



# City of Blaine Anoka County, Minnesota

Blaine City Hall  
10801 Town Sq Dr NE  
Blaine MN 55449

## Legislation Text

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**File #:** RES 21-114, **Version:** 1

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**Consent** - *Lori Johnson, City Planner*

### **Title**

**Granting a Final Plat to Subdivide 24.42 Acres into 34 Lots and One Outlot to be Known as Meadowland Estates at 128<sup>th</sup> Avenue NE and Flanders Street. Meadowlands Development, LLC.  
(Case File No. 21-0041/EES)**

### **Executive Summary**

Meadowland Estates is a 34 lot subdivision in the Harpers Street area. The final plat is consistent with the preliminary plat approved by the City Council on May 17, 2021.

### **Schedule of Actions**

Planning Commission Public Hearing	04/13/21
City Council (Preliminary Plat)	05/17/21
City Council (Final Plat)	06/07/21

### **Background**

*Staff report prepared by Elizabeth Showalter, Community Development Specialist*

NR Properties is proposing to develop 24.42 acres south of 128<sup>th</sup> Avenue at the Flanders Street alignment into 31 new single-family homes, three existing homes, and one outlot. The development will be known as Meadowland Estates. The proposed new lots are generally 70-foot wide with larger corner lots. These lot sizes are consistent with the Harpers Haven development to the east.

This plat is proposed to connect to the existing 128<sup>th</sup> and 127<sup>th</sup> Avenues. The plat does not provide an east/west connection to Woods at Quail Creek as originally envisioned, instead, a ghost plat was provided showing a future cul-de-sac off 128<sup>th</sup> Avenue (from the west in Woods at Quail Creek). The location of the wetlands and ditch on the property does not support the extension of the road. A pedestrian connection is proposed with a trail connection between the two neighborhoods. The existing driveway can be used in its current condition for the trail with the modifications to the connections to 128<sup>th</sup> Avenue on each side as shown on the plans. A permanent trail easement will be required to be recorded. The existing home at 12790 Dunkirk will be required to relocate the existing driveway to 128<sup>th</sup> Avenue coming out of Woods at Quail Creek, which will result in a change in address for the property. Sidewalks are required for one side of all of the internal streets in the development.

Park dedication will be required for the 31 new lots at the rate of \$4,449 per unit, for a total park dedication fee of \$137,919, if paid in 2021. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.

Trunk Sanitary Sewer area charges become due with platting for upland acreage. The 2021 rate of

\$6,338/acre for Sanitary Sewer District 6-5 will apply to all upland acreage if platted in 2021.

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. 127<sup>th</sup> Avenue NE will extend west to Dunkirk Street NE. Dunkirk Street NE will extend north to 128<sup>th</sup> Avenue NE. Edison Street NE will extend north from 127<sup>th</sup> Avenue NE to 128<sup>th</sup> Avenue NE.

A ghost plat has been provided showing the further subdivision of the lots that will have remaining homes. A cul-de-sac is shown coming off 128<sup>th</sup> Avenue from Woods at Quail Creek, which may provide access to the properties to the south for further development. The two other properties are shown being further divided into two or three lots.

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 stormwater management ponds. The developer is to provide access for inspection and maintenance of stormwater 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 Stormwater Permit for Construction Activity from the Minnesota Pollution Control Agency (MPCA). A prerequisite to the MPCA permit application includes preparation of a site Stormwater 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, stormwater 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 by 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.

Appropriate signage to be installed at all property corners around the stormwater management features and wetland borders at the edge of single-family lots.

A stormwater pond is proposed to encroach on 2772 125<sup>th</sup> Ave NE, which is not a part of the plat. A drainage and utility easement must be dedicated over that portion of the property via a separate easement document prior to release of the mylars for recording.

All nonconforming outside storage must be removed from 12690 Flanders Street NE prior to release of mylars for recording.

The final plat is consistent with the approved preliminary plat, Resolution No. 21-107.

### **Strategic Plan Relationship**

Not applicable.

The Planning Commission voted unanimously to approve the preliminary plat. The Planning Commission does not review final plats.

Not applicable.

Notices of a public hearing on the preliminary plat were:

1. Mailed to property owners within 350 feet of the property boundaries.
2. Published in Blaine/Spring Lake Park/Columbia Heights/Fridley Life.
3. Posted on the City's website.
4. Posted (sign) on the property with contact information for the Planning Department.

