WOODLAND

WHEREAS, the Blaine City Council granted preliminary plat approval on June 3, 2019 subject to the stipulations as contained in Blaine City Council Resolution No. 19-83; 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 Elizabeth Marie Estates per Section 74-43 of the subdivision regulations is hereby granted subject to the following conditions:

1. Park dedication will be required for the seven new lots being proposed within the plat. The City's current park dedication rate for single-family lots is \$4,449 per unit (2021 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 at least two front yard trees and lot 3 shall contain four trees with at least three front yard trees. 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. The current Southeast Area rate is \$24,736 per lot. Credit will be given for the sewer and water services that need to be installed to serve the additional lots. The total amount due after the credit is \$117,848.
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 the City Council of the City of Blaine this 5th day of April, 2021.