Notifications are not required for final plats.

### **Staff Recommendation**

By motion, approve the resolution.

### **Attachment List**

Zoning and Location Map  
Final Plat

**WHEREAS**, an application has been filed by Meadowland Development, LLC as subdivision Case File No. 21-0001; and

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

The South 660 feet of the Northeast Quarter of the Southeast Quarter of Section 3, Township 31, Range 23, Anoka County, Minnesota, EXCEPT the East 660 feet thereof.

AND

The West 330 feet of the East 660 feet of the South 660 feet of the Northeast Quarter of the Southwest Quarter of Section 3, Township 31, Range 23, Anoka County, Minnesota. Reserving and subject to easement.

AND

The South 660 feet of the East 330 feet of the Northeast Quarter of the Southwest Quarter of Section 3, Township 31, Range 23, Anoka County, Minnesota. EXCEPT the South 330 feet of the East 330 feet of the Northeast Quarter of the Southwest Quarter of Section 3, Township 31, Range 23, Anoka County, Minnesota. Subject to easement.

AND

The South 330 feet of the East 330 feet of the Northeast Quarter of the Southwest Quarter of Section 3, Township 31, Range 23, Anoka County, Minnesota.

AND

Lot 4, Block 1, MARY AND JEFFS FIRST ADDITION, according to the recorded plat thereof, and situate in Anoka County, Minnesota.

**WHEREAS**, the Blaine City Council granted preliminary plat approval on May 17, 2021, subject to the stipulations as contained in Blaine City Council Resolution No. 21-107; 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 Meadowland Estates per Section 74-43 of the subdivision regulations is hereby granted subject to the following conditions:

1. 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.
2. All streets will follow the Anoka County street name grid system.
3. Plans and specifications must be approved by the City prior to start of construction.
4. 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 stormwater management ponds.
5. The Developer is to provide access for inspection and maintenance of stormwater management infrastructure. Restrictions will be placed on lot lines as needed to limit fences and landscaping to ensure access.
6. Development requires a National Pollutant Discharge Elimination System (NPDES) Phase II General Stormwater Permit for Construction Activity from Minnesota Pollution Control Agency (MPCA). A prerequisite to the MPCA permit application includes preparation of a site Stormwater Pollution Prevention Plan (SWPPP) for the development site.
7. A 6-foot concrete sidewalk must be located on the west side of Edison Street NE, the east side of Dunkirk Street NE, the north side of 127<sup>th</sup> Avenue NE. The existing trail on the south side of 128<sup>th</sup> Avenue NE must be extended along the south side to the western side of Dunkirk Street NE.
8. 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.
9. The development plan shall indicate all structures will be protected from flooding.
10. CCWD permits are required prior to city approval of construction plans and specifications.
11. As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.
12. Park dedication will be required for 31 lots being constructed at the rate of \$4,449 per unit, for a total park dedication fee of \$132,719 if paid in 2021. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.
13. Developer to install grouped mailboxes with design and locations approved by the City and US

Postal Service.

14. Developer shall explore water source for landscape irrigation systems installed throughout the development including the possible use of created ponds or stormwater reuse.
15. 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.
16. The developer will be responsible for the connection charges associated with the installation of the trunk line for each of the existing properties. These charges are due prior to the release of the plat mylars for recording at Anoka County.
17. All development signage by separate review.
18. Each lot in the development will have the three trees per lot, with two front yard trees and one rear yard tree. Corner lots require a fourth tree, to be located in the corner yard.
19. 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.
20. A drainage and utility easement over the portion of the property at 2775 125th Ave NE that will be graded as part of the city maintained stormwater pond, will need to be recorded via a separate document with a copy provided to the City prior to the release of mylars for recording.
21. A trail easement, over the portion of the property known as 12790 Dunkirk Street NE shown as "proposed trail easement" in the approved preliminary plat documents, will need to be recorded via a separate document with a copy provided to the City prior to the release of mylars for recording.
22. Signs stating "City of Blaine property". No mowing, alteration or removal of vegetation. No filling, construction, or application of chemicals is allowed. State of MN § 609.605 (1)" are to be installed at all property corners around the stormwater pond at the edge of single-family lots.
23. 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 Meadowland Estates.

**PASSED** by City Council of the City of Blaine this 7th day of June, 2021